

VICINITY MAP
NOT TO SCALE

EXISTING ZONING: C-4 LUO
REQUESTED ZONING: C-3

LEGAL DESCRIPTION:

A PART OF LOT 15 OF SENTER & COMPANY'S ADDITION TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, RUN N01°02'32"E A DISTANCE OF 60.97 FT. TO A POINT; THENCE S88°57'28"E A DISTANCE OF 30.12 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAINS STREET AND THE NORTH RIGHT OF WAY LINE OF HIGHLAND DRIVE (AR HIGHWAY 18) AND THE POINT OF BEGINNING; THENCE N00°43'42"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.41 FT. TO A POINT; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN S89°35'52"E A DISTANCE OF 336.98 FT. TO A POINT; THENCE S00°40'22"W A DISTANCE OF 269.46 FT. TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AS FOLLOWS: N88°54'35"W A DISTANCE OF 233.75 FT. TO A POINT, N83°23'38"W A DISTANCE OF 104.04 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 2.06 ACRES. AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

CERTIFICATE OF SURVEY:

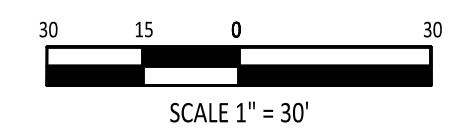
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (BOOK 789, PAGE 314)
 - SENTER & COMPANY ADDITION RECORD PLAT (BOOK 18, PAGE 177)
 - SURVEY BY JONESBORO MILLER NEWELL DATED 8-31-89.
 - BENEFICIARY DEED (DOCUMENT NO. 2022R-004574)
 - FARMERS & MERCHANTS BANK REPLAT (DOCUMENT NO. 2020R-008162)
 - ARDOT RIGHT OF WAY MAPS (JOB NO. 10787)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PILGRIM LUTHERAN CHURCH - MISSOURI SYNOD
- 5) THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0131 C WITH AN EFFECTIVE DATE OF 05/23/05.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: C-4 LUO (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)
REQUESTED ZONING: C-3 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE



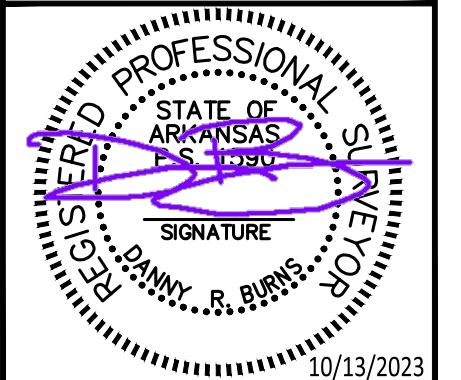
PHONE: 870-243-0092
2918 WOOD STREET, JONESBORO, AR 72404

Horizon

LAND SURVEYING, LLC

PROJECT:
PT. LOT 15, SENTER & COMPANY'S ADDITION

CLIENT:
STONEBRIDGE CONSTRUCTION, LLC



DRAWING INFO

DRAWN BY:	BRE	SCALE:	1" = 30'
DATE:	10/13/2023	JOB NO.:	H23-095

REZONING PLAT

SHEET NUMBER:
1 of 1