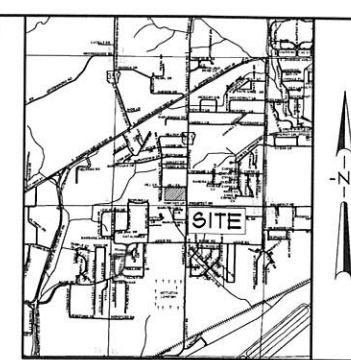
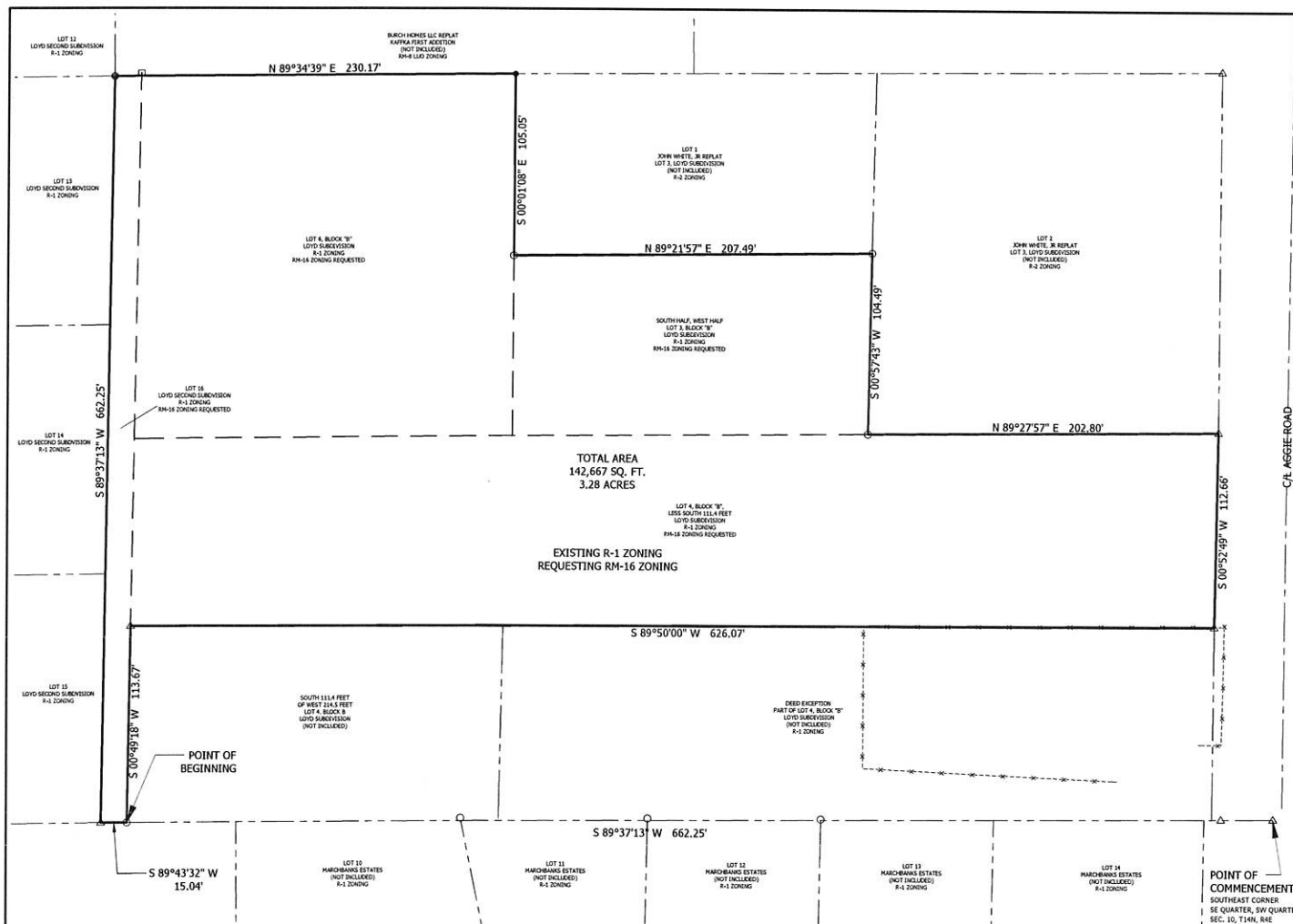




VICINITY SKETCH
NOT TO SCALE



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - FOUND ALUMINUM DISC
 - - - FOUND IRON PIPE
 - - - FOUND REBAR
 - SET 1/4\"/>

TOTAL AREA
142,667 SQ. FT.
3.28 ACRES

EXISTING R-1 ZONING
REQUESTING RM-16 ZONING

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR ERIC BURCH.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR TO DETERMINE OWNERSHIP, EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENTS CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, RESIDENTIAL, MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE AS NOTED. THE BUILDING SETBACKS FOR RESIDENTIAL, R-1 ZONING ARE: FRONT 25' SIDE 7.5' REAR 25'.
- MAXIMUM LOT COVERAGE (ALL BUILDINGS) SHALL BE THIRTY-FIVE PERCENT (35%) OF LOT AREA.
- SUBJECT PROPERTY LIES WITHIN ZONE 14 (AREAS DETERMINED TO OUTSIDE 30-YEAR FLOODPLAIN), ACCORDING TO PANEL 44 OF 226 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 13, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS DRAWING:
A. WARRANTY DEED TO MC PAPERCHASE, LLC, RECORDED AS DOCUMENT #23388-00041 AT JONESBORO, ARKANSAS.
B. PLAT OF LOT 16 SUBDIVISION OF EAST HALF OF SOUTHWEST QUARTER, SECTION 33, T4N, R4E, AS RECORDED IN BOOK 123, PAGE 81 AT JONESBORO, ARKANSAS.
C. PLAT OF LOT 16 SECOND SUBDIVISION OF PART OF WEST HALF OF SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 33, T4N, R4E, AS RECORDED AS DOCUMENT #18112-001 AT JONESBORO, ARKANSAS.

DESCRIPTION

THE SOUTHWEST HALF OF THE WEST HALF OF LOT 3, BLOCK "B", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST AND ALL OF LOT 4, BLOCK "B", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST AND ALL OF LOT 4, BLOCK "B", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST AND LOT 16 OF LOT 16 SECOND SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST, CONTAINING IN ALL 142,667 SQ. FT. OR 3.28 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

MC PAPERCHASE, LLC, OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A SOLEMANLY OATH OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT THE SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ADJACENT ABOVE-GROUND ENCROACHMENTS OTHER THAN AS SHOWN ON STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS HODGKIN STANDARDS FOR PROPERTY SURVEYING AND PLATING IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 03/23/2024

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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ERIC BURCH
601 AIRPORT ROAD
LOYD SUBDIVISION
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72401
PH: 870-935-2334 • FAX: 870-935-2343

REZONING REQUEST

NO.	DESCRIPTION	DATE

DATE:	03/23/2024	DRAWN:	COY
CADD FILE:	24107-002	CHECKED:	THE
DWG#:	XXXXXXXXXXXX	INSET:	
SCALE:	1" = 30'	1 OF 1	