



313 CEDAR HEIGHTS DR

309 CEDAR HEIGHTS DR

301 CEDAR HEIGHTS DR

316 CEDAR HEIGHTS DR

312 CEDAR HEIGHTS DR

308 CEDAR HEIGHTS DR

304 CEDAR HEIGHTS DR

205 RUSSELL DR

209 RUSSELL DR

213 RUSSELL DR

217 RUSSELL DR

221 RUSSELL DR

2016 E JOHNSON AVE

2118 E JOHNSON AVE

2020 E JOHNSON AVE

2106 E JOHNSON AVE

2106-B E JOHNSON AVE

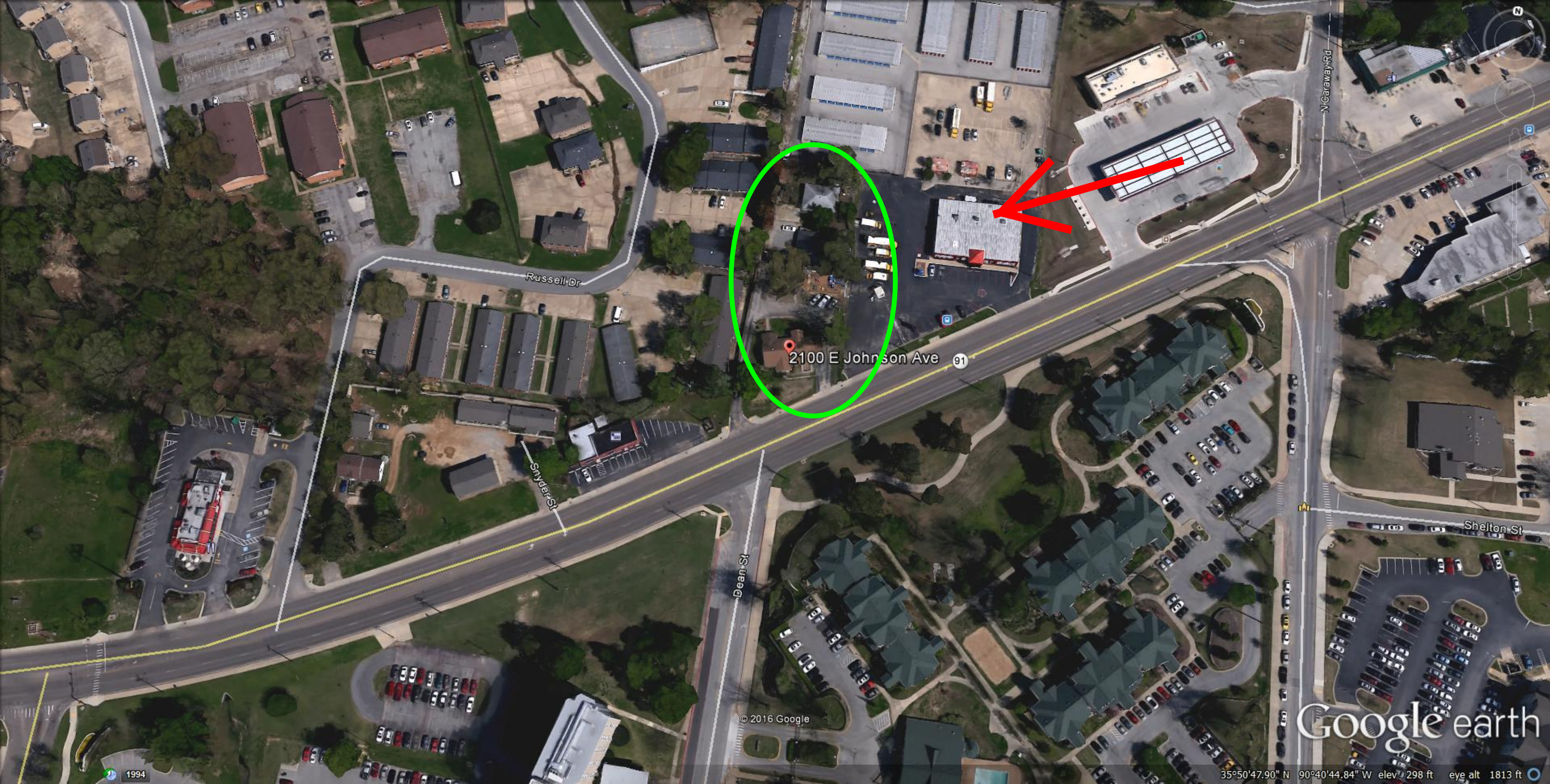
2206 E JOHNSON AVE

120-5 DEAN ST

121 CARAWAY RD, BUILDING #5

RZ 16-15 2100 EAST JOHNSON AND 108 SNYDER C-3 COMMERCIAL TO RM-8 SINGLE FAMILY RESIDENTIAL FOR .52 ACRES.





Russell Dr

2100 E Johnson Ave 91

Snyder St

Dean St

N Garaway Rd

Shelton St

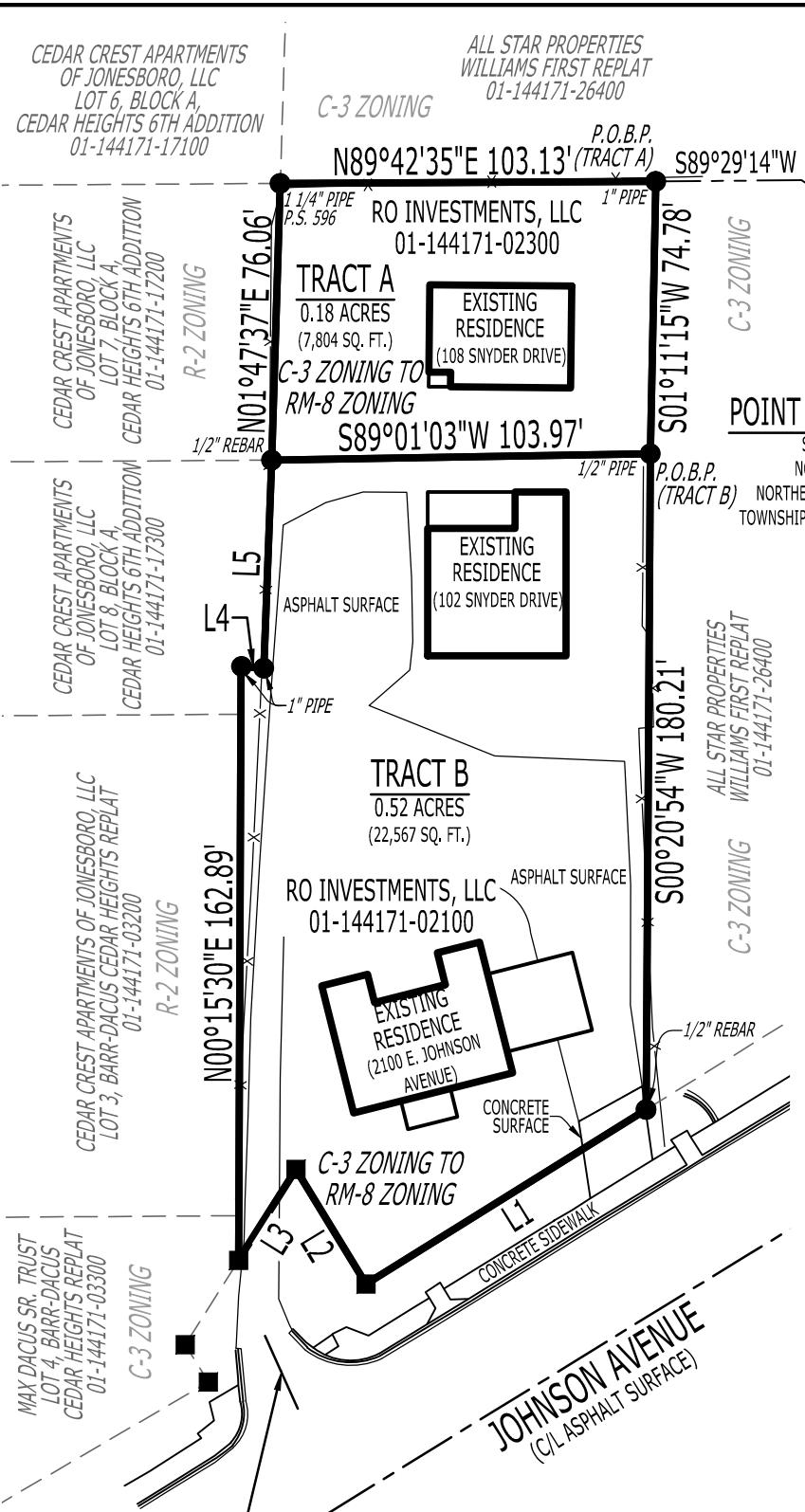
© 2016 Google

Google earth

35°50'47.90" N 90°40'44.84" W elev 298 ft eye alt 1813 ft

1994



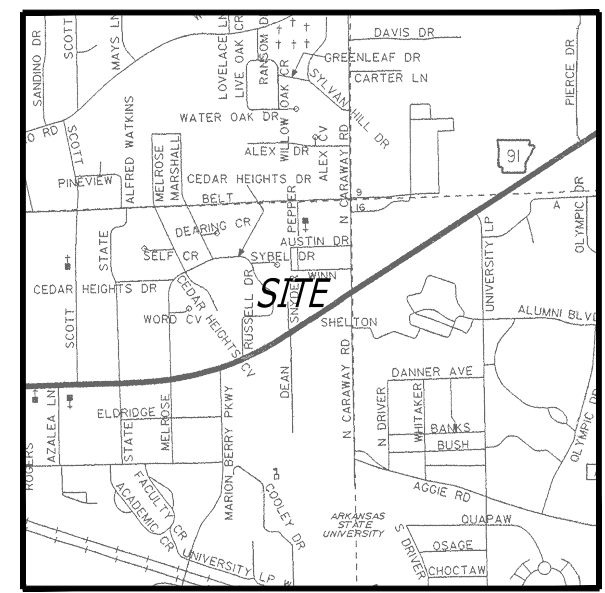


**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- FOUND AHTD RIGHT-OF-WAY MARKER
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE
- x- EXISTING FENCE LINE

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S58°03'41"W	90.62'
L2	N31°25'51"W	36.96'
L3	S32°27'18"W	29.41'
L4	S86°16'10"E	6.21'
L5	N02°10'18"E	57.20'



VICINITY MAP  
(N.T.S.)



BEARINGS BASED ON ARKANSAS STATE  
PLANE GRID NORTH ZONE (0301)

**POINT OF BEGINNING**

SOUTHEAST CORNER OF THE  
NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER, SECTION 17,  
TOWNSHIP 14 NORTH, RANGE 04 EAST

**SURVEYOR'S NOTES:**

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - RECORD PLAT, CEDAR HEIGHTS 6TH ADDITION, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 198, PAGE 68, DATED MAY 21, 1976.
  - RECORD REPLAT, BARR-DACUS CEDAR HEIGHTS REPLAT, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 76, DATED MARCH 27, 1991.
  - RECORD REPLAT, WILLIAMS FIRST REPLAT OF COOPER INDIAN SUBDIVISION, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 103, DATED FEBRUARY 05, 2001.
  - WARRANTY DEED, CARTER TO R.O. INVESTMENTS, RECORDED IN BOOK 781, PAGES 766-768, DATED SEPTEMBER 12, 2008.
  - WARRANTY DEED, MCALISTER INVESTMENTS TO R.O. INVESTMENTS, RECORDED IN BOOK 786, PAGES 909-910, DATED DECEMBER 08, 2008.
- THE SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
- PROPOSED ZONING RM-8, RESIDENTIAL - MULTI-FAMILY CLASSIFICATION - 8 UNITS PER NET ACRE.
- FIELD WORK COMPLETED ON JULY 06, 2016.

**LEGAL DESCRIPTION (AS SURVEYED):**

**TRACT A:**  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°58'18" EAST, 330.00 FEET; THENCE SOUTH 89°29'14" WEST, 558.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 01°11'15" WEST, 74.78 FEET; THENCE SOUTH 89°01'03" WEST, 103.97 FEET; THENCE NORTH 01°47'37" EAST, 76.06 FEET; THENCE NORTH 89°42'35" EAST, 103.13 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.18 ACRES (7,804 SQ. FT.), SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**TRACT B:**  
A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 17, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°58'18" EAST, 330.00 FEET; THENCE SOUTH 89°29'14" WEST, 558.03 FEET; THENCE SOUTH 01°11'15" WEST, 74.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 00°20'54" WEST, 180.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JOHNSON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 58°03'41" WEST, 90.62 FEET; NORTH 31°25'51" WEST, 36.96 FEET; SOUTH 32°27'18" WEST, 29.41 FEET; THENCE NORTH 00°15'30" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 162.89 FEET; THENCE SOUTH 86°16'10" EAST, 6.21 FEET; THENCE NORTH 02°10'18" EAST, 57.20 FEET; THENCE NORTH 89°01'03" EAST, 103.97 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.52 ACRES (22,567 SQ. FT.), SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**OWNERS CERTIFICATION:**

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:  
(C-3) GENERAL COMMERCIAL DISTRICT TO (RM-8) RESIDENTIAL - MULTI-FAMILY CLASSIFICATION - 8 UNITS PER NET ACRE

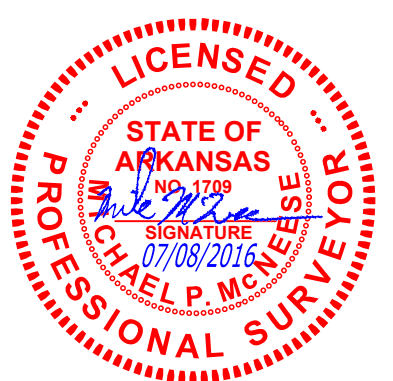
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SIGNATURE: \_\_\_\_\_

**RIDGE SURVEYING & CONSULTING, PLLC.**

311 South Church St.,  
Suite H  
Jonesboro, AR 72401  
870-203-9940  
mike@ridgesurveying.net

**REZONING PLAT**  
**CLIENT: JOSH OLSON**  
A PART OF THE NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF SECTION 17,  
TOWNSHIP 14 NORTH, RANGE 04 EAST,  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



**DRAWING INFO**

DRAWN BY: JJN SCALE: 1" = 50'  
DATE: 07 / 08 / 2016 JOB NO: 16204

**REVISIONS**


500-14N-04E-0-17-110-16-1709