

**LEGEND**

- = BOUNDARY LINE
- - - = ADJACENT LOT LINE
- - - = EASEMENT LINE
- = FOUND IRON PIPE
- △ = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1314 CAP
- x - - - = EXISTING FENCE LINE

**SURVEYOR'S NOTES**

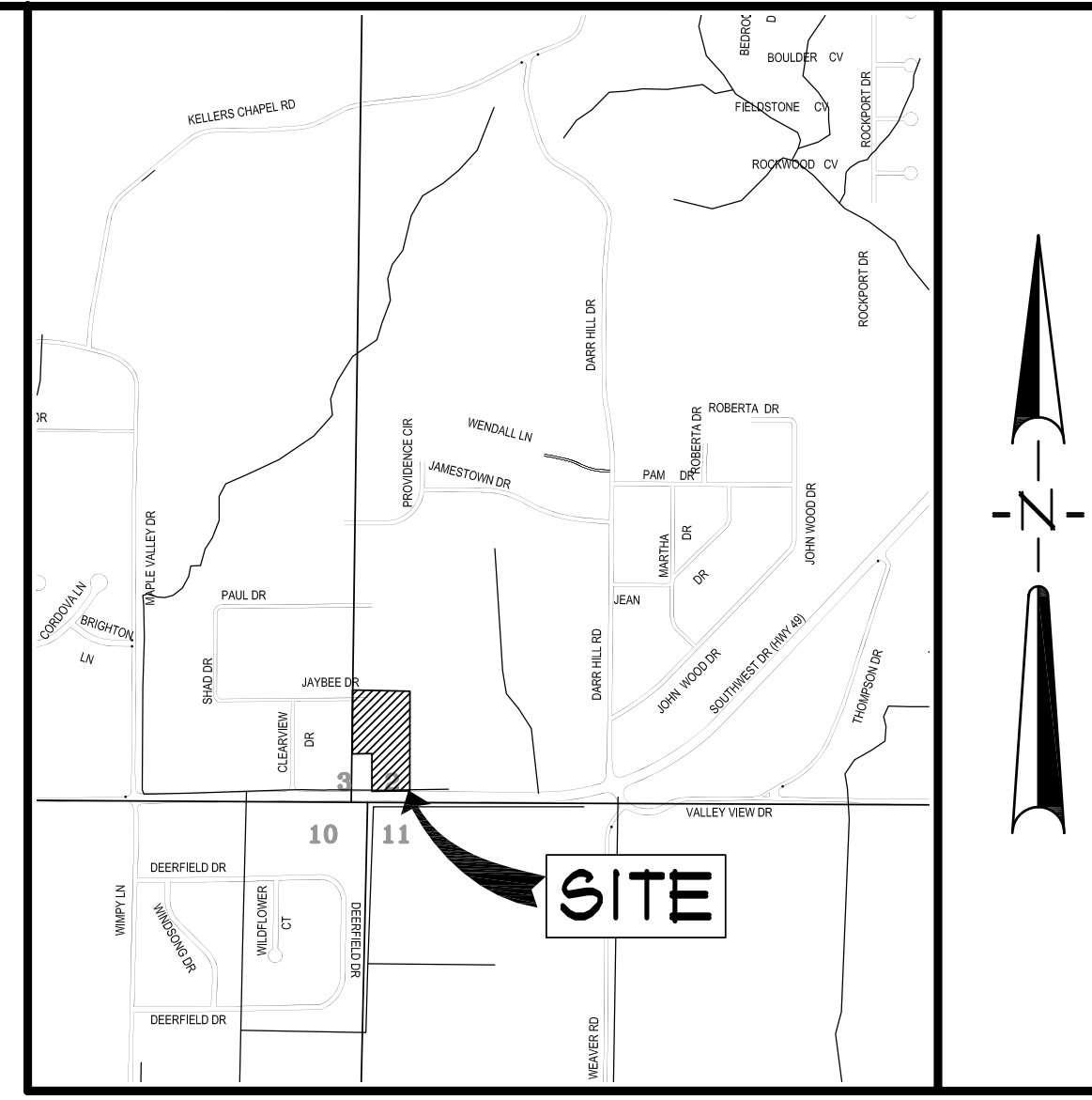
- THIS BOUNDARY SURVEY AND REZONING PLAN WAS PREPARED FOR DAVID AND DEBORAH HARTSHORN.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-4 LUO ZONING WITH A REQUEST FOR C-3 ZONING AS NOTED.

**OWNER'S CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

DAVID S. HARTSHORN, OWNER

DEBORAH R. HARTSHORN, OWNER



**DESCRIPTION**

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

LOTS 1, 2, 3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 AFORESAID: THENCE NORTH 00°05'49" EAST A DISTANCE OF 569.60 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00°05'49" EAST 42.30 FEET, MORE OR LESS TO AN EXISTING FENCE LINE; THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE; THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING.

AND

LOT 5 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVIEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5 IN CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS.

AND

THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITHIN CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

CONTAINING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

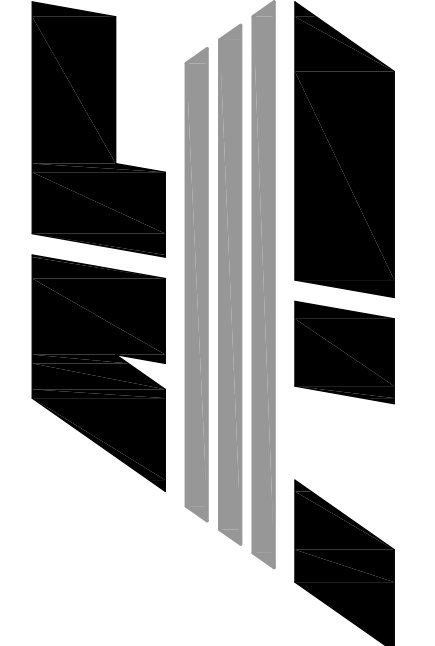
DATE OF BOUNDARY SURVEY: 05/27/2021

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

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**DAVID & DEBORAH HARTSHORN**  
U.S. HIGHWAY 49 (SOUTHWEST DRIVE)  
IN S.W. 1/4 OF SECTION 2, T13N, R3E  
JONESBORO, ARKANSAS

**ASSOCIATED ENGINEERING, LLC**  
CIVIL ENGINEERING • LAND SURVEYING  
LAND PLANNING  
103 SOUTH CHURCH STREET • P.O. BOX 1462  
JONESBORO, AR 72403  
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

**REZONING PLAT**

DATE: XX/XX/XX	DRAWN: CCH
CADD FILE: 21121-001	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 30'	1 OF 1