

VICINITY MAP
NOT TO SCALE

CURRENT ZONING: AG-1
REQUESTED ZONING: RS-8 LUO

OVERALL LEGAL DESCRIPTION:

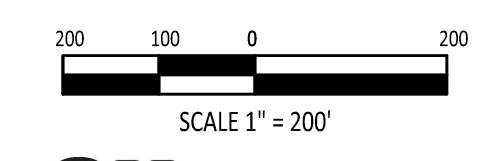
PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE WEST QUARTER CORNER OF SAID SECTION 4 RUN THENCE N89°25'46"E ALONG THE HALF SECTION LINE A DISTANCE OF 37.10 FT. TO A POINT ALONG THE EASTERN RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 226, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N89°25'46"E ALONG THE HALF SECTION LINE A DISTANCE OF 2615.76 FT. TO THE CENTER OF SAID SECTION 4, THENCE LEAVING SAID HALF SECTION LINE RUN S00°20'00"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 2529.85 FT. TO A POINT ALONG THE NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49; THENCE LEAVING THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 RUN S88°13'10"W ALONG THE NORTH RIGHT OF WAY OF SAID HIGHWAY A DISTANCE OF 40.88 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°55'58"W A DISTANCE OF 1204.77 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N83°59'51"W A DISTANCE OF 73.53 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°14'32"W A DISTANCE OF 107.14 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S82°12'41"W A DISTANCE OF 230.57 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY S88°39'23"W A DISTANCE OF 789.90 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N86°00'05"W A DISTANCE OF 160.41 FT. TO A POINT WHERE SAID NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49 INTERSECTS WITH THE EAST RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 226; THENCE LEAVING SAID NORTH RIGHT OF WAY OF U.S. HIGHWAY NO. 49, RUN THENCE N00°08'30"E ALONG SAID EAST RIGHT OF WAY OF ARKANSAS HIGHWAY NO. 226 A DISTANCE OF 2496.53 FT. TO A POINT; THENCE CONTINUE ALONG SAID RIGHT OF WAY N02°53'30"W A DISTANCE OF 65.22 FT. TO THE POINT OF BEGINNING, CONTAINING 152.60 ACRES, AND BEING SUBJECT TO ANY EASEMENTS 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.

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - LEGAL DESCRIPTION PROVIDED, DOCH JB2013R-021026
 - A.H.T.D. RIGHT OF WAY PLANS, JOB NUMBER 100611
 - A.H.T.D. SECTION BREAKDOWN SURVEY OF SECTION 4, T13N, R3E, JOB NUMBER: 100611
 - A.H.T.D. SECTION BREAKDOWN SURVEY OF SECTION 5, T13N, R3E, JOB NUMBER: 100611
 - A.H.T.D. RIGHT OF WAY PLANS, JOB NUMBER 10-709
- 3) ALL CORNER MONUMENTS SET ARE "REBAR" UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: CBS REVOCABLE TRUST
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0150 C DATED 09/27/19.
- 6) SETBACK REQUIREMENTS PER CITY OF JONESBORO ZONING:
 - EXISTING SETBACKS AG-1: 30 FT. FRONT / 30 FT. REAR / 10 FT. SIDE
 - PROPOSED SETBACKS RS-8: 15 FT. FRONT / 15 FT. REAR / 7.5 FT. SIDE
 - PROPOSED SETBACKS C-3: 25 FT. FRONT / 20 FT. REAR / 10 FT. SIDE



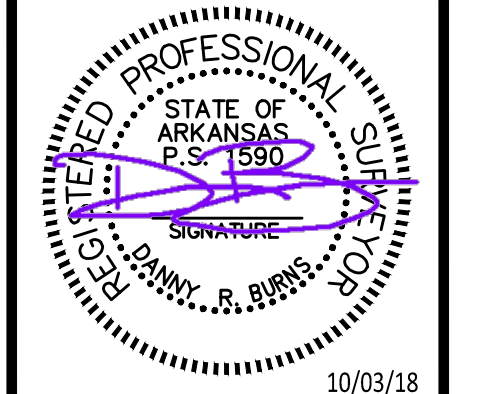
PHONE: 870-243-0092
561 CR 464, JONESBORO, AR 72404

Horizon

LAND SURVEYING, LLC

PROJECT:
REZONING PLAT

CLIENT:
CBS REVOCABLE TRUST



10/03/18

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	DRB
DATE:	10/26/18
SCALE:	1" = 200'
JOB NO.:	18-030
CAD NO.:	

CBS REVOCABLE TRUST
REZONING PLAT

SHEET NUMBER:
1 of **1**