

VICINITY MAP  
(N.T.S.)

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S15°39'21"E	30.86'

**LEGEND:**

- FOUND MONUMENT (AS NOTED)

**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).
- CRAIGHEAD COUNTY PARCEL NO. 01-133021-01100.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - EZELL OAK PARK 49 MINOR PLAT, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 179, DATED AUGUST 03, 2006.
  - MULLEN'S PLAT, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 187, DATED JULY 19, 2007.
  - ARDOT RIGHT-OF-WAY PLANS, JOB #100454.
  - WARRANTY DEED, KIRKSEY TO KIRSEY, RECORDED IN BOOK 169, PAGE 60, DATED MAY 09, 1967.
  - WARRANTY DEED, KIRKSEY TO ARKANSAS STATE HIGHWAY COMMISSION, RECORDED IN BOOK 614, PAGE 91, DATED OCTOBER 05, 2001.
- SUBJECT PROPERTY IS ZONED:  
R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING REQUIREMENTS:  
STREET SETBACK - 25'  
REAR SETBACK - 25'  
SIDE SETBACK - 7.5'  
MAXIMUM LOT COVERAGE - 35%  
MAXIMUM BUILDING HEIGHT - 35'
- PROPOSED ZONING:  
C-3, GENERAL COMMERCIAL DISTRICT.

**UTILITY PROVIDERS:**

- |   |  |
|---|--|
| <b>ELECTRIC, WATER &amp; SEWER:</b><br>CITY WATER & LIGHT<br>400 EAST MONROE<br>JONESBORO, AR 72401<br>(870)-935-5581 | <b>TELECOMMUNICATIONS:</b><br>AT&T ARKANSAS<br>723 SOUTH CHURCH<br>JONESBORO, AR 72401<br>1-800-464-7928 |
| <b>NATURAL GAS:</b><br>CENTERPOINT ENERGY<br>3013 OLD FEED HOUSE ROAD<br>JONESBORO, AR 72404<br>(870)-972-6682        | <b>SUDDENLINK COMMUNICATIONS</b><br>1520 SOUTH CARAWAY ROAD<br>JONESBORO, AR 72401<br>(870)-935-3615     |
|   | <b>RITTER COMMUNICATIONS</b><br>2400 RITTER DRIVE<br>(870)-336-3434                                      |

**LEGAL DESCRIPTION:**

**TRACT 1:**  
A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 13 NORTH, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE NORTHWEST CORNER OF LOT 4, EZELL OAK PARK 49 MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°02'09" WEST, 206.35 FEET; THENCE NORTH 89°14'50" EAST, 197.43 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STILLWATER DRIVE; THENCE NORTH 88°17'09" EAST, 188.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE SOUTH 15°39'21" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 30.86 FEET; THENCE SOUTH 20°35'56" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 190.03 FEET; THENCE SOUTH 88°46'36" WEST, 327.34 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.72 ACRES (75,004 SQUARE FEET), MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I, JASON D. BEARD, 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.

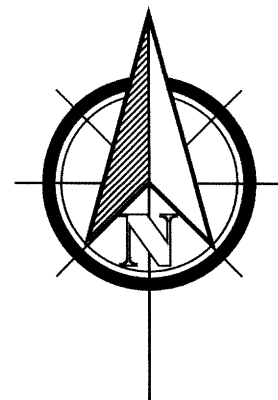
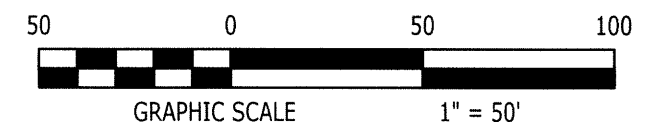
**OWNERS CERTIFICATION:**

I, 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 (C-3) GENERAL COMMERCIAL DISTRICT**

SIGNED THIS 8 DAY OF March, 2021.

SIGNATURE: Debra Mangrum

SIGNATURE: Jason Beard



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

**REZONING PLAT**  
CLIENT: MANGRUM  
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 13 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

<b>RIDGE SURVEYING &amp; CONSULTING PLLC</b>		870-203-9940		www.ridgesurveying.net	
		311 S. Church St., Suite H		Jonesboro, AR 72401	
<b>DRAWING INFO</b>	JOB	DATE	BY	DESCRIPTION	
	02/27/2021				
<b>REVISIONS</b>	SCALE	1" = 50'			
	JOB NO.	21137			



RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946



JASON D. BEARD - SURVEYOR  
ARKANSAS - P.S. 1691