

REZONING APPLICATION

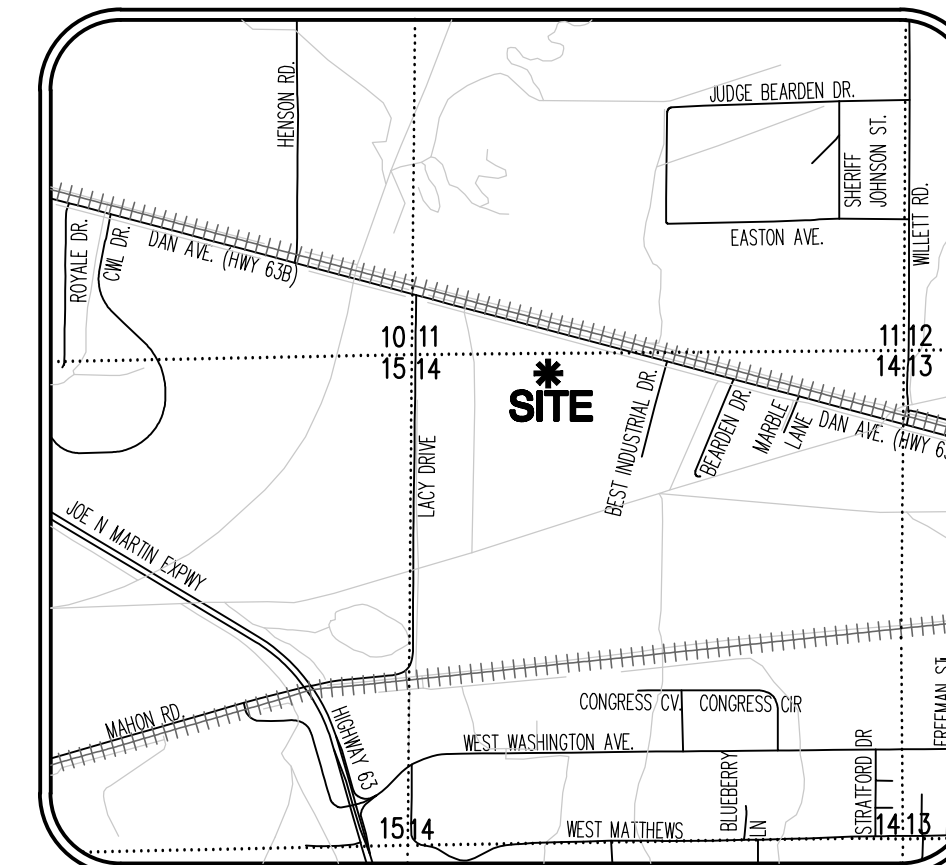
A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL LYING IN TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

Haywood, Kenward, Bare AND ASSOCIATES, INC.
Civil Engineering, Surveying & Planning Services

1801 Latourette Drive, Jonesboro, AR, 72404
TEL: 870-932-2019 FAX: 870-932-1076

LINE TABLE:

LINE#	DIRECTION	LENGTH
L1	N88°50'18"E	30.01'
L2	S62°47'15"E	84.05'
L3	S75°08'45"E	88.87'
L4	S83°57'24"E	130.56'
L5	S75°06'41"E	53.10'
L6	N14°53'19"E	20.41'



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. **SUBJECT TO AN "ON-THE-GROUND" SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN.**
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS COMPILATION MAP:
 - RIGHT OF WAY PLANS, ARKANSAS STATE HIGHWAY COMMISSION, JOB 10046.
 - CERTIFICATE OF LAND CORNER RESTORATION, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK I, PAGE 171, DATED MARCH, 30, 2007.
 - QUITCLAIM DEED, FRANCES WOOD SALMONS TO FRANCES SALMONS REVOCABLE TRUST, RECORDED IN BOOK 610, PAGE 228-230, DATED JULY 27, 2001.
 - WARRANTY DEED, A.L. SALMONS JR. AND RUTH ORENE SALMONS, TO ARKANSAS ELECTRIC COOPERATIVE CORPORATION, RECORDED IN BOOK 163, PAGE 28, DATED JULY 30, 1965.
 - PLAT OF SURVEY, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK H, PAGE 32, DATED SEPTEMBER 26, 1985.
 - PLAT OF SURVEY, BY TERRY G. BARE, P.S. 1048, FILED IN HKB FILE 57-111, DATED MAY 18, 1988.
 - PLAT OF SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, FILED IN HKB FILE 21-36, DATED MARCH 18, 2009.
 - PLAT OF SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, FILED IN HKB FILE 21-37, DATED APRIL 15, 2009.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- BUILDING SETBACKS FOR R-1 ZONING:
 - STREET SETBACK - 25'
 - INTERIOR SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM HEIGHT LIMITATION - 35'

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF SECTION 11 AND A PART OF THE NORTHWEST QUARTER OF SECTION 14, ALL LYING IN TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 88°50'18" EAST, ALONG THE NORTH LINE OF SAID SECTION 14, 30.01 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LACY ROAD; THENCE NORTH 00°36'24" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 536.88 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY NO. 63B (DAN AVENUE); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°26'01" EAST, 394.51 FEET; SOUTH 62°47'15" EAST, 84.05 FEET; SOUTH 75°08'45" EAST, 88.87 FEET; SOUTH 83°57'24" EAST, 130.56 FEET; SOUTH 75°06'41" EAST, 53.10 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 75°06'41" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1768.31 FEET; THENCE SOUTH 14°23'18" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 938.33 FEET; THENCE NORTH 75°22'43" WEST, 684.10 FEET; THENCE SOUTH 00°08'18" WEST, 988.50 FEET; THENCE SOUTH 73°11'33" WEST, 268.58 FEET; THENCE NORTH 00°23'59" EAST, 1131.82 FEET; THENCE NORTH 75°22'43" WEST, 606.51 FEET; THENCE NORTH 01°09'52" EAST, 952.15 FEET; NORTH 14°53'19" EAST, 20.41 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 42.13 ACRES, MORE OR LESS, 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 (I-1) LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY

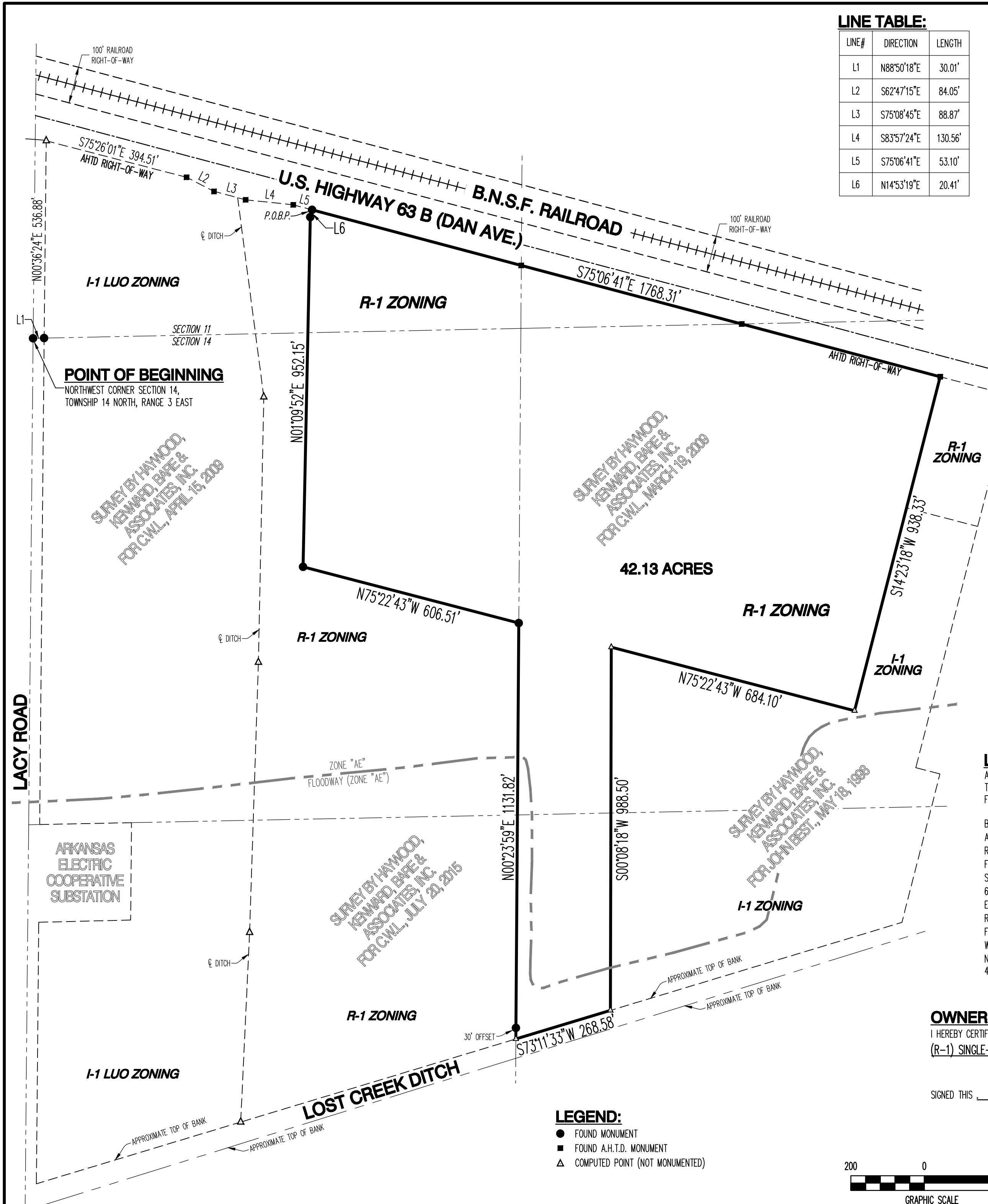
SIGNED THIS _____ DAY OF _____, 2015.

LEGEND:

- FOUND MONUMENT
- FOUND A.H.T.D. MONUMENT
- △ COMPUTED POINT (NOT MONUMENTED)



REZONING APPLICATION



BASIS OF BEARING: ARKANSAS STATE GRID NORTH ZONE (0301)



Haywood, Kenward, Bare, and Associates, Inc		
CLIENT: CWL		
COPYRIGHT 2015, ALL RIGHTS RESERVED		
REVISIONS		
DATE	BY	DESCRIPTION
PROJECT NO. C051-0016-12		
DRAWN BY: JJN	CHECKED BY: TGB	
SHEET	SCALE: 1" = 200'	
DATE: 07/28/15	DRAWING NO. 57-381	