

GENERAL NOTES

- THIS DRAWING WAS PREPARED FOR DAVID AND DEBORAH HARTSHORN.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-4 LUO, NEIGHBORHOOD COMMERCIAL DISTRICT.

REQUESTING C-3, GENERAL COMMERCIAL DISTRICT ZONING.

DESCRIPTION

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

LOTS 1, 2, 3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE NORTH 00°05'49" EAST A DISTANCE OF 569.80 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00°05'49" EAST 42.30 FEET, MORE OR LESS TO AN EXISTING FENCE LINE; THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE; THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING.

AND

LOT 5 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVIEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5 IN CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS.

AND

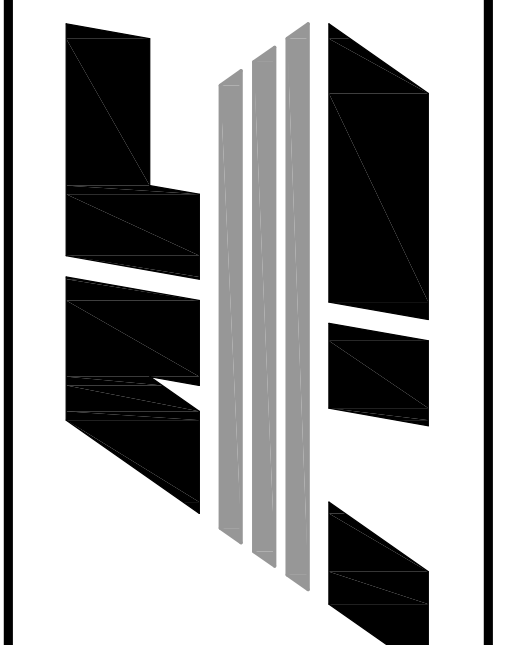
THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITHIN CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

CONTAINING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DAVID & DEBORAH HARTSHORN
 U.S. HIGHWAY 49 (SOUTHWEST DRIVE)
 IN S.W. 1/4 OF SECTION 2, T13N, R3E
 JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403
 PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

CONCEPTUAL SITE SKETCH

DATE: 06/07/21 DRAWN: CCH
 CADD FILE: 21121-CSDP CHECKED: JME
 DWG#: XXXXXXXX.XXXX SHEET
 SCALE: 1" = 30' 1 OF 1