

LEGAL DESCRIPTION:

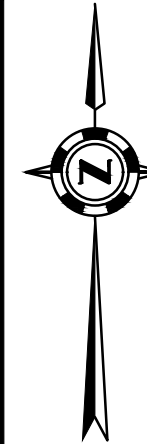
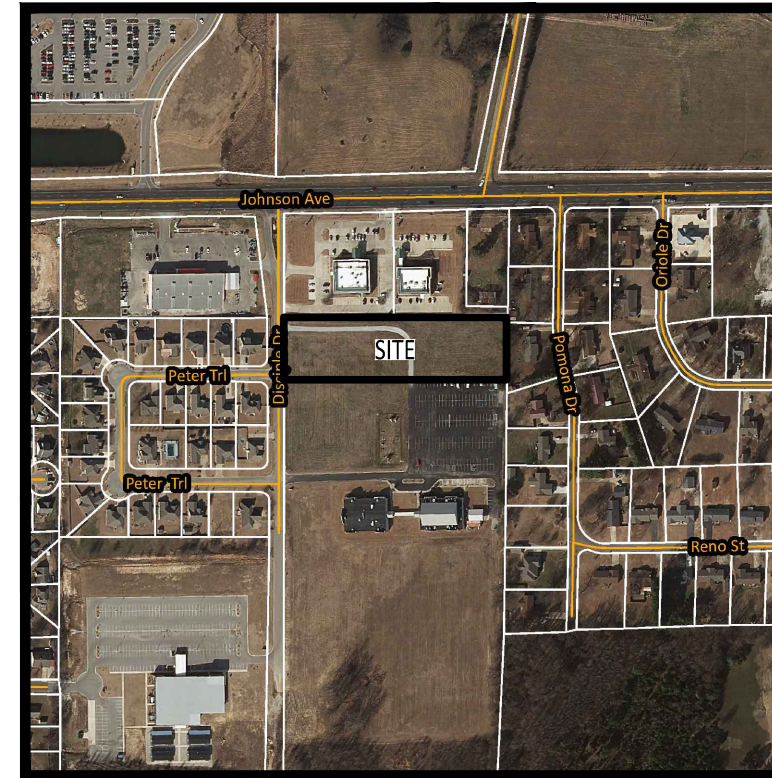
LOT 1 OF CORNERSTONE UNITED METHODIST CHURCH ADDITION REPLAT OF LOT 3A OF CORNERSTONE UNITED METHODIST CHURCH ADDITION REPLAT, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

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:
 - CORNERSTONE UNITED METHODIST CHURCH ADDITION REPLAT (CABINET "C", PAGE 101)
 - REPLAT OF LOT 2 OF CORNERSTONE UNITED METHODIST CHURCH ADDITION (CABINET "C" PAGE 218)
 - WHEELER HEIGHTS SUBDIVISION (CABINET "A" PAGE 52)
 - JOHN HARDY MEADOW (CABINET "C", PAGE 103)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: CORNERSTONE UNITED METHODIST CHURCH (FORMERLY HUNTINGTON AVENUE UNITED METHODIST CHURCH)
- 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. 05031C0063 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 R-1 ZONING: REQUESTED C-3 LUO ZONING: (C-3 LUO SETBACKS: 25' STREET; 10' SIDE; & 20' REAR)



VICINITY MAP

NOT TO SCALE

REZONE LOT 1, CORNERSTONE UNITED METHODIST CHURCH ADDN. REPLAT OF LOT 3A

CLIENT:
CORNERSTONE UNITED METHODIST CHURCH

Horizon
LAND SURVEYING, LLC

2918 WOOD ST., JONESBORO, AR 72404 PHONE: 870-243-0092



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



DRAWING INFO

DRAWN BY:	BRE	SCALE:	1" = 100'
DATE:	11/23/2022	JOB NO.:	H22-181

REZONING PLAT

SHEET NUMBER:

1 of **1**

