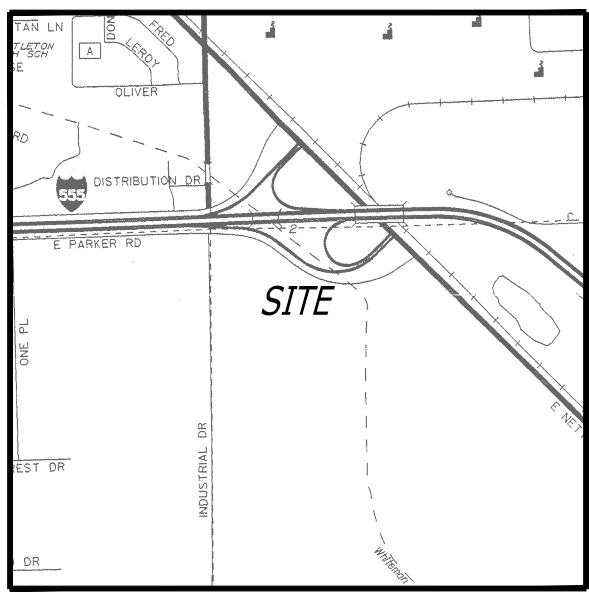


ZONING NOTES:

- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT, REQUESTING C-3, GENERAL COMMERCIAL DISTRICT.
- R-1 ZONING RESTRICTIONS:
 STREET SETBACK - 25'
 SIDE SETBACK - 7.5'
 REAR SETBACK - 25'
 MAXIMUM HEIGHT LIMITATION - 35'
 MAXIMUM LOT COVERAGE - 35%
- C-3 ZONING RESTRICTIONS:
 STREET SETBACK - 25'
 SIDE SETBACK - 10'
 REAR SETBACK - 20'
 MAXIMUM HEIGHT LIMITATION - 45'
 MAXIMUM LOT COVERAGE - 60%



VICINITY MAP
(N.T.S)

RIDGE SURVEYING & CONSULTING, PLLC.
 311 South Church St., Suite H
 Jonesboro, AR 72401 870-203-9940
 www.ridgesurveying.net

REZONING PLAT
 CLIENT: CAUBBLE
 LOT 2, BOB SHAW MINOR PLAT
 TO THE CITY OF JONESBORO,
 CRAIGHEAD COUNTY, ARKANSAS

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.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, E.T.A. COMMERCIAL ADDITION, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK B, PAGE 184, DATED DECEMBER 02, 1996.
 - MINOR PLAT, BOB SHAW MINOR PLAT, BY BRADLEY P. HANCOCK, P.S. 1400, RECORDED IN BOOK I, PAGE 154, DATED JUNE 17, 2004.
 - BOUNDARY SURVEY, BY BRANDON G. WOOD, P.S. 1817, SLS DOCUMENT NO. 201802135971, DATED NOVEMBER 04, 2017.
 - QUIT-CLAIM DEED, CAUBBLE BUILDING PRODUCTS, LLC TO CAUBBLE, CRAIGHEAD COUNTY DOCUMENT NO. JB2017R-001381, DATED JANUARY 30, 2017.
- THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONE "AE", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C0151C, DATED SEPTEMBER 27, 1991.
- FIELD WORK WAS COMPLETED ON MARCH 06, 2019.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ PLASTIC CAP STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- ⊕ UTILITY POLE
- ⊙ LIGHT POLE
- ⊠ ELECTRIC BOX
- ↗ GUY WIRE
- ⊠ AC UNIT
- ⊕ TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE



LEGAL DESCRIPTION (AS-SURVEYED):

LOT 2 OF BOB SHAW MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED IN BOOK I, PAGE 154, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

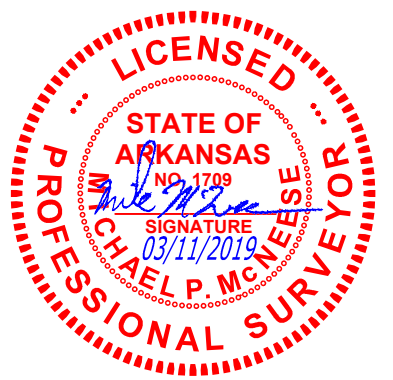
OWNERS CERTIFICATION:

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO
(C-3 LUO) GENERAL COMMERCIAL DISTRICT

SIGNED THIS ____ DAY OF _____, 2019.
 SIGNATURE: _____

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



DRAWING INFO

DRAWN BY: JJN SCALE: 1" = 60'
 DATE: 03 / 11 / 2019 JOB NO: 19151

REVISIONS

500-14N-04E-0-35-440-16-1709

