



SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE TRACT DESCRIBED BELOW WAS SURVEYED UNDER MY DIRECT SUPERVISION.

LEGAL DESCRIPTION (AS-SURVEYED):

LOT 1 OF THE ARTHUR WALLACE JR REPLAT OF LOTS 59 AND 60 OF KEICH'S FIRST ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. CRAIGHEAD TAX PARCEL NO. 01-144271-07900.
4. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, KEICH'S FIRST ADDITION, RECORDED IN BOOK 13, PAGE 520, DATED APRIL, 1894.
 - RECORD REPLAT, ARTHUR WALLACE JR REPLAT, RECORDED IN BOOK C PAGE 220, DATED JANUARY 09, 2012.
5. THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0132C, EFFECTIVE DATE: SEPTEMBER 27, 1991.
6. FIELD WORK WAS COMPLETED ON APRIL 18, 2023.

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED RS-4, SINGLE-FAMILY RESIDENTIAL DISTRICT; MINIMUM 10,890 SQ. FT. LOT REQUIRED.
2. RS-4 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
 - MINIMUM LOT SIZE - 10,890 SQ. FT.
 - MINIMUM LOT WIDTH - 80 FEET
3. REQUESTED ZONING RS-7, SINGLE-FAMILY RESIDENTIAL DISTRICT; MINIMUM 6,222 SQ. FT. LOT REQUIRED
4. RS-7 ZONING RESTRICTIONS:
 - STREET SETBACK - 20'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
 - MINIMUM LOT SIZE - 6,222 SQ. FT.
 - MINIMUM LOT WIDTH - 50 FEET

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- UTILITY POLE
- ⚡ WATER VALVE
- ⊞ WATER METER
- E- OVERHEAD ELECTRIC LINE
- BOUNDARY LINE



RIDGE SURVEYING & CONSULTING, PLLC.

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REZONING PLAT
CLIENT: CONRAD
ARTHUR WALLACE JR REPLAT
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: JDB	SCALE: 1" = 40'
DATE: 05 / 23 / 2023	JOB NO: 23137-REZONE

REVISIONS

500-14N-04E-0-27-130-16-1691