

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- ⊗ TREE (AS NOTED)
- BOUNDARY LINE
- - - FENCE LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION: R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
- R-2 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- PROPOSED ZONING CLASSIFICATION: RM-12, RESIDENTIAL MULTIFAMILY CLASSIFICATION; 12 UNITS PER NET ACRE.
- RM-12 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 15'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 40%
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

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, BEDNAR ADDITION, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK B, PAGE 180, DATED OCTOBER 14, 1996.
 - WARRANTY DEED, BEDNAR TO QUICK, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-005825, DATED MARCH 17, 2020.
 - WARRANTY DEED, ADE TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017550, DATED AUGUST 05, 2020.
 - WARRANTY DEED, COWAN TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017553, DATED AUGUST 05, 2020.
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "A", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1991. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEO-REFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON AUGUST 29, 2022.

LEGAL DESCRIPTION (AS SURVEYED):

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°16'30" WEST, 40.01 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°13'13" EAST, 627.49 FEET; THENCE SOUTH 00°19'42" WEST, 516.54 FEET; THENCE SOUTH 89°13'27" WEST, 627.01 FEET; THENCE NORTH 00°16'30" EAST, 516.49 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7.44 ACRES (323,925 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, 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.

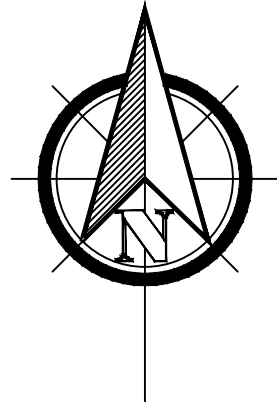
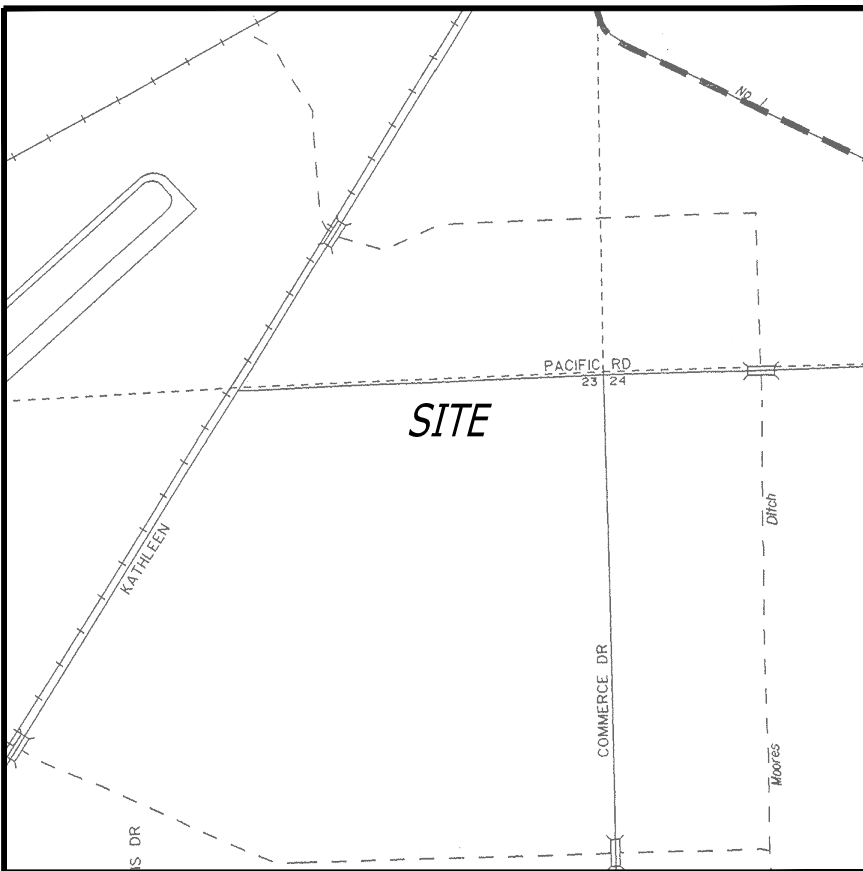
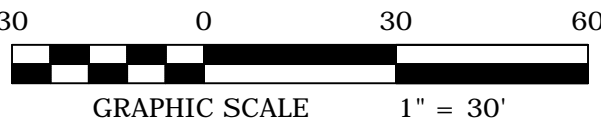
OWNERS CERTIFICATION:

I / WE, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-2) MULTI-FAMILY LOW DENSITY DISTRICT TO (RM-12) RESIDENTIAL MULTIFAMILY CLASSIFICATION DISTRICT

SIGNED THIS ____ DAY OF _____, 2023.

NAME: _____ SIGNATURE: _____

NAME: _____ SIGNATURE: _____



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

REZONING PLAT
CLIENT: SOUTHARD CONSTRUCTION, LLC
PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC

404 Creath Ave., Suite B Jonesboro, AR 72401	870-202-9140 www.ridgesurveying.net
DRAWING INFO	REVISIONS
DRAWN BY: JLN	DATE: 08/07/2023
DATE: 08/07/2023	BY: JLN
SCALE: 1" = 30'	REVISION: 01-144231-01300 (REVISED)
JOB NO. 2020S-018	



RIDGE SURVEYING & CONSULTING, PLLC. ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR ARKANSAS - P.S. 1841

500-14N-04E-0-23-110-16-1841