

REZONING PLAT FOR: Pam & Wiley Ward

OF: 5441 E. Nettleton Avenue Jonesboro, Arkansas

EXISTING R-1 ZONING
REQUESTED C-3 ZONING

LEGAL DESCRIPTION:

A survey of the following described lands lying in Craighead County, Arkansas, to-wit:

That part of the West Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of the SW1/4 SW1/4 of said Section 26, run thence S0°20'W 25.7 feet; run thence S89°40'E 20.0 feet; run thence N0°20'E 153.4 feet; run thence S89°40'E 208.7 feet; run thence N0°20'E 243.4 feet to the South right of way line of Highway 463; run thence S43°46'E along right of way line 131.93 feet; run thence S36°06'E along right of way line 291.37 feet to a found pipe for the true point of beginning; run thence S46°14'W 156.86 feet to a found pipe; run thence S43°46'E 293.23 feet to a found pipe on the West right of way line of the Access Drive; run thence N32°48'E along right of way 104.1 feet; run thence N1°29'W along right of way 59.7 feet; run thence N40°49'W along right of way 186.4 feet; run thence N35°01'W along right of way 39.2 feet to the true point of beginning, containing 0.91 acre, more or less, SUBJECT TO any utility easements or rights of way of record.

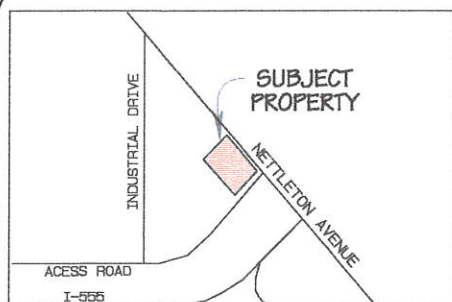
NOTES:

1.) Measured Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0304), North American Datum 1983.

2.) Improvements are as shown.

3.) Current Zoning Residential: R-1 (Setback Requirements: 25' Street & Rear, 7.5' side).
Requested Zoning: C-3 (Setback requirements: 25' Street, 10' Side, 20' Rear).

4.) This property is located in 100-year Flood Zone A, according to the FIRM for Jonesboro, Arkansas, Map No. 05031C0151C dated September 27, 1991.



VICINITY MAP: not to scale

PARCEL NO. 01-144263-02100
OWNER: Bryan & Mary Carolyn Marsh
CURRENTLY ZONED INDUSTRIAL (I-1)

LOT 2
HIGGINS MINOR PLAT
Plat Cabinet "B" page 120

PARCEL NO. 01-144263-01200
OWNER: Pam Ward
CURRENTLY ZONED RESIDENTIAL (R-1)
REQUESTED COMMERCIAL (C-3) ZONING

0.91 Acre

BLOCK BUILDING

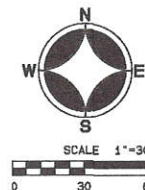
PARCEL NO. 01-144263-02100
OWNER: Bryan & Mary Carolyn Marsh
CURRENTLY ZONED INDUSTRIAL (I-1)

found pipe

found ArDot marker



DATED: June 17, 2024



REZONING PLAT FOR:
Pam & Wiley Ward

Bradley P. Hancock
Surveying & Mapping
PO Box 1522
Paragould, Arkansas