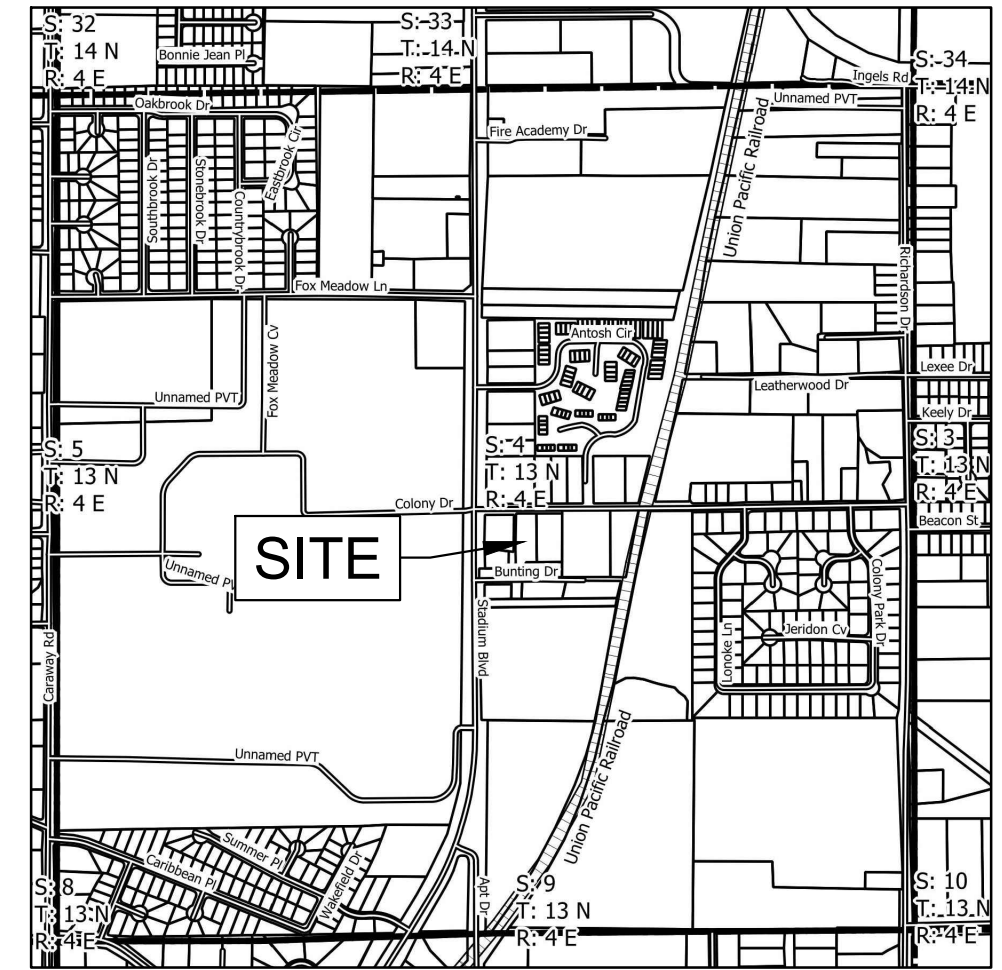
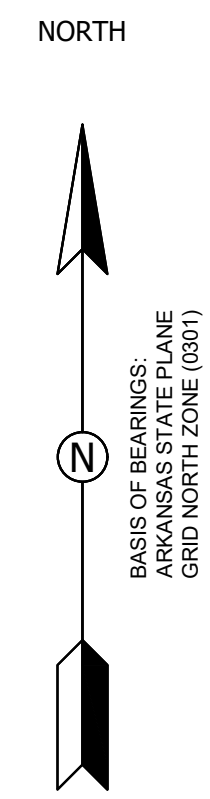


FOUND NAIL STEM
NW CORNER OF THE NW 1/4 OF SE 1/4,
(CENTER SECTION), SEC. 4, T-13N, R-4E
PER COJ PLSS REMONUMENTATION PROGRAM
(POINT OF COMMENCEMENT)

FOUND MAG NAIL
NE CORNER OF THE NE 1/4 OF SE 1/4,
SEC. 4, T-13N, R-4E
PER COJ PLSS REMONUMENTATION
PROGRAM



LEGEND

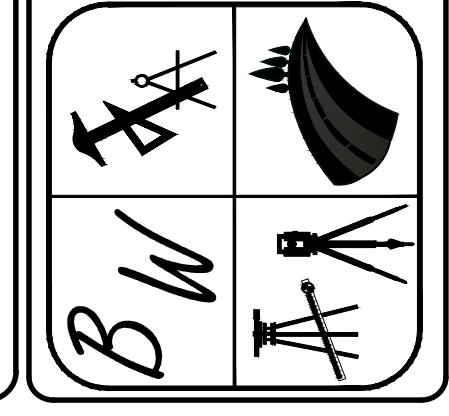
- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/B. WOOD P.S. # 1817 CAP
- △ CALCULATED CORNER
- ⊕ PK / MAG NAIL (AS NOTED)
- ⊕ MONUMENT (AS NOTED)
- ⊕ CITY OF JONESBORO PLSS MONUMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- - - OVERHEAD ELECTRIC
- ⊕ POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- REC RECORD DISTANCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

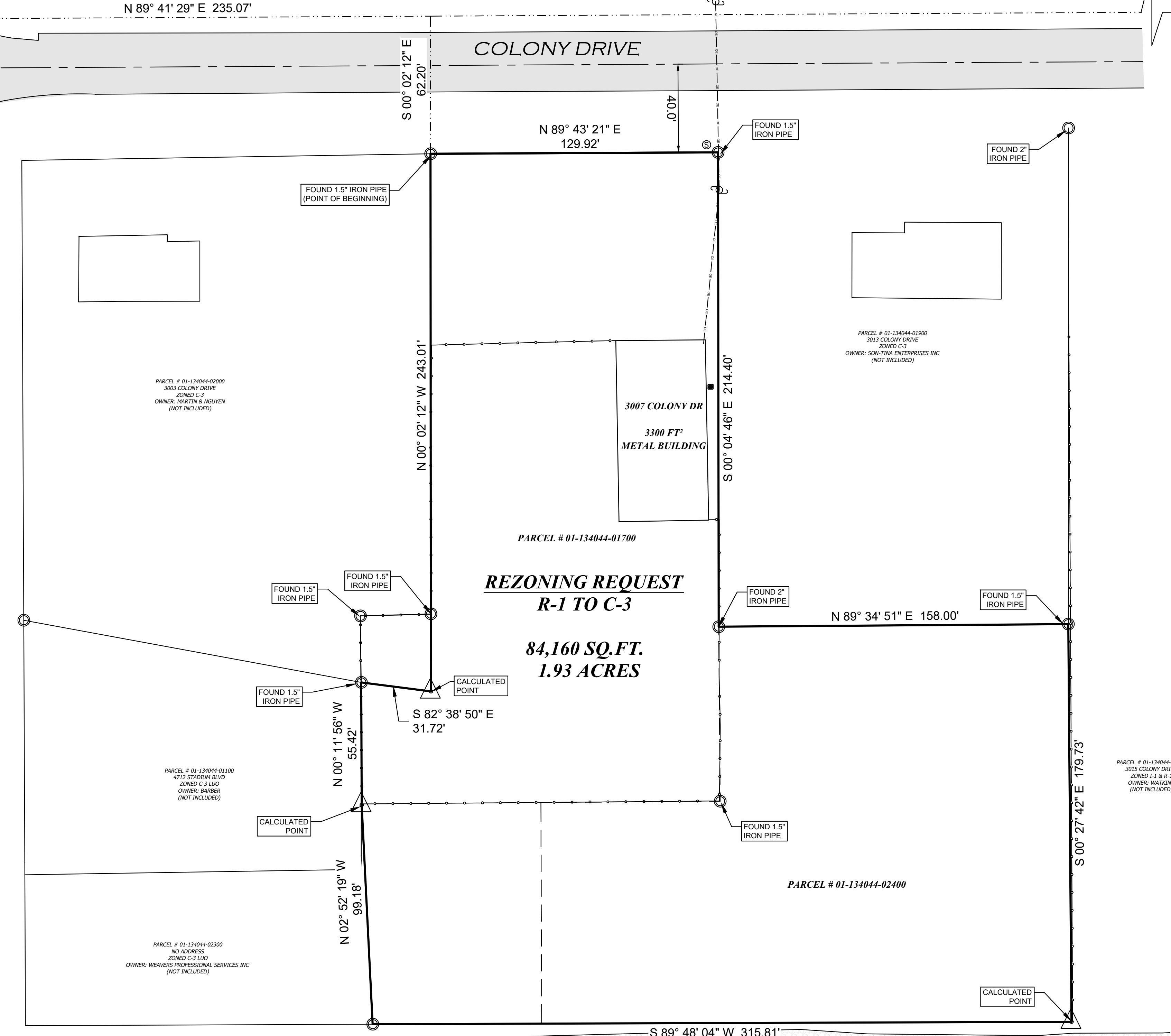
REZONING PLAT
EXISTING R-1: REQUESTING C-3
NORTHWEST QUARTER, SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 13N, RANGE 4E
3007 COLONY DRIVE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: ED & EMILY WATSON

DATE: 10/12/2023
REV:
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



STADIUM BOULEVARD
(HWY 1)



REZONING REQUEST
R-1 TO C-3
84,160 SQ.FT.
1.93 ACRES

DESCRIPTION (PER SURVEYED):

PART OF THE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°41'29" EAST 235.07 FEET; THENCE SOUTH 00°02'12" EAST 62.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'21" EAST 129.92 FEET; THENCE SOUTH 00°04'46" EAST 214.40 FEET; THENCE NORTH 89°34'51" EAST 158.00 FEET; THENCE SOUTH 00°27'42" EAST 179.73 FEET; THENCE SOUTH 89°48'04" WEST 315.81 FEET; THENCE NORTH 02°52'19" WEST 99.18 FEET; THENCE NORTH 00°11'56" WEST 55.42 FEET; THENCE SOUTH 82°38'50" EAST 31.72 FEET; THENCE NORTH 00°02'12" WEST 243.01 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 84,160 SQUARE FEET, 1.93 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF MARKINGS AND/OR APPURTENANCES. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
- SUBJECT PROPERTY IS ZONED R-1 AND IS REQUESTING A ZONING CHANGE TO C-3.
- THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - DEED: WATSON TO WATSON TRUST, CRAIGHEAD COUNTY DEED BOOK 627 PAGES 31-32, DATED 05/31/2002.
 - DEED: WATSON TO MOORE, CRAIGHEAD COUNTY DEED BOOK 437 PAGES 669-670, DATED 03/12/1993.
 - SURVEY: BY H. JOHNSON PS #161, CRAIGHEAD COUNTY PLAT BOOK 'F' PAGE 36, DATED 07/17/1978.
 - SURVEY ROSA BANK, BY G. HAMMAN PS #1273, CRAIGHEAD COUNTY PLAT BOOK 'I' PAGE 53, DATED 10/16/1996.
 - DEED: BUNTING TO BARBER, CRAIGHEAD COUNTY DEED BOOK 760 PAGES 391-394, DATED 10/22/2007.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM **R-1** TO **C-3**.

PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____

SURVEYOR'S CERTIFICATION:
I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817