

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST; JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 89"12"08" EAST, ALONG THE NORTH LINE OF SAID SECTION 4, 65.19 FEET, TO THE EAST RIGHT OF WAY LING OF ARKANSAS HIGHWAY NO. 1, THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 89"12"08" EAST, ALONG SAID NORTH LINE, 1511.91 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 12'03'58" WEST, ALONG SAID RIGHT OF WAY LINE, 147.56 FEET; THENCE SOUTH 88'29'36" WEST, DEPARTING SAID RIGHT OF WAY LINE, 749.15 FEET; THENCE SOUTH 01'05'03" EAST, 156.70 FEET; THENCE NORTH 89'51'52" WEST, 153.14 FEET; THENCE SOUTH 0012'52" EAST, 261.90 FEET; THENCE SOUTH 8912'08" WEST, 526.95 FEET; THENCE NORTH 00°06'52" WEST, 124.98 FEET; THENCE SOUTH 89"12'08" WEST, 54.00 FEET, TO THE EAST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 1; THENCE NORTH 00"13"06" WEST, ALONG SAID RIGHT OF WAY LINE, 146.38 FEET; THENCE SOUTH 89°51'52" EAST, DEPARTING SAID RIGHT OF WAY LINE, 100.00 FEET; THENCE NORTH 00°13'06" WEST: 90.00 FEET: THENCE NORTH 89'52'35" WEST, 100.00 FEET, TO THE EAST RIGHT OF WAY LINE OF ARKANSAS HIGHWAY NO. 1; THENCE NORTH 00'13'06" WEST, ALONG SAID RIGHT OF WAY LINE, 207.91 FEET, TO THE POINT OF BEGINNING PROPER; CONTAINING 10..90 ACRES, MORE OR LESS; BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

- 2. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - PLAT OF SURVEY BY CLAY KENWARD, HKB DWG L-370, DATED 9-26-67
 - WARRANTY DEED, RECORDED BOOK 199, PAGE 87
 - LEASE AGREEMENT, RECORDED IN MISC. BOOK 38, PAGE 821-824
 - LEASE AGREEMENT, RECORDED IN MISC. BOOK 6, PAGE 394-395
 - PLAT OF SURVEY BY R.W. NEWELL, RECORDED IN BOOK H, PAGE 57, DATED 7-1-87
- 3. MONUMENTS WERE FOUND AND ACCEPTED OR SET BASED ON PREVIOUS RECORD INFORMATION.
- 4. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (0301)
- 5. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACKS: 25' STREET SETBACK

 - 7.5' SIDE SETBACK
 - 25' REAR SETBACK
- 7. PROPOSED ZONING IS C-3, GENERAL COMMERCIAL DISTRICT
- 8. PROPOSED C-3 BUILDING SETBACKS
 - 25' STREET SETBACK
 - 10' SIDE SETBACK
 - 20' REAR SETBACK

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-1) SINGLE FAMILY RESIDENTIAL TO (C-3) GENERAL COMMERCIAL DISTRICT

SIGNED THIS 12TH DAY OF JULY, 2012

CONSOLIDATED YOUTH SERVICES. INC.

LEGEND:

- 5/8" REBAR WITH RED PLASTIC CAP STAMPED BRANCH P.S. 1396 (OR AS NOTED)
- △ CALCULATED CORNER
- -x- FENCE LINE

		REZONING APPLICATION	REVISIONS DATE BY DESCRIPTION SURVEY INDEX CODE 500-13N-04E-0-04-400-16-1596 PROJECT NO. C073-0001-12 DRAWN BY CHECKED BY MAB JHB	
		A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS		
		HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.	SHEET 1 0F 1	SCALE 1"= 100'
COPYRIGHT 2012, ALL RICHTS RESERVED	CONSOLIDATED YOUTH SERVICES	CIVIL ENGINEERING — SURVEYING — PLANNING 1801 LATOURETTE DRIVE TEL 870-932-2019 JONESBORO, ARKANSAS 72404 FAX 870-932-1076	DATE 07/12/12	drawing no. 57–319