



- LEGEND**
- = BOUNDARY LINE
 - - - = ADJACENT LOT LINES
 - - - = EXISTING EASEMENT LINES
 - = FOUND REBAR WITH PSM #195 CAP
 - = FOUND IRON PIPE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:

R-1 TO C-3 LUO

SIGNED THIS ____ DAY OF _____, 2017, SIGNATURE: _____ ASHDOWN PLAZA, LLC

- SURVEYOR'S NOTES**
- THIS BOUNDARY SURVEY WAS PREPARED FOR ASHDOWN PLAZA, LLC.
 - RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY, SHOWN ON OR FOR EASEMENTS, RESTRICTIONS, SUBORDINATING PROPERTIES, RECORDS R-1, R-1 ZONING IS DERIVED AS SINGLE-FAMILY MEDIUM DENSITY DISTRICT THE BEARING FROM 25° 35' 32" BEAR 25°
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - 216 PUBLIC RECORDS OF CONGRESSIONAL COUNTY AT JONESBORO, ARKANSAS, RECORDED IN BOOK "C", PAGE 216, PUBLIC RECORDS OF CONGRESSIONAL COUNTY AT JONESBORO, ARKANSAS, RECORDED IN BOOK "B", PAGE 88.
 - RECORD PLAT OF AUTUMN HILL SUBDIVISION, PSM #143, DATED JUNE 16, 1992, RECORDED IN BOOK "B", PAGE 88.
 - PUBLIC RECORDS OF CONGRESSIONAL COUNTY AT JONESBORO, ARKANSAS, 10064.
 - EASEMENT - UTILITY - OVERHEAD ELECTRIC - WATER - SERVER TO CITY WATER AND LIGHT PLANT OF JONESBORO, ARKANSAS, DATED OCTOBER 28, 2001, RECORDED IN DEED BOOK 618, PAGE 558, PUBLIC RECORDS OF CONGRESSIONAL COUNTY AT JONESBORO, ARKANSAS.

DESCRIPTION

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD CONTAINING IN ALL 18,077.50 SQ. FT. OR 4.29 ACRES, MORE OR LESS, SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCORDANCE WITH THE ARKANSAS SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLANS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/18/2017

REZONING PLAT

ASHDOWN PLAZA, LLC

TRACT "A"
MEADOW'S HIGHWAY 49 SOUTH ADDITION
JONESBORO, ARKANSAS

BENCHMARK LAND SURVEYING, INC.

LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES

2500 ALEXANDER DR., SUITE A
 P.O. BOX 1921 - JONESBORO, AR 72403
 FAX: 870-336-2060 PH: 870-336-2059

STATE OF ARKANSAS
 BENCHMARK LAND SURVEYING, INC.
 ARKANSAS C.O.A. #2020

STATE OF ARKANSAS
 BENCHMARK LAND SURVEYING, INC.
 ARKANSAS C.O.A. #2020

DATE:	BY:	DESCRIPTION:
10/18/17	KEVIN L. SCARF	ARKANSAS PSM#193
500-13N-03E-0-02-10-16-1637		
CADD FILE: 17248-001	SCALE: 1"=40'	
DATE: 10/18/17	SHEET	
DWG#: 0313021-0019	1 OF 1	