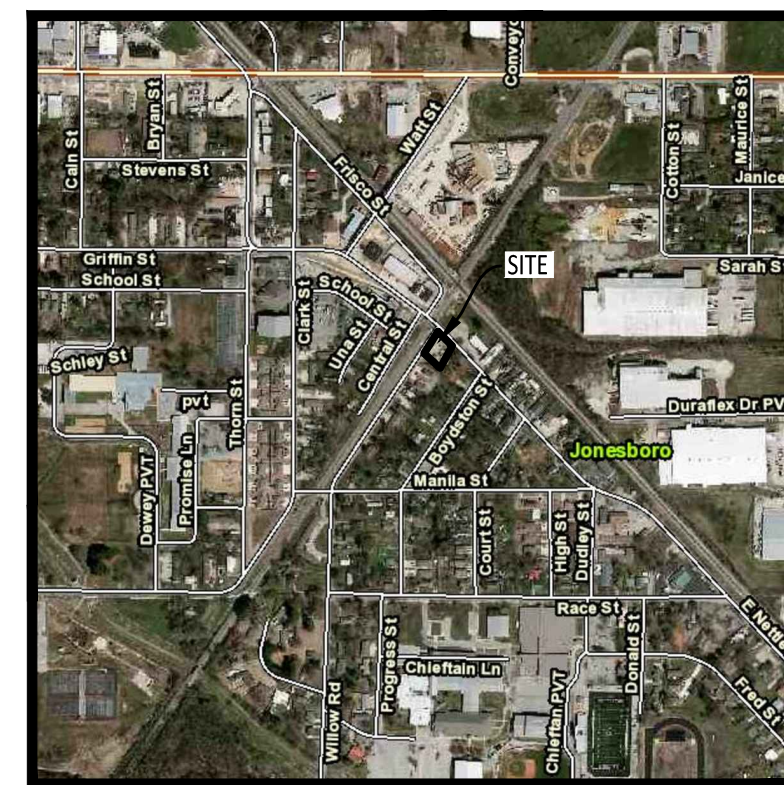


# Horizon

LAND SURVEYING, LLC

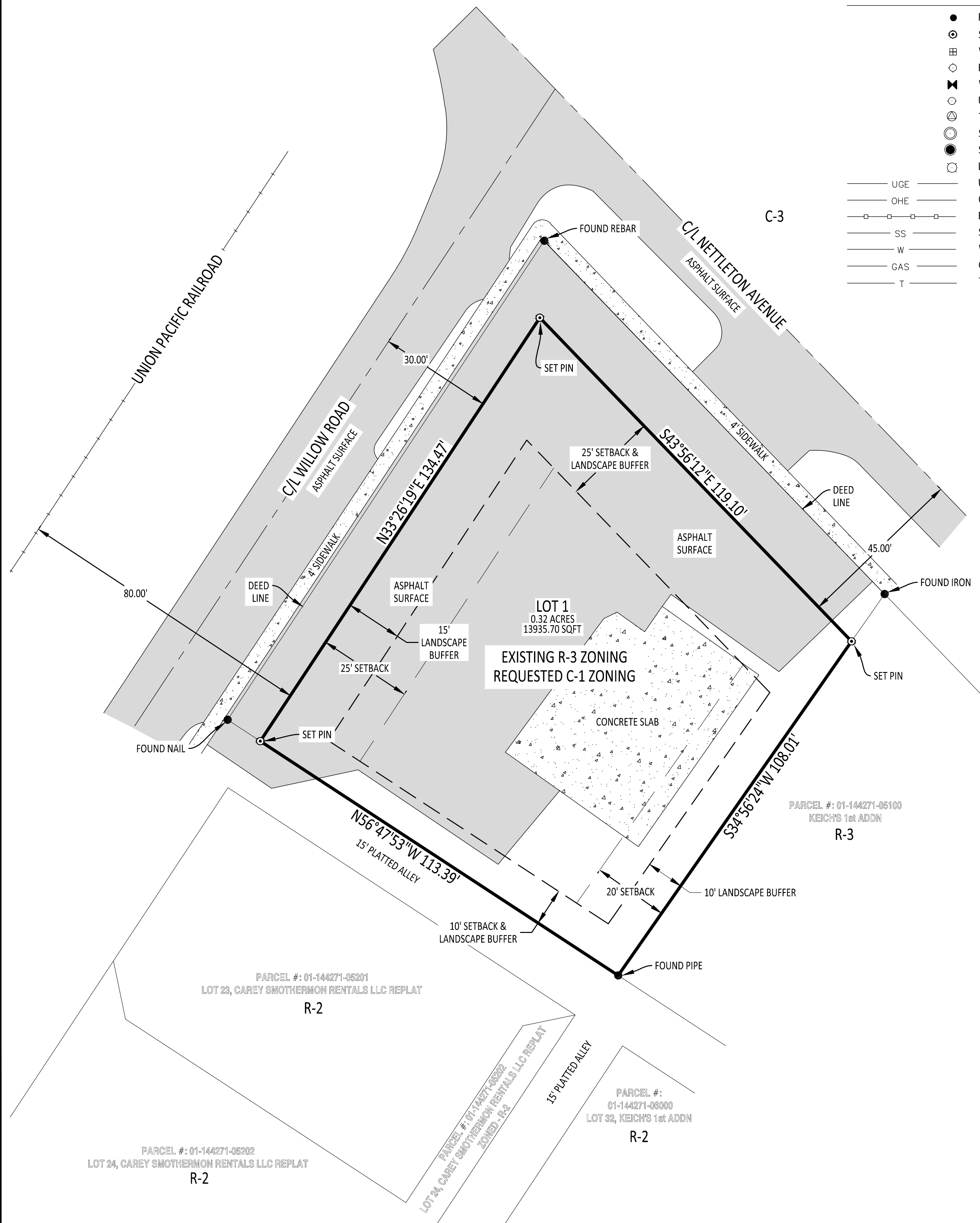
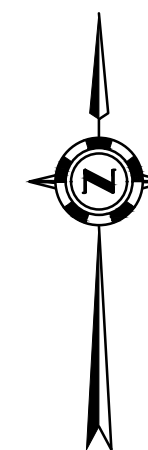


VICINITY MAP  
NOT TO SCALE

EXISTING R-3 ZONING  
REQUESTED C-1 ZONING

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊞ WATER METER
- ⊕ FIRE HYDRANT
- ⊗ WATER VALVE
- UTILITY POLE
- TELEPHONE PEDESTAL
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- LIGHT POLE
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- FENCE
- SS SEWER
- W WATER
- GAS GAS
- T TELEPHONE



**LEGAL DESCRIPTION:**

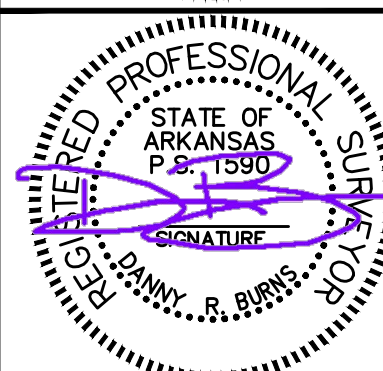
LOT 1 OF HUTSON REPLAT OF LOTS 19 AND 20 OF KEICH'S FIRST ADDITION TO THE CITY OF JONESBORO (FORMERLY THE TOWN OF NETTLETON) ARKANSAS. SUBJECT TO ASSESSMENTS, BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, RESTRICTIONS, AND ANY OTHER MATTERS OF RECORD OR FACT.

**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:
  - KEICH'S FIRST ADDITION RECORD PLAT (BOOK 13, PAGE 520)
  - WARRANTY DEED (DOC. 2019R-015639)
  - CAREY SMOTHERMON RENTALS LLC REPLAT (DOC. JB2011R-016232)
  - HUTSON REPLAT (BOOK C, PAGE 367)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: COREY HUTSON
- 5) FLOOD PLAIN: THIS TRACT DOES LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0132 C WITH AN EFFECTIVE DATE OF 06/25/07.
- 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-3 (SETBACKS: 20' FRONT & REAR; 7.5' SIDE)  
REQUESTED ZONING: C-1 (SETBACKS: 25' FRONT; 20' REAR; 10' SIDE)



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 20'
DATE:	11/17/2021	JOB NO.:	H21-100

REZONING PLAT

SHEET NUMBER:  
**1** of **1**

