

VICINITY MAP  
NOT TO SCALE

EXISTING ZONING: AG-1  
REQUESTED ZONING: C4-LUO

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N00°19'23"E A DISTANCE OF 83.27 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE N88°05'21"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.04 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N00°08'12"E A DISTANCE OF 249.26 FT. TO A POINT; THENCE N88°50'10"E A DISTANCE OF 274.28 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF EVAN DRIVE; THENCE S00°44'53"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 245.79 FT. TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE LEAVING SAID WEST RIGHT OF WAY OF EVAN DRIVE, RUN S88°05'21"W ALONG SAID NORTH HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 271.76 FT. TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

CERTIFICATE OF SURVEY:

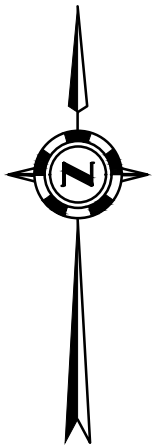
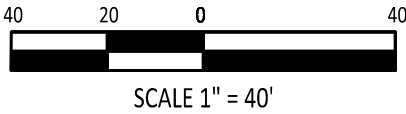
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
  - WARRANTY DEED (DEED BOOK 723, PAGE 3)
  - MERRELL ESTATES, PHASE IV RECORD PLAT (BOOK C, PAGE 251)
  - ARDOT RIGHT OF WAY PLANS JOB NO. 100611
- 3) ALL CORNER MONUMENTS SET ARE  $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: THREE SISTERS LAND DEVELOPMENT, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0150 C WITH AN EFFECTIVE DATE OF 09/27/91.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: AG-1 (SETBACKS: 30 FT. STREET & REAR; 10 FT. SIDE)

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER



Horizon  
LAND SURVEYING, LLC

PHONE: 870-243-0092

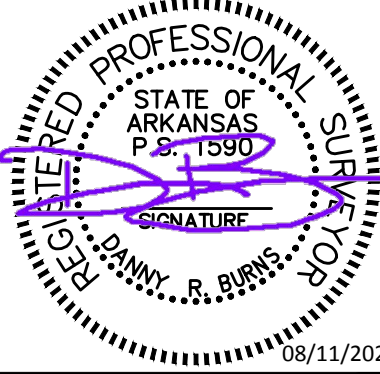
2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:

PT. SW 1/4, SW 1/4, 3-13N-3E  
JONESBORO, ARKANSAS

CLIENT:

THREE SISTERS LAND  
DEVELOPMENT, LLC



DRAWING INFO

DRAWN BY:	DRB	SCALE:	1" = 40'
DATE:	08/11/2022	JOB NO.:	H22-137

REZONING PLAT

SHEET NUMBER:

1 of 1