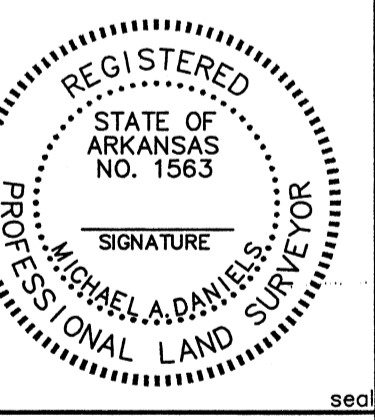


## REZONING PLAT

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST - JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



MICHAEL DANIELS P.S.  
ARKANSAS #1563

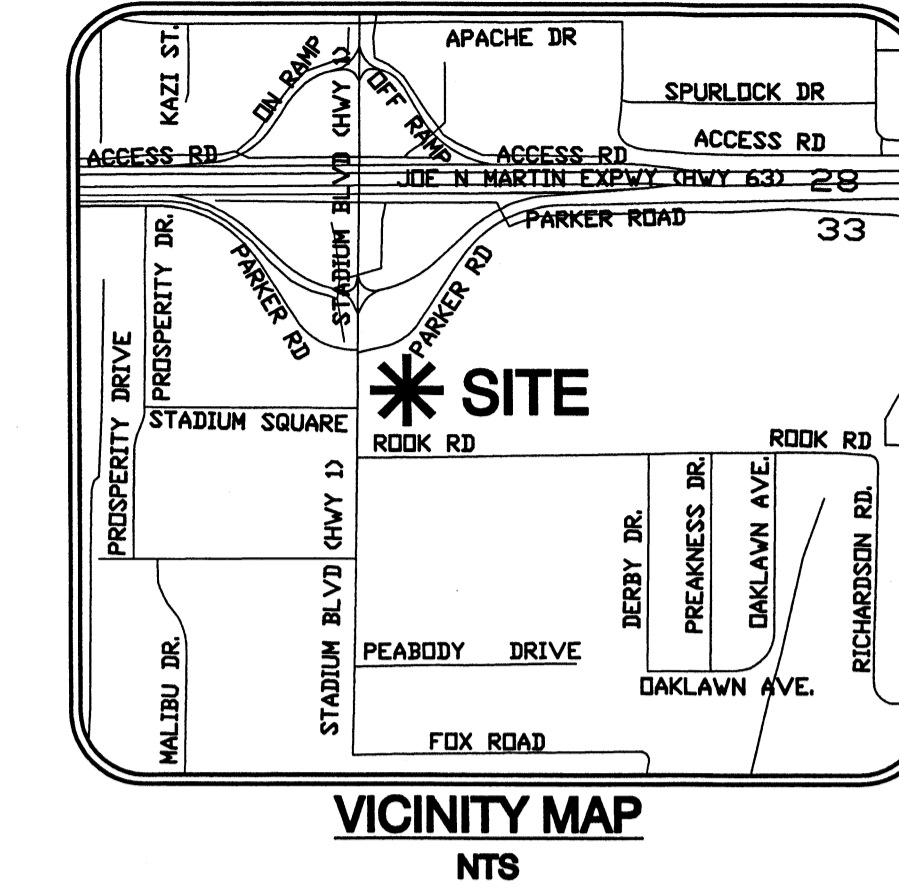


HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.  
No. 234

CLIENT: TED ROOK

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REVISIONS	
DATE	DESCRIPTION
12/15/15	TITLE CHANGE
PROJECT NO. JB9562-12	
DRAWN BY: JWH	CHECKED BY: MAD
SHEET 1	SCALE 1" = 100'
DATE: 12/03/15	DRAWING NO. 56-42



### LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 3/4" REBAR W/ ORANGE PLASTIC CAP, MARKED M. A. DANIELS, P.S. 1563
- ▲ CALCULATED CORNER

### 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 BEARING: CRAIGHEAD COUNTY LDP  
CRAIGHEAD COUNTY LOW DISTORTION PROJECTION (LAMBERT CONFORMAL CONIC (SINGLE PARALLEL), STANDARD PARALLEL & GRID ORIGIN 35°33'03.22204" N, CENTRAL MERIDIAN 92°00'00.00000" W, FALSE NORTHING 0.00 USFT, FALSE EASTING 0.00 USFT, STANDARD PARALLEL SCALE 0.999996 (EXACT), HZ DATUM NAD 83, VT DATUM NAVD 88)
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - BOOK "C" PAGE 243, RIVERSIDE PROPERTIES, LLC REPLAT OF LOTS 1-3 JELKS & FARMER REPLAT AND LOT 6 ROOK SUBD.
  - PLAT OF ROOK SUBDIVISION, BT FRED HAYWOOD, DATED SEPT 13, 1961
  - PLAT OF RESURVEY FOR TED ROOK, BY MICHAEL DANIELS, P.S. 1563 DATED OCT 6, 2006
  - SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD ZONE A, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 050048 0131 C, DATED SEPTEMBER 27, 1991.
  - CURRENT ZONING R-1 & C-3
  - FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1157 PAGE 43.
  - FIELD WORK COMPLETED DECEMBER 2, 2015.

R-1	C-3
FRONT SETBACK - 25'	FRONT SETBACK - 25'
REAR SETBACK - 25'	REAR SETBACK - 20'
SIDE SETBACK - 7.5	SIDE SETBACK - 10'

### CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE & ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

#### A PART OF LOT 1 AND A PART OF LOT 2 OF ROOK'S 1ST ADDITION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, THENCE NORTH 89°48'19" EAST 79.22 FEET; THENCE NORTH 00°36'25" EAST 29.52 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #1 (STADIUM BOULEVARD) NORTH 00°36'25" EAST 221.97 FEET TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 00°45'02" EAST 113.32 FEET; THENCE NORTH 05°07'10" EAST 86.06 FEET; THENCE NORTH 04°24'57" EAST 28.00 FEET; THENCE NORTH 62°25'24" EAST 34.85 FEET; THENCE SOUTH 00°26'38" WEST 43.75 FEET; THENCE NORTH 89°30'14" EAST 227.84 FEET; THENCE NORTH 00°53'49" EAST 174.66 FEET; THENCE NORTH 33°09'03" EAST 142.35 FEET; THENCE NORTH 89°46'56" EAST 102.54 FEET; THENCE SOUTH 01°13'49" EAST 293.14 FEET; THENCE SOUTH 01°13'49" EAST 200.00 FEET; THENCE SOUTH 89°44'14" WEST 454.44 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3.21 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

### C-3 LUO:

- LIMITED USE TO EXCLUDE:
- ADULT ENTERTAINMENT
  - OFF-PREMISES ADVERTISEMENT
  - COMMUNICATION TOWER
  - FUNERAL HOME
  - NURSING HOME
  - WAREHOUSE, RESIDENTIAL (MINI) STORAGE
  - DAYCARE, LIMITED (FAMILY HOME)
  - CEMETERY

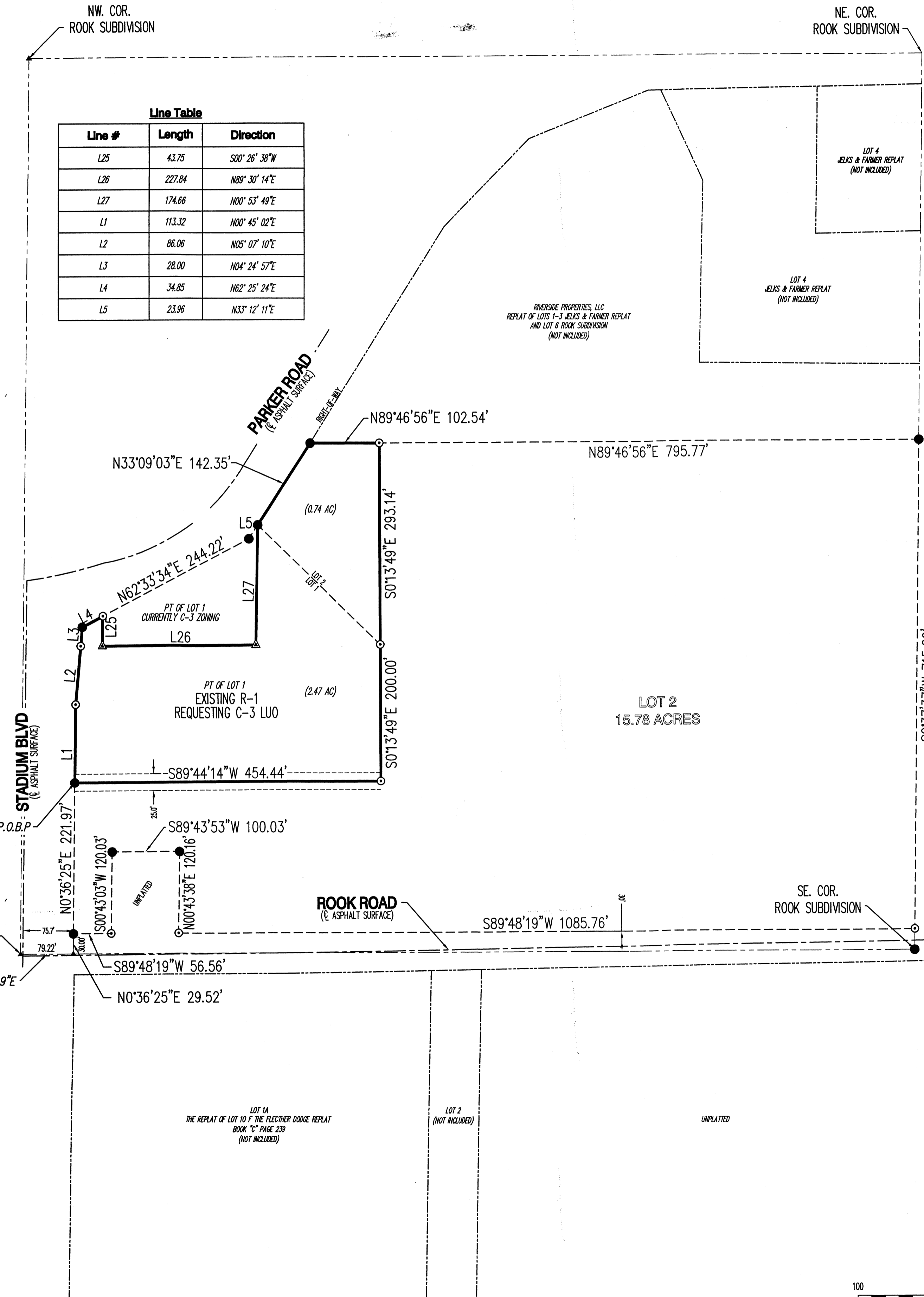
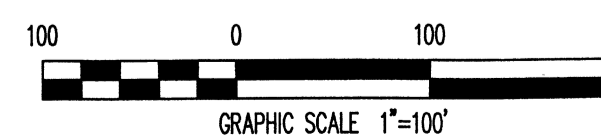
### OWNERS CERTIFICATION:

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 - LIMITED USE OVERLAY**

SIGNED THIS \_\_\_\_ DAY OF DECEMBER, 2015.

*Ted Rook*  
TED ROOK  
PATSEY ROOK  
*Ted Rook*  
TED ROOK  
*Ted Rook*  
TED ROOK



Line #	Length	Direction
L25	43.75	S00°26'38"W
L26	227.84	N89°30'14"E
L27	174.66	N00°53'49"E
L1	113.32	N00°45'02"E
L2	86.06	N05°07'10"E
L3	28.00	N04°24'57"E
L4	34.85	N62°25'24"E
L5	23.99	N33°12'11"E

POINT OF BEGINNING  
SW COR. LOT 9 OF ROOK SUBDIVISION OF THE  
NW 1/4 NE 1/4 SEC. 33, T. 14N, R. 4E  
SW COR. NW 1/4 NE 1/4 SEC. 33 T. 14N, R. 4E

P.O.B.P.  
N0°36'25"E 221.97'  
N00°43'03"W 120.03'  
S00°43'38"E 120.16'  
N00°43'38"E 120.16'  
N89°48'19"E 56.56'  
N0°36'25"E 29.52'

PT. OF LOT 1  
EXISTING R-1  
REQUESTING C-3 LUO  
S89°44'14"W 454.44'

ROOK ROAD  
(ASPHALT SURFACE)  
S89°48'19"W 1085.76'

LOT 1A  
THE REPLAT OF LOT 10 F THE FLETCHER DOOSE REPLAT  
BOOK "C" PAGE 239  
(NOT INCLUDED)

LOT 2  
(NOT INCLUDED)

UNPLATTED

LOT 4  
JELKS & FARMER REPLAT  
(NOT INCLUDED)

LOT 4  
JELKS & FARMER REPLAT  
(NOT INCLUDED)

RIVERSIDE PROPERTIES, LLC  
REPLAT OF LOTS 1-3 JELKS & FARMER REPLAT  
AND LOT 6 ROOK SUBDIVISION  
(NOT INCLUDED)

NW COR.  
ROOK SUBDIVISION

NE COR.  
ROOK SUBDIVISION

BASIS OF BEARING: CRAIGHEAD COUNTY LDP

## REZONING PLAT