

VICINITY MAP
NOT TO SCALE

**EXISTING R-1 ZONING
REQUESTED C-3 LUO ZONING**

RECORD DESCRIPTION: (DOC# JB2011R-002648)

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AFORESAID; THENCE NORTH $88^{\circ}37'$ EAST ON THE 40 ACRE LINE 755 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 431.2 FEET; THENCE NORTH $88^{\circ}32'$ EAST 290.6 FEET; THENCE SOUTH $0^{\circ}08'$ EAST 430.5 FEET TO THE SOUTH LINE OF AFORESAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH $88^{\circ}37'$ WEST ON THE 40 ACRE LINE 291.7 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 2.87 ACRES. (BEING TRACTS "E" AND "F" OF THE PLAT OF NEELY ACRES SUBDIVISION, UNRECORDED) AND

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 3 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH $88^{\circ}32'$ WEST 30 FEET TO THE WEST SIDE OF WOODY LANE, THE POINT OF BEGINNING PROPER; THENCE NORTH ALONG THE WEST SIDE OF WOODY LANE, 722.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF UNITED STATES HIGHWAY #63; THENCE NORTH $75^{\circ}33'$ WEST 249.1 FEET; THENCE SOUTH TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING PROPER, LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AFORESAID; THENCE SOUTH $88^{\circ}32'$ WEST 30 FEET TO THE WEST SIDE OF WOODY LANE, THE POINT OF BEGINNING; THENCE NORTH ALONG WEST SIDE OF WOODY LANE 77 FEET; THENCE WEST 110 FEET; THENCE SOUTH 77 FEET; THENCE EAST 110 FEET TO THE POINT OF BEGINNING PROPER (PARCEL NO. 01-143094-01700)

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS 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:
 - SPECIAL WARRANTY DEED (DOCUMENT NO. JB2011R-002648)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: CAMPBELL FAMILY TRUST
- 5) A PORTION OF THIS TRACT 2 DOES LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA ZONE "A" PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0235 D WITH AN EFFECTIVE DATE OF 09/26/24.
- 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: R-1 (SETBACK REQUIREMENTS: 25' STREET & REAR; 7.5' SIDE)

LEGEND:

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



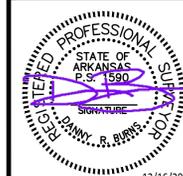
WWW.HORIZONLANDSURVEYING.COM
2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-245-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
PT. NE 1/4, SE 1/4, S9-T14N-R3E
DAN AVENUE & WOODY LANE

CLIENT:
CAMPBELL FAMILY TRUST



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	BRE
DATE:	12/16/2024
SCALE:	1"=40'
JOB NO.:	H19-085
CAD NO.:	

REZONING
PLAT

SHEET NUMBER:
1 of **1**