

VICINITY MAP
NOT TO SCALE

**EXISTING R-1 ZONING
REQUESTED C-3 LUO ZONING**

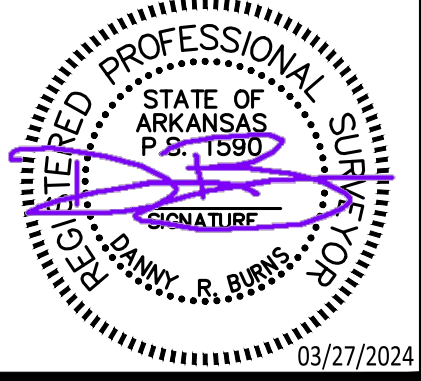
WWW.HORIZONLANDSURVEYING.COM
2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
PT SW 1/4, SW 1/4,
S36-T14N-R3E

CLIENT:
RICK D. WHITE



SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (BOOK 429, PAGE 766)
 - WARRANTY DEED (BOOK 429, PAGE 764)
 - ARDOT PERMANENT EASEMENT (BOOK 614, PAGE 101)
 - ARDOT PERMANENT EASEMENT (BOOK 614, PAGE 103)
 - PLSS CORNER CERTIFICATE PS 1572 (DOCUMENT NO. 20600)
 - ARDOT RIGHT OF WAY MAPS JOB NO. 100454
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: RICK D. WHITE
- 5) 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: R-1 (SETBACK REQUIREMENTS: 25' STREET & REAR; 7.5' SIDE)
REQUESTED ZONING: C-3 LUO (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; 20' REAR)

LEGAL DESCRIPTION:

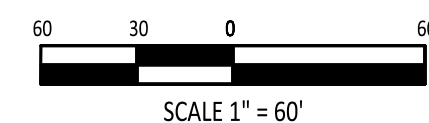
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, RUN S88°57'21"W ALONG THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 551.70 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH QUARTER LINE, RUN S00°28'48"W A DISTANCE OF 396.14 FT. TO A POINT; THENCE S88°57'21"W A DISTANCE OF 348.30 FT. TO A POINT; THENCE N01°02'39"W A DISTANCE OF 145.00 FT. TO A POINT; THENCE S88°57'21"W A DISTANCE OF 308.70 FT. TO A POINT; THENCE N00°59'12"E A DISTANCE OF 97.84 FT. TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARDOT JOB #100454; THENCE RUN ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N89°15'09"E A DISTANCE OF 35.66 FT., N02°06'17"W A DISTANCE OF 46.30 FT., N16°44'35"E A DISTANCE OF 79.63 FT., N56°45'06"E A DISTANCE OF 25.00 FT., N00°40'28"W A DISTANCE OF 17.97 FT. TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N88°57'21"E ALONG SAID QUARTER LINE A DISTANCE OF 583.67 FT. TO THE POINT OF BEGINNING, CONTAINING 4.80 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 HORIZON LAND SURVEYING, LLC HAS 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.

LEGEND:

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



DRAWING INFO

DRAWN BY:	BRE	SCALE:	1" = 60'
DATE:	03/27/2024	JOB NO.:	H24-041

REZONING PLAT

SHEET NUMBER:
1 of **1**