



**CITY OF JONESBORO  
BOARD OF ZONING ADJUSTMENT  
APPLICATION REQUESTING VARIANCE &  
NONCONFORMING USE CHANGE REQUESTS**

Case Number IR 16-39 BZA Deadline 8/25/16  
Date Submitted 9/2/16 BZA Meeting Date 9/20/16

**OWNER/APPLICANT INFORMATION**

Property Owner	<u>Nickie Macon</u>	Applicant	<u>Artefacts Gallery LLC</u>
Address	<u>1911 W. Oak</u>	Address	<u>1409 E. Nettleton</u>
Phone	<u>870-346-4227</u>	Phone	<u>870-926-9530</u>
Signature	<u>[Signature]</u>	Signature	<u>[Signature]</u>

**DESCRIPTION OF REQUESTED VARIANCE**

On 6/6/2016 City issued Commercial Sign Permit. Paid for on 7/21/2016. The office of inspections has a file with property survey, and all applicable measurements. ART ADVERTISING has had the sign made for many months. It is metal sheet with paint on both sides. There is no electricity involved. The pole has been in what is now the city right of way since before this property was in city limits.

**CIRCUMSTANCES NECESSITATING VARIANCE REQUEST**

As above, pole is in right of way - which now goes to front of building.  
To move the pole would be expensive and not be visible from both directions.  
It is also not feasible to place it on the building.  
Art Advertising will bring the sign to the site, and place inside. If anyone wishes to see it - please come by.

**GENERAL SUBMITTAL INFORMATION**

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.

*Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036*



### Planning Charge Sheet

**Residential Approvals – Planning Review (select all that apply) 01-0731:**

- Single Family Dwelling
- Multiple Family Dwelling
- Detached/Accessory Bldg
- Single Family Additions
- Single Family Alterations
- Swimming Pools
- Walls, Fences, Decks Etc
- Multi Family Additions
- Multi Family Accessory Bldg

**Commercial Approvals – Planning Review (select all that apply) 01-0732:**

- Building \_\_\_\_\_ Sqft.
- Interior Alterations/Repairs
- Awnings/Canopies
- Accessory Bldgs, etc.
- Parking Lots
- Landfill and Extraction
- Gravel Mining
- Change of Use
- Storage Tanks
- Temp Tents, Trailers & Structures

**Residential Zoning Districts : (Zoning Map Amendments) 01-0516:**

- Single Family Districts \_\_\_\_\_ Acres
- Multi Family Districts \_\_\_\_\_ Acres

**Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:**

- Zoning Map Amendments \_\_\_\_\_ Acres

**Special District Applications 01-0516:**

- Village Residential Overlay
- JMA-O, Jonesboro Municipal Overlay District
- Planned Development District \_\_\_\_\_ phase (preliminary, final, modification)

**Board of Zoning Appeals Fee 01-0516:**

- Residential
- Commercial
- Conditional Use
- Compatible Non-Conforming Use

**Subdivision Planning Fees 01-0733:**

- Minor Plats & Replats
- Reviews MAPC Approval: \_\_\_\_\_ Lots \_\_\_\_\_ Acres

**On/Off-Premise Signage Permits – Planning Review 01-0734:**

- Billboards
- High Rise Interstate \_\_\_\_\_ faces
- Bulletin Board \_\_\_\_\_ Sqft
- Construction Sign
- Ground Sign \_\_\_\_\_ Sqft
- Wall & Awning \_\_\_\_\_ Sqft
- Directional Sign \_\_\_\_\_ Sqft
- Pole Sign \_\_\_\_\_ Sqft
- Marquee Sign \_\_\_\_\_ Sqft
- Promo Event
- Special Event Sign
- Grand Opening Sign
- Corner or Interior Parcel Sign \_\_\_\_\_ Sqft \_\_\_\_\_ Faces

**Zoning Sign Deposit 01-0155:**  \_\_\_\_\_ Number of Signs

**Mapping and Duplicating Services Per Page 01-0735:**

- 8 1/2" x 11" BW Copies
- 8 1/2" x 11" Color Map
- Over Size Page
- Zoning Resolution
- Zoning Map 36"x50"
- Land Use (36"x44")
- 11"x17" Map
- Property Owner Search/Plat Map
- Zoning Certification Letter

Total Pages \_\_\_\_\_

Description: Variance Total Amount Due: \$200.00

Site: Address: 1409 E. Nettleton Tracking No.: VR 16-37

Artefacts Gallery LLC  
Customer Customer #

Dana Rose  
City Official Date 7/6/16



**CITY OF JONESBORO**  
**BZA ADJOINING PROPERTY OWNER NOTIFICATION**

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, \_\_\_\_\_ 2015 AT 1:30 P.M.**

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SUBJECT PROPERTY ADDRESS: \_\_\_\_\_  
DESCRIPTION OF VARIANCE REQUESTED: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner	(Signature)	Date
Address	Phone	

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



APPLICATION FOR REGISTRATION OF A NONCONFORMING USE  
OR NONCONFORMING TRANSFER  
CITY OF JONESBORO, ARKANSAS

300 S. Church St. Jonesboro, AR, 72403  
(870) 932-0406; Fax (870) 336-3036; Website: [www.jonesboro.org](http://www.jonesboro.org)

Application number: NC \_\_\_\_\_

Owner: Nickie Maeon Applicant: Claudia C. Shannon

Property Address: 1409 E. Nettleton

City: Jonesboro State/Zip: AR 72401

Applicant Address: 1408 Twin Oaks

City: Jonesboro State/Zip: AR 72401

Phone: 870-926-9530

Assessor's Parcel ID Number: \_\_\_\_\_

Zoning Classification: R1 Current Use: Monument Sales

Proposed Use: Interior Design

Total Acres: 1

Required Documents (3 copies of each of the following):

- Signed, typewritten *Justification of Expansion* statement addressing the items listed in this application form.
- Site Plan; Plat of property boundary should be included.
- Building Plans and Elevations of any structures, existing since date of Nonconformancy (please note any expansions)
- Signage Details (wall and ground),
- Layout of any equipment or vehicular storage.

*An application will not be accepted until and unless all of the above requirements are met.*

Signature of Property Owner (required):

Nickie Maeon Date: 12-2-15

Signature of Applicant (if not the Owner):

Claudia C. Shannon Date: 12/2/2015

(over)



Planning & Zoning Department



300 S Church  
Jonesboro, AR 72403  
(870) 932-0406 Voice  
(870) 336-3036 Fax  
www.jonesboro.org

November 2, 2015

Mrs. Nickie Macon  
1911 W. Oak Ave.  
Jonesboro AR 72401

**RE: Non-Conforming Use** – Request to Transfer from Monument  
Business to Interior Designer Office/Display Area.

**Location:** 1409 E. Nettleton Ave.

**Dear Mrs. Macon:**

On behalf of the Jonesboro Planning Department, I am writing you to summarize our telephone conversation held the last week of November, prior to the Thanksgiving holiday.

As you recall, I contacted you to ascertain what your intent is in occupying the subject property, due to its limitations as a *grandfathered* use. According to you, the space will be used by an Interior Designer, Claudia Shannon, who hopes to use the existing building for an *Interior Design Office*, utilizing internet, displaying high-in antiques which would be staged in the building areas, and to include a seating area. You also assured me that the space would not be used as a Retail Outlet/Store. Given the above information, I suggest that you and your client meet with me at your earliest convenience, so that we can have the transfer approved.

I look forward to hearing from you. Please don't hesitate to contact, if you have any further questions at (870) 932-0406.

Sincerely,

A handwritten signature in cursive script, appearing to read "Otis Spriggs".

Otis Spriggs, AICP,  
Director of Planning, City of Jonesboro



CITY OF JONESBORO  
BOARD OF ZONING ADJUSTMENT  
APPLICATION REQUESTING VARIANCE &  
NONCONFORMING USE CHANGE REQUESTS

Case Number VR 15-49 BZA Deadline 11.25.15  
Date Submitted 12.2.15 BZA Meeting Date 12.15.15

OWNER/APPLICANT INFORMATION

Property Owner x Nickie Macon Applicant x Claudia Shannon  
Address 1911 W. Oak Ave Address 1408 Twin Oaks  
Phone 870 316 4227 Phone 870-926-9530  
Signature Nickie Macon Signature Claudia Shannon

DESCRIPTION OF REQUESTED VARIANCE

See attached

CIRCUMSTANCES NECESSITATING VARIANCE REQUEST

See attached

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.
- Pay fee.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036

Office general: An establishment providing executive, management, administrative or professional services but not medical or dental services or the sale of merchandise except as incidental to a permitted use. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting and similar offices.

Retail/service: The sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein. Typical users include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs, Laundromat, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

#### Shannon Design Enterprises locations within Jonesboro

1974 – 1976 514 West Washington, a duplex in which we lived on one side and had our business in the other side. (It was a residential neighborhood at the time but is now commercial)

1976 – 1990 456 Southwest Drive (Blu Dor occupies this space now)

1990 – 2000 505 Union, second floor (Cromwell Architects occupy this space now)

2000 – Present 1408 Twin Oaks and 1099 CR 353 Barn/Studio

1409 E. Matthews

Shannon Design Enterprises, Inc. has been in business in Jonesboro since 1974. The owners, Howard and Claudia Shannon, are professional interior designers. They will be moving their current office from 1408 Twin Oaks to 1409 E. Nettleton. As professionals they maintain an office for services much like architects. On occasion, they provide accommodation purchases for their clients.

To use the entire space on Nettleton, they plan to represent a few Arkansas artists. In addition, selected high- end household items may be taken on consignment to sell for their clients. Although the public is invited to visit this location, much of the retail will take place over the internet. The portion of the business dealing with art and consignments will be named ARTEFACTS.

Nelson Monuments and later Foster Monuments sold monuments in this location since before this was in the city limits. In addition, they represented Jonesboro Memorial Park selling lots there for many years. In doing so, they maintained an office to run these businesses. They were a "quiet commercial" use as we intend to be. We expect this to be a "continuance of use".

01-144202-01100  
Acres: 0.00

01-144202-08200  
Acres: 0.00

E Nettleton Ave

01-144203-00400  
Acres: 0.85

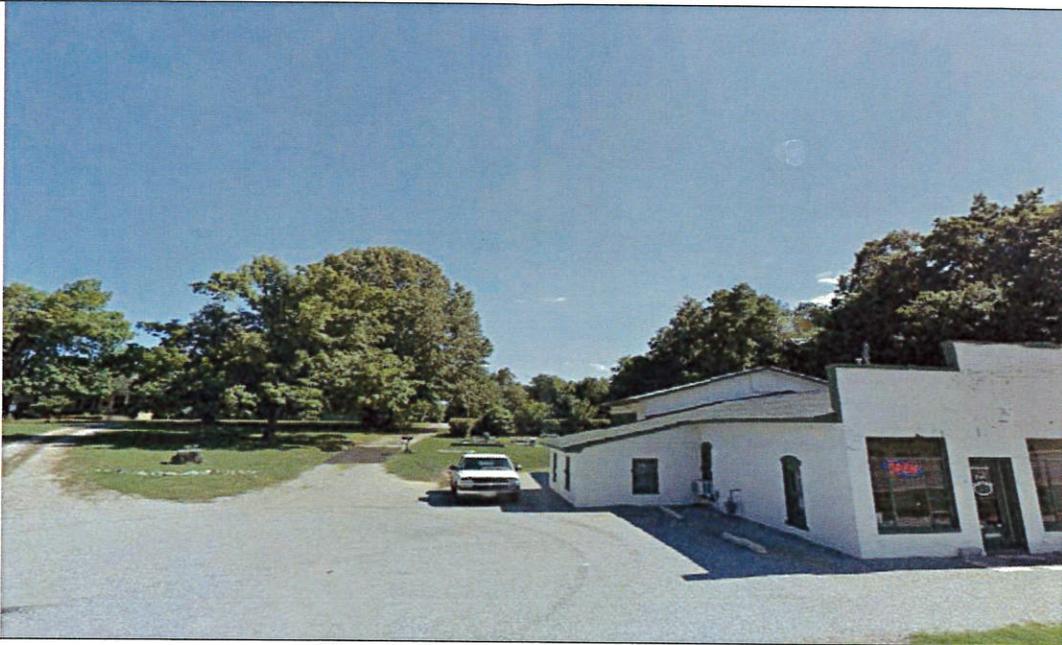
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01-144203-00500  
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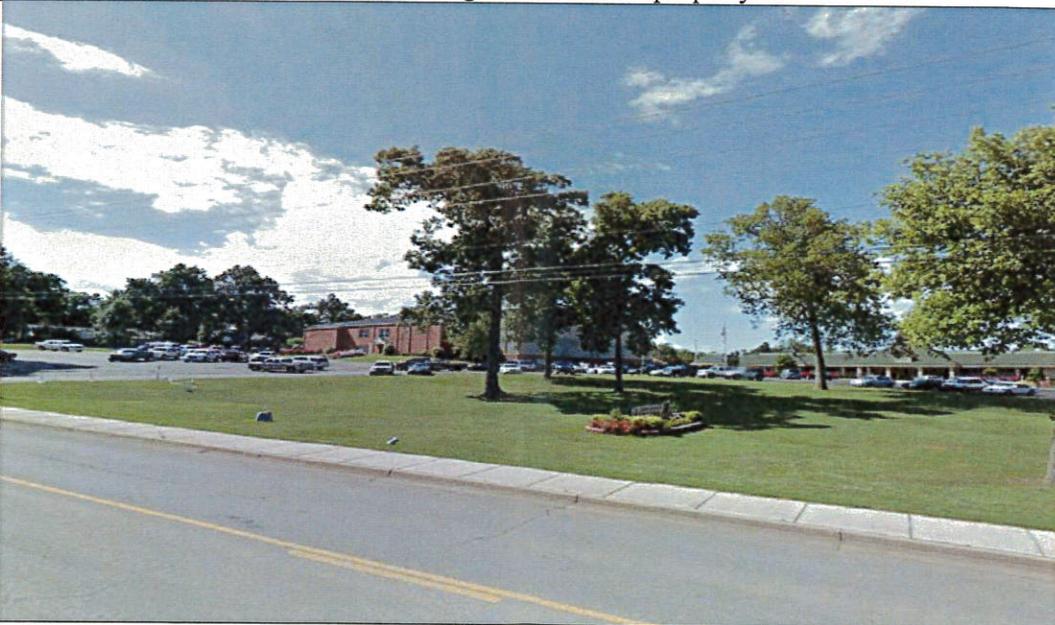


Address: 1409 E Nettleton Ave.

## Site Photographs



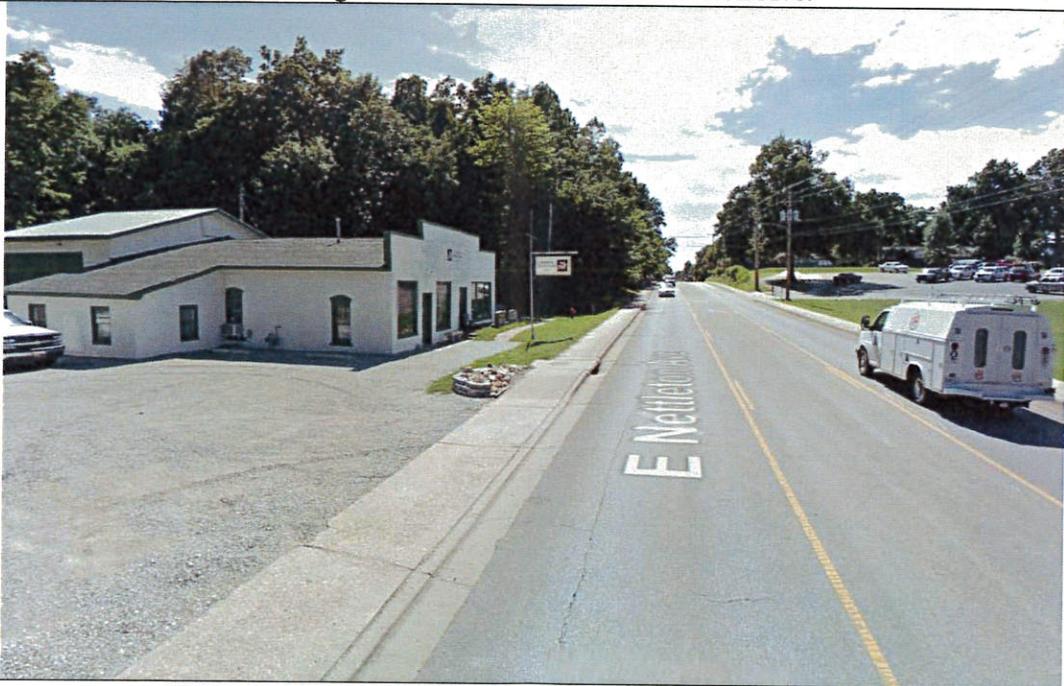
View looking in front of the property.



View looking to the opposite side of property.



View looking towards to the east of E Nettleton Ave.



View looking towards to the west of E Nettleton Ave.



View looking at the Northeast side of property.



View looking at the Northwest side of property.



View looking to the access of Country Club Terrace.



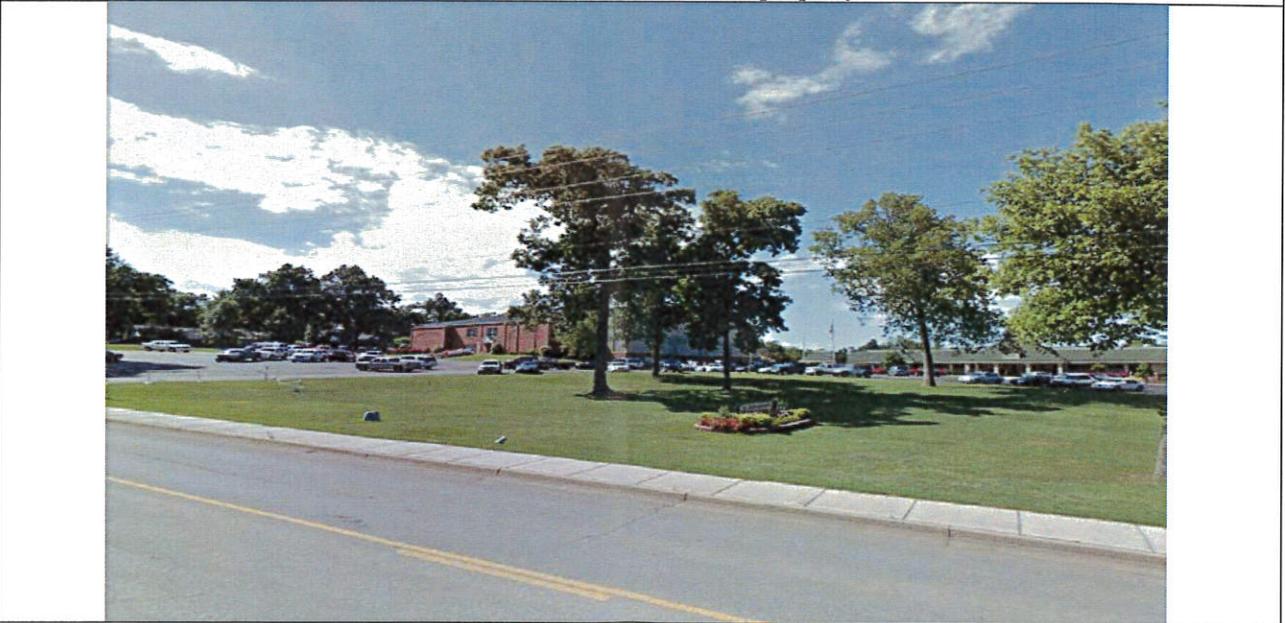
View looking towards to Country Club Terrace.

Address: 1409 E Nettleton Ave.

# Site Photographs



View looking in front of the property.



View looking to the opposite side of property.



View looking towards to the east of E Nettleton Ave.



View looking towards to the west of E Nettleton Ave.



View looking at the Northeast side of property.



View looking at the Northwest side of property.



View looking to the access of Country Club Terrace.



View looking towards to Country Club Terrace.

016940

No: 2016-0001869



**City of Jonesboro  
Office of Inspections**

300 South Church Jonesboro AR 72401

(870)933-4602 (870)932-0540

Inspection Hotline (870)336-7103

## Commercial Sign Permit

Federal law mandates ADA compliance for public accommodations and commercial facilities. Compliance is the responsibility of the legal authority of the construction project. I do hereby release and agree to indemnify, save, and hold harmless the City of Jonesboro and its employees and City Water and Light (CWL) from any and all liability due to or arising from the temporary electrical connection or disconnection to the referenced premises. Temporary service is issued solely as a courtesy to aid in the construction. All setback requirements are the responsibility of the contractor; the Inspections Department inspects the footings for code adherence. The contractor holds all responsibility to ensure these setbacks are in place. All windows will be installed according to plans and by egress code requirements (bathrooms and kitchens are exempt), with no exceptions. I have read understand and agree to the specific terms of this agreement.

Date Issued: 6/6/2016

Service Address:

Date Expires:

(180 Days from date issued; up to one year conditionally)

1409 E Nettleton Ave  
Jonesboro, AR 72401

Customer Name:

Art Advertising

2300 W Washington

jonesboro, AR 72401

Local License #:

State License #:

Customer #: 016940

Balance Due: **\$90.25**

Project Cost: **\$500.00**

*Katie Hellums*

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Permit Technician

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Contractor Signature

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

**Indemnification Agreement**

Now comes Business Name ARTEFACTS through its Owners, Claudia Shannon who <sup>+Nikkie</sup> Macen appears herein to indemnify the City of Jonesboro from and against any and all claims against the City of Jonesboro from any damages resulting from the signage being placed in the City right of way on (Street) 1409 E. Nettleton Ave with the following property description:

Insert Description

The signage installed herein shall be owned and maintained by ARTEFACTS Business Name, and any subsequent owners until such time that the improvements are not longer needed and have been permanently removed to the City of Jonesboro's satisfaction.

The City of Jonesboro may remove the improvements at any time if said improvements are not being adequately maintained, or at any other time it is determined to be necessary, and Business ARTEFACTS Name and/or any subsequent property owner shall received no compensation for such removal.

The City of Jonesboro shall not be responsible for the improvements or any damages to the improvements caused by itself or any third party. Business Name ARTEFACTS and/or any subsequent property owner shall be solely responsible for the improvements and any damage to such improvements.

Nikkie Macen  
Name of Owner  
Title  
Business Name ARTEFACTS

Sworn to and subscribed before me on this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Harold Perrin  
Mayor

Attested by:  
  
\_\_\_\_\_  
Donna Jackson  
City Clerk

## Tracey Cooper

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**From:** Tracey Cooper  
**Sent:** Thursday, July 21, 2016 5:06 PM  
**To:** 'nicmacon@yahoo.com'  
**Subject:** Indemnification Agreement  
**Attachments:** Indemnification Agreement.docx

Nikki

Let me know if you have any questions. Just insert the information.

Thanks

Tracey

**Sec. 117-59. - Creation and appointment.**



There is hereby created a board of zoning adjustment consisting of five members to be appointed for three-year terms, with at least one member being a planning commissioner. All members shall be qualified electors and residents of the city. The members of the board of zoning adjustment that was legally in existence immediately prior to the effective date of the ordinance from which this chapter is derived shall be constituted as members and continue serving their present term as member of the board of zoning adjustment hereby created; provided, the member with the least time remaining on his term shall be replaced by a member of the planning commission.

(Zoning Ord., § 14.40.01)

**Sec. 117-60. - Organization.**



The board of zoning adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held on a regular schedule and at such other times as the board may determine. All meetings shall be open to the public. The board of zoning adjustment shall keep minutes of its vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be a public record and be immediately filed in the office of the city planner. A quorum of the board shall consist of three members. The concurring vote of a majority of the total board members shall be necessary to revise any order or decision of the enforcement officer or to decide on any matter upon which it is required to pass under this chapter. The city planner or his representative shall attend each meeting of the board and shall bring with him all plans, specifications, plats and papers relating to any case before the board for determination.

(Zoning Ord., § 14.40.02)

**Sec. 117-61. - Powers and duties.**

modified



The board of zoning adjustment shall have all the powers and duties prescribed by law and by this chapter, which are more particularly described as follows:

- (1) *Administrative review.* To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by the administrative official in the enforcement of this chapter. The board may affirm or reverse, in whole or in part, said decision of the administrative official.
- (2) *Variations.* To authorize upon appeal in specific cases such *variance* from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in unnecessary hardship that

would deprive the owner of any reasonable use of the land or building involved. A *variance* from the terms of this zoning chapter shall not be granted by the board of zoning adjustment unless and until:

- a. The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district; that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter that special conditions and circumstances do not result from the actions of the applicant and that granting the *variance* requested will not confer on the applicant any special privilege that is denied by the zoning chapter to other lands, structures or buildings in the same district.
  - b. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a *variance*.
  - c. The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the *variance* and that the *variance* is the minimum *variance* that will make possible the reasonable use of land, building or structure.
  - d. The board of adjustment shall further make a finding that the granting of the *variance* will be in harmony with the general purpose and intent of this zoning chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
  - e. In granting any *variance*, the board of zoning adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the *variance* is granted, shall be deemed a violation of this chapter.
  - f. Under no circumstances shall the board of zoning adjustment grant a *variance* to allow a use not permissible under the terms of this zoning chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.
- (3) *Special exceptions.* In addition to the powers and duties specified in subsections (1) and (2) of this section, the board shall also have the following powers and duties to hold public hearings and decide the following special exceptions:
- a. Interpret zoning district boundaries where uncertainty exists as to the boundaries of the zoning districts or when the street or property lines existing on the ground are at *variance* with those shown on the zoning district map.
  - b. Determine the amount of parking required for a use not listed herein.
  - c. Vary the parking regulations by not more than 25 percent where it is conclusively shown that the specific use of a building would make unnecessary the parking spaces otherwise required by this chapter.

- d. Permit an addition to a nonconforming structure provided that said addition conforms to all building code requirements, and further provided that the current use of the structure conforms to the zoning district in which it is located.

(Zoning Ord., § 14.40.03)

**Sec. 117-62. - Procedure for applications and appeals.**

modified



- (a) *Application.* Appeals to the board may be taken by any person aggrieved or by any officer, department or board of the city affected by any decision of the administrative official. All appeals and applications made to the board shall be made in writing on forms prescribed by the board within 15 days after the decision has been rendered by the administrative official. Every appeal or application shall refer to the specific provision of the code involved and shall exactly set forth:
  - (1) The interpretation that is claimed;
  - (2) The use for which the permit is sought; or
  - (3) The details of the *variance* that is applied for and the grounds on which it is claimed that the *variance* should be granted, as the case may be.
- (b) *Filing.* The appeal or application shall be filed with the officer from whom appeal is taken and with the board. The officer from whom appeal is taken shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken.
- (c) *Public hearing and notice.* The board shall fix a reasonable time for the public hearing of an application or appeal, give public notice of the time and place thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. Said public notice shall be published at least once not less than seven days preceding the date of such hearing in a newspaper of general circulation in the city. The public notice shall give the particular location of the property on which the application or appeal is requested, as well as a brief statement of what the application or appeal consists. Evidence of notification of all adjoining property owners shall accompany all applications for *variances*. Such notification shall include the described public notice information, as well as the time and place where the public hearing will be conducted. Public hearings may be adjourned from time to time, and, if the time and place of the adjourned meeting be publicly announced when the adjournment is made, no further notice of such adjourned meeting need be published. At a public hearing any party may appear in person, by agent, or by attorney.
- (d) *Effect of appeal.* An appeal shall stay all proceedings of the action appealed from, unless the person affected by such appeal certifies to the board, that, by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board or a court of record on application, and notice to the person from whom the appeal was taken.
- (e)

*Time limit on permits.* No order permitting the use of a building or premises, or the alteration or erection of a building shall be valid for a period longer than 60 days unless such use is established or the erection or alteration is started within such period and proceeds to completion in accordance with the terms of a building permit.

- (f) *Appeals from board of zoning adjustment.* Any person, or any board, taxpayer, department, board or bureau of the city aggrieved by any decision of the board of zoning adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the state.

(Zoning Ord., § 14.40.04)

Secs. 117-63—117-82. - Reserved.



### DIVISION 3. - NONCONFORMING STRUCTURES AND USES



Sec. 117-83. - Continuance of use.



- (a) Any lawfully established use of a structure or land, on the effective date of these regulations, or of amendments hereto, that does not conform to the use regulations for the district in which it is located, shall be deemed to be a legal nonconforming use and may be continued, except as otherwise provided herein.
- (b) Any legal nonconforming structure may be continued in use provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein.
- (c) Any structure for which a building permit has been lawfully granted prior to the effective date of these regulations, or of amendments hereto, may be completed in accordance with the approved plans. Such building shall thereafter be deemed a lawfully established building.

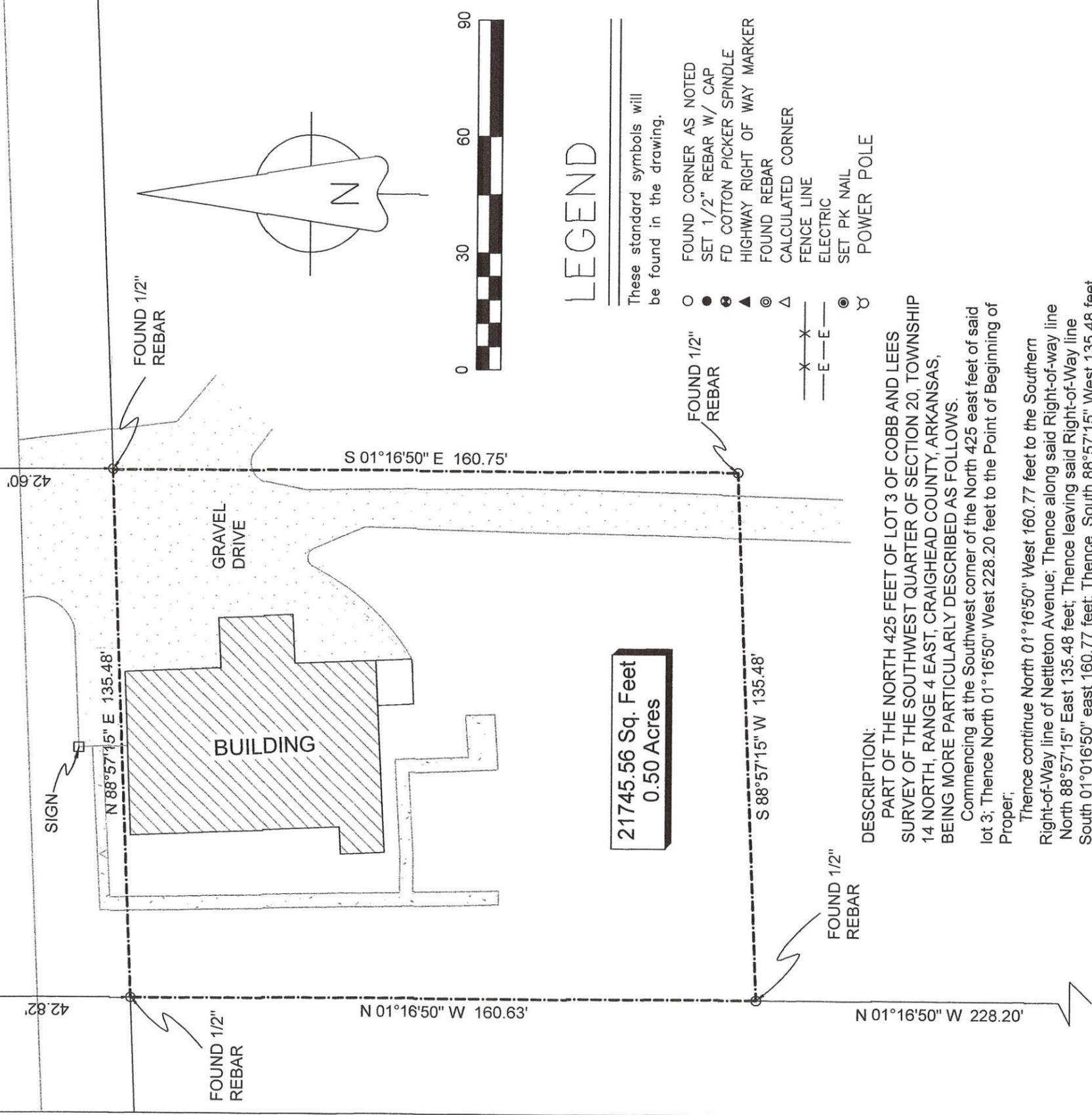
(Zoning Ord., § 14.12.01)

Sec. 117-84. - Discontinuance of use.



- (a) Whenever any part of a structure or land occupied by a nonconforming use is changed to, or replaced by, a use conforming to the provisions of these regulations, such premises shall not thereafter be used or occupied by a nonconforming use, even though the structure may have been originally designed and constructed for the prior nonconforming use.
- (b) Whenever a nonconforming use of a structure or part thereof, has been discontinued or abandoned for a period of one year or more, such use shall not be reestablished, and the use of the premises thereafter shall be in conformity with the regulations of the district.
- (c) Where no enclosed structure is involved, discontinuance of a nonconforming use for a period of six months shall constitute abandonment, and shall not thereafter be used in a nonconforming manner.

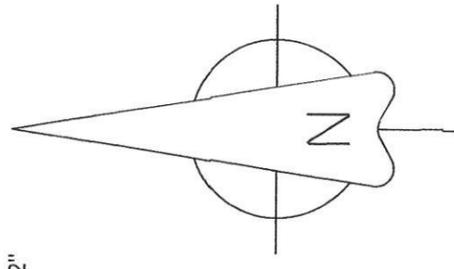
# C/L NETTLETON AVE.



**21745.56 Sq. Feet**  
**0.50 Acres**

## LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
  - SET 1/2" REBAR W/ CAP
  - ⊗ FD COTTON PICKER SPINDLE
  - ▲ HIGHWAY RIGHT OF WAY MARKER
  - ⊙ FOUND REBAR
  - △ CALCULATED CORNER
  - X—X— FENCE LINE
  - E—E— ELECTRIC
  - ⊙ SET PK NAIL
  - ⌘ POWER POLE



### DESCRIPTION:

PART OF THE NORTH 425 FEET OF LOT 3 OF COBB AND LEES SURVEY OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.  
Commencing at the Southwest corner of the North 425 east feet of said lot 3; Thence North 01°16'50" West 228.20 feet to the Point of Beginning of Proper;  
Thence continue North 01°16'50" West 160.77 feet to the Southern Right-of-Way line of Nettleton Avenue; Thence along said Right-of-way line North 88°57'15" East 135.48 feet; Thence leaving said Right-of-Way line South 01°01'6" east 160.77 feet; Thence South 88°57'15" West 135.48 feet to the Point of Beginning of Proper, containing 21745.56 Sq. Feet, 0.50 Acres more or less and being subject to all public and private roads and easements.

### SURVEYORS NOTES:

- The bearings shown on this plat are assumed and are to be used to define the general direction and true angle at the intersection of property and land lines.
- Property is subject to utility services and underground utility lines not located.

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

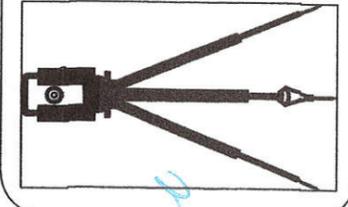
H&S HIME PROFESSIONAL SURVEYING SERVICES  
2619 CARAWAY RD. STE. " D"  
JONESBORO, ARKANSAS 72401



### H&S HIME PROFESSIONAL SURVEYING SERVICES

2619 CARAWAY RD - STE. "D"  
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288  
FAX: 870-972-1011  
E-MAIL: hshime\_butch@yahoo.com



## PLAT OF SURVEY

drawn:	PART OF THE NORTH 425 FEET OF LOT 3 OF COBB AND LEES SURVEY OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 4 EAST CRAIGHEAD COUNTY, ARKANSAS client:		
S. HIME			
date:	5-26-16		
scale:	1"=30'		

NIKKI MACON