

VICINITY MAP
(N.T.S)

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP: R-1, SINGLE-FAMILY, LOW DENSITY DISTRICT AND C-3, GENERAL COMMERCIAL DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- C-3 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 60%
- PROPOSED ZONING CLASSIFICATION: CR-1, COMMERCIAL RESIDENCE MIXED USE DISTRICT.
- CR-1 ZONING RESTRICTIONS:
 - STREET SETBACK RESIDENTIAL - 25'
 - STREET SETBACK NONRESIDENTIAL - 25'
 - SIDE SETBACK RESIDENTIAL - 7.5'
 - SIDE SETBACK NONRESIDENTIAL - 10'
 - REAR SETBACK RESIDENTIAL - 20'
 - REAR SETBACK NONRESIDENTIAL - 20'
 - MAXIMUM HEIGHT LIMITATION - LIMITED TO FIRE AND BUILDING CODE REGULATIONS
 - MAXIMUM LOT COVERAGE - 50%
- 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:
 - ANNEXATION AND REZONING PLAT, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK H, PAGE 40, DATED FEBRUARY 12, 1986.
 - RECORD PLAT, HIGHLAND SUBDIVISION, 1ST ADDITION, BY KENNETH L. SCRAPE, P.S. 766, RECORDED IN BOOK C, PAGE 04, DATED MAY 21, 1997.
 - BOUNDARY SURVEY, BY SHAWN L. HIME, P.S. 1783, PROVIDED BY CLIENT, DATED MAY 02, 2022.
 - BOUNDARY SURVEY, BY SHAWN L. HIME, P.S. 1783, PROVIDED BY CLIENT, DATED JUNE 13, 2022.
 - WARRANTY DEED, SNOW, MARTIN, AND NEAL TO MONARCH INVESTMENTS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2022R-012580, DATED JUNE 03, 2022.
 - WARRANTY DEED, LAWRENCE TO STROBBE PROPERTY HOLDINGS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2022R-017259, DATED AUGUST 03, 2022.
 - CITY OF JONESBORO ORDINANCE NO. 86:1587, PASSED AND ADOPTED FEBRUARY 17, 1986.
- 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 OCTOBER 25, 2022.

LEGAL DESCRIPTION (AS SURVEYED):

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

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°22'45" WEST, 664.07 FEET; THENCE NORTH 01°09'13" EAST, 57.72 FEET TO THE POINT OF BEGINNING PROPER, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY NO. 18; THENCE NORTH 89°58'11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 199.94 FEET; THENCE NORTH 01°08'38" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 400.00 FEET; THENCE SOUTH 89°55'23" EAST, 200.00 FEET; THENCE SOUTH 01°09'13" WEST, 399.84 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.84 ACRES (79,956 SQ. FT.), MORE OR LESS, SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

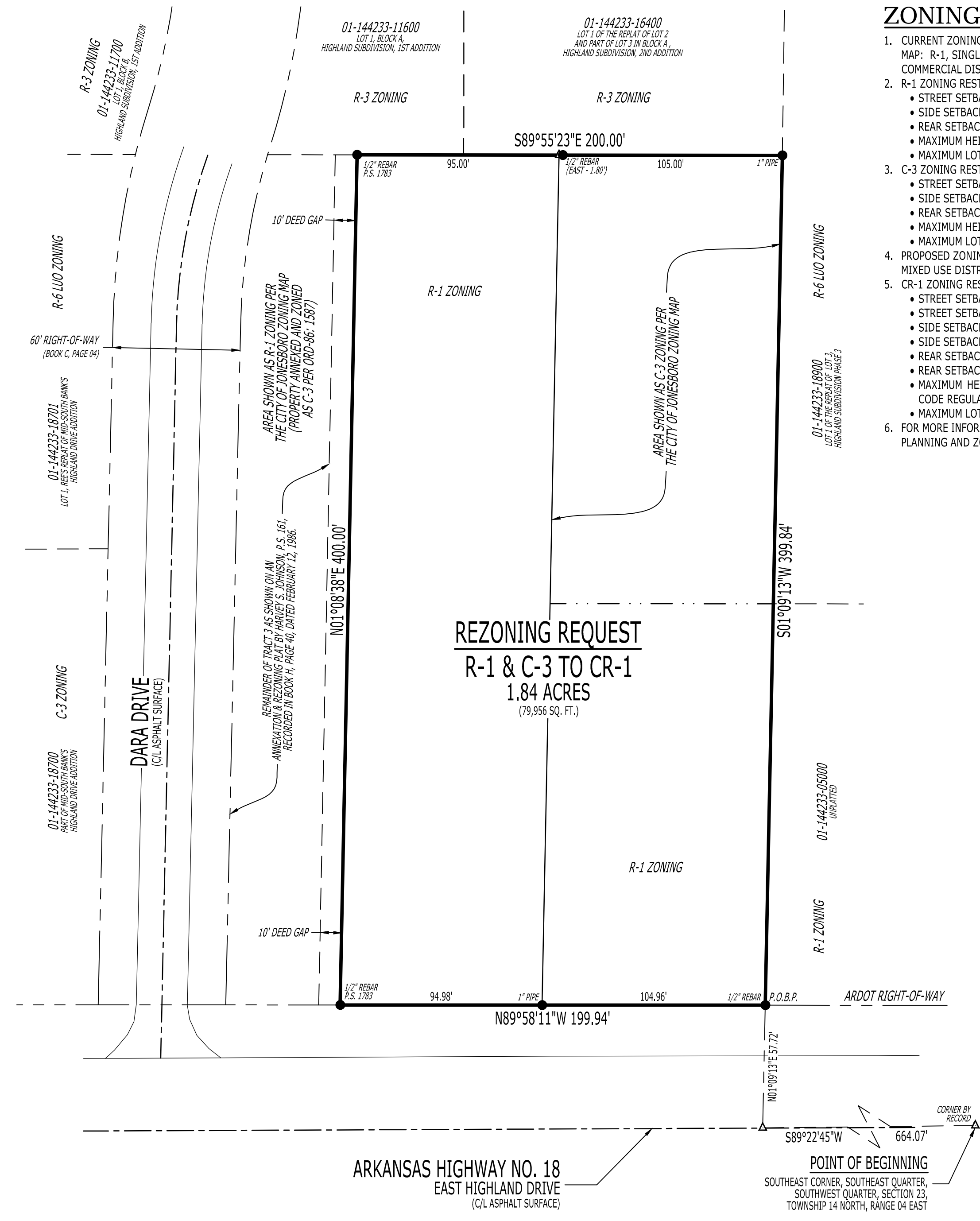
I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

OWNERS CERTIFICATION:

WE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND WE HEREBY REQUEST A REZONING FROM:
 (C-3) GENERAL COMMERCIAL DISTRICT AND (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO
 (CR-1) COMMERCIAL RESIDENCE MIXED USE DISTRICT.

SIGNED THIS ____ DAY OF _____, 2023.

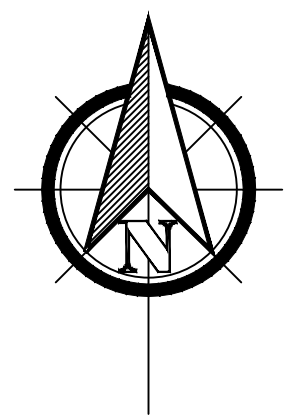
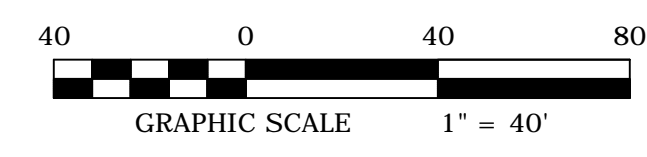
NAME: _____ SIGNATURE: _____
 NAME: _____ SIGNATURE: _____



REZONING REQUEST
R-1 & C-3 TO CR-1
1.84 ACRES
 (79,956 SQ. FT.)

LEGEND:

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



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

REZONING PLAT
 CLIENT: MONARCH INVESTMENTS LLC
 AND STROBBE PROPERTY HOLDINGS LLC
 PART OF THE SOUTHEAST QUARTER OF THE
 SOUTHWEST 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

870-203-9940
 www.ridgesurveying.net

DRAWING INFO		REVISIONS	
DATE	DESCRIPTION	DATE	BY
JAN 11/10/2022	RESUBMIT	JUN 02/13/2023	JUN
SCALE: 1" = 40'			
JOB NO: 22238-R			



RIDGE SURVEYING & CONSULTING, PLLC.
 ARKANSAS - 2946



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