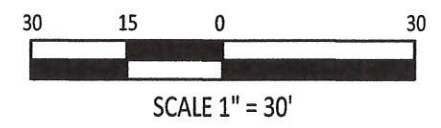


VICINITY MAP
NOT TO SCALE

**EXISTING R-2 ZONING
REQUESTED C-3, LUO ZONING**

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
LEGAL DESCRIPTION PROVIDED, DOC# 2018R-015618
REPLAT OF LOTS 1, 2, 3, 4, 5, 7, AND PART OF 6 FISHER COMMERCIAL SUB-DIVISION
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: HIGHLAND KATHLEEN, LLC
- 5) CURRENT ZONING: R-2 (BUILDING SETBACKS: 20' FRONT / 7.5' SIDE / 20' REAR)
REQUESTED ZONING: C-3, LUO (BUILDING SETBACKS: 25' FRONT / 10' SIDE / 20' REAR)
- 6) FLOOD PLAIN: THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0151 C DATED 09/27/91.



LEGAL DESCRIPTION: (AS PROVIDED)

ALL OF LOT 1 AND THE SOUTH 15.2 FEET OF LOT 2 OF THE REPLAT OF LOTS 1,2,3,4,5, & 7 AND A PART OF LOT 6 OF FISHER COMMERCIAL SUBDIVISION AS SHOWN BY PLAT RECORD 198 AT PAGE 98, AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST. ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23, RUN THENCE N 0 DEG. 30' S 190.2 FEET TO A FOUND AXLE, RUN THENCE N 89 DEG. 54' E 137.8 FEET TO A FOUND AXLE ON THE EAST RIGHT OF WAY OF KATHLEEN DRIVE FOR THE TRUE POINT OF BEGINNING, RUN THENCE N 29 DEG. 15' W ALONG SAID RIGHT OF WAY 14.0 FEET TO A FOUND AXLE, RUN THENCE N 89 DEG. 28' S 148.9 FEET TO A FOUND PIPE, RUN THENCE N 89 DEG. 53' S 119.2 FEET TO A FOUND PIPE, RUN THENCE 50 DEG. 25' W 230.1 FEET TO A FOUND PIPE ON THE NORTH RIGHT OF WAY OF HIGHWAY 18, RUN THENCE S 89 DEG. 45' W ALONG SAID RIGHT OF WAY 136.7 FEET TO THE EAST RIGHT OF WAY OF KATHLEEN DRIVE, RUN THENCE N 29 DEG. 45' W ALONG SAID RIGHT OF WAY 149.3 FEET TO THE THE POINT OF BEGINNING, CONTAINING 1.07 ACRES MORE OR LESS, SUBJECT TO ALL UTILITY EASEMENTS OF RECORD.

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.

REZONING PLAT

CLIENT:
HIGHLAND KATHLEEN, LLC



561 CR 464, Jonesboro, Arkansas Phone: 870-243-0092



DRAWING INFO			
DRAWN BY:	DRB	SCALE:	1" = 30'
DATE:	9/14/2018	JOB NO.:	18-010

1906 KATHLEEN STREET

SHEET NUMBER:
1 of 1