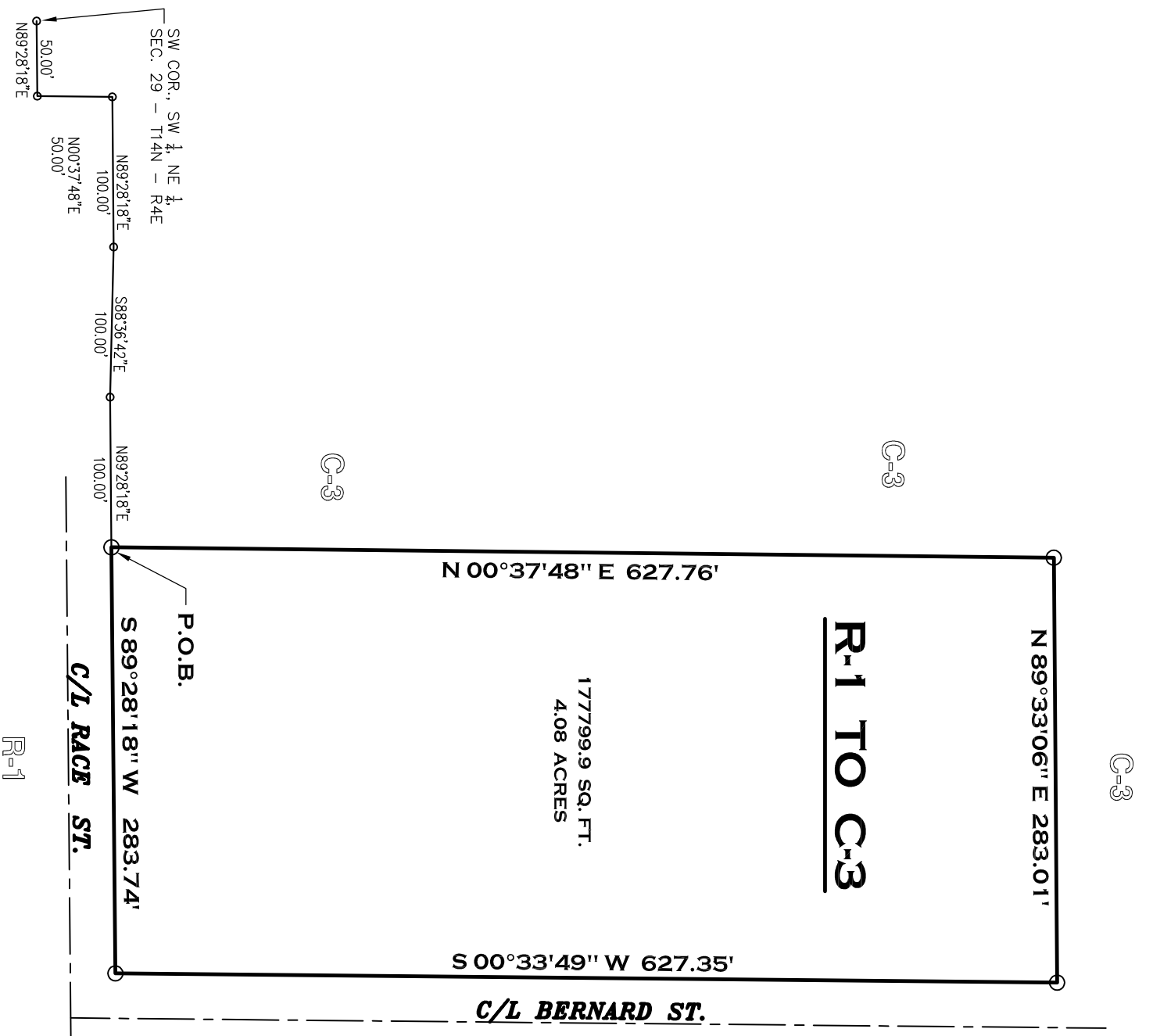


LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Jonesboro, Arkansas, being more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Jonesboro, Craighead County, Arkansas; thence North 89°28'18" East, 50.00 feet; thence North 00°37'48" East, 50.00 feet to the Northernly right of way line of Race Street; thence along said Northernly right of way line the following courses and distances: North 89°28'18" East, 149.00 feet; South 88°36'42" East, 600.34 feet; North 89°28'18" East, 212.40 feet to the Point of Beginning Proper; thence North 00°37'48" East, leaving said Northernly right of way line, 627.76 feet; thence North 89°33'06" East, 283.01 feet to the Westerly right of way line of Bernard Street; thence South 00°33'49" West, along said Westerly right of way line, 627.35 feet to the Northernly right of way line of Race Street; thence South 89°28'18" West, along said Northernly right of way line, 283.74 feet to the Point of Beginning, containing 4.08 acres, more or less, Subject to all rights of way and Easements of record. THIS LEGAL DESCRIPTION IS BELIEVED TO BE THE SAME AS THE LEGAL DESCRIPTION IN DEED BOOK 237, PAGE 323.

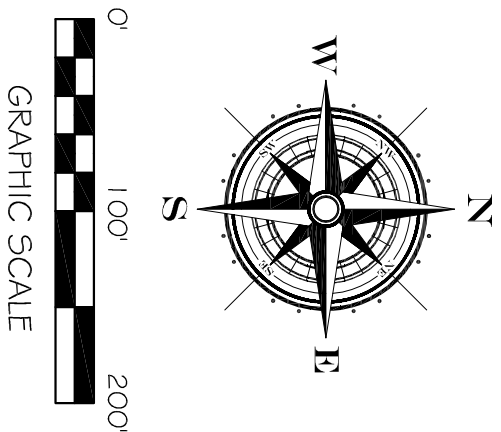


NOTES:

- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1' IN 370,000'.
- 3) THE RESEARCH COMPLETED FOR THIS DRAWING INCLUDES A COPY OF A BOUNDARY SURVEY PROVIDED BY THE APPLICANT, AS PREPARED BY HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., PROJECT NO. F006-0002-01 DATED 05-13-14. NO FIELD WORK WAS COMPLETED BY CIVILOGIC.
- 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
- 5) OWNER: RACE STREET ATHLETIC CLUB, INC.
- 6) FLOOD PLAN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0132 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.
- 7) CURRENT ZONING: R-1
 - 25 ft. FRONT SETBACK
 - 25 ft. REAR SETBACK
 - 7.5 ft. SIDE SETBACK

REQUESTED ZONING: C-3

- 25 ft. FRONT SETBACK
- 20 ft. REAR SETBACK
- 10 ft. SIDE SETBACK



Drawn By: RE		Checked by: GH	
Date 08-18-15	Scale 1"=100'	Job No. 115106	Sheet No. 1 of 1
Section 29	Township 14N	Range 04E	County CRAIGHEAD
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES			
© 2015, Civilogic			
ENGINEERS	PLANNERS	SURVEYORS	

REZONING PLAT
1922 RACE ST.
JONESBORO, ARKANSAS
FOR
RACE STREET ATHLETIC CLUB, INC.

Civilogic
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net

