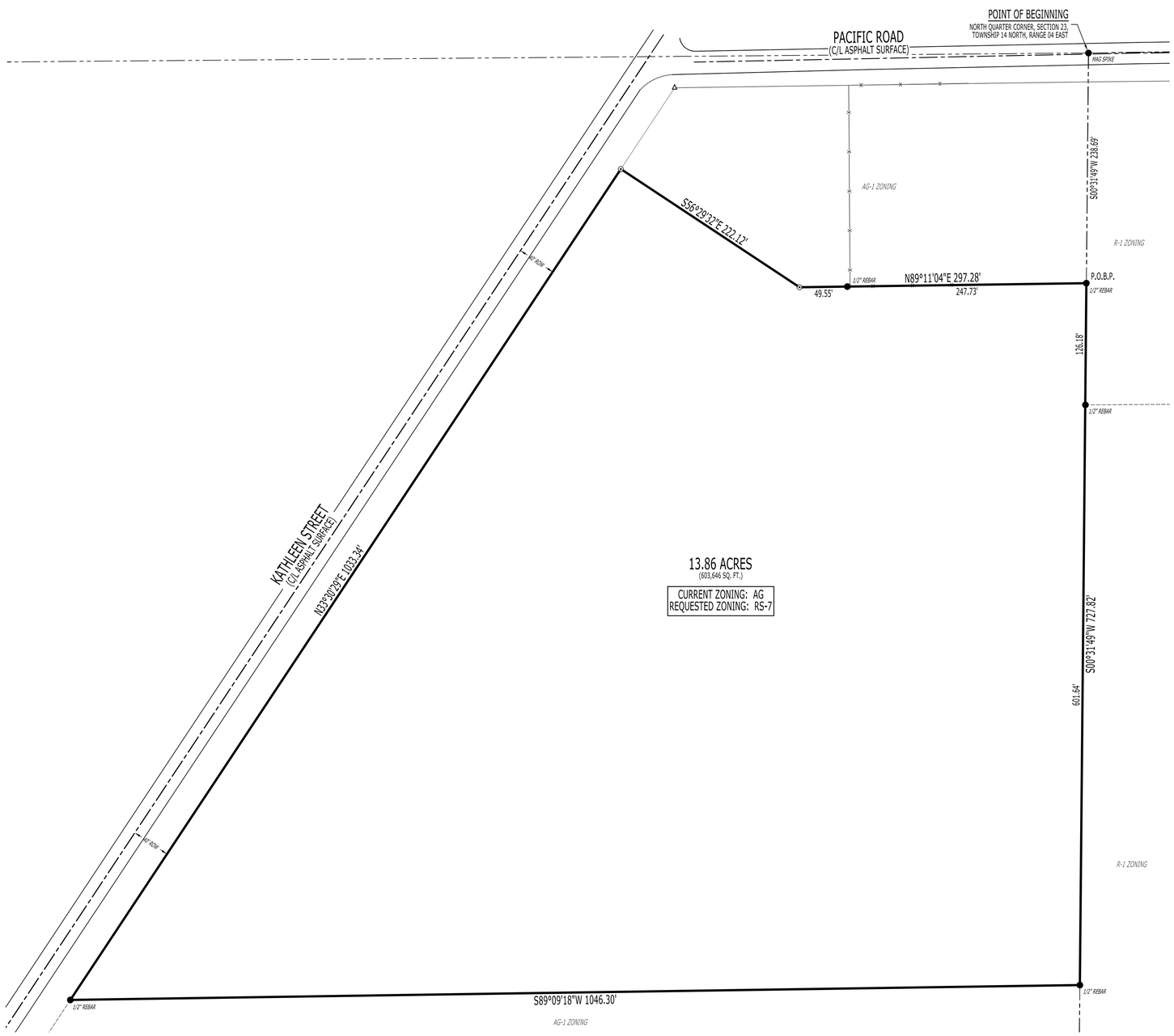

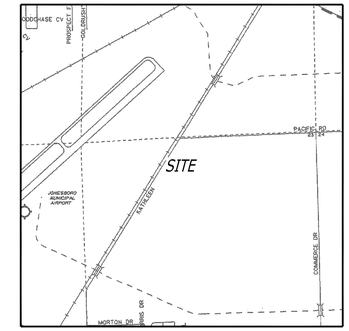

VICINITY MAP
(N.T.S)

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

LEGEND:

- ● FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)
- — BOUNDARY LINE

ZONING NOTES:

1. CURRENT ZONING CLASSIFICATION:
   - AG, AGRICULTURAL DISTRICT.
2. AG, BUILDING SETBACKS AND RESTRICTIONS:
   - STREET SETBACK - 30'
   - SIDE SETBACK - 10'
   - REAR SETBACK - 30'
   - MAXIMUM LOT COVERAGE - 35%
   - MAXIMUM HEIGHT LIMITATION - 45'
   - MINIMUM LOT WIDTH - 240'
   - MINIMUM LOT AREA - 5 ACRES
3. REQUESTED ZONING CLASSIFICATION:
   - RS-7, SINGLE FAMILY RESIDENTIAL DISTRICT.
4. RS-7, BUILDING SETBACKS AND RESTRICTIONS:
   - STREET SETBACK - 20'
   - SIDE SETBACK - 7.5'
   - REAR SETBACK - 20'
   - MAXIMUM LOT COVERAGE - 40%
   - MAXIMUM HEIGHT LIMITATION - 35'
   - MINIMUM LOT WIDTH - 50'
   - MINIMUM LOT AREA - 6,222 SQ. FT.
5. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, ADLS DOCUMENT NO. 20241206030930, DATED NOVEMBER 04, 2024.
   - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2024R-020834, DATED NOVEMBER 19, 2024.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0259D, EFFECTIVE DATE SEPTEMBER 26, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON MAY 20, 2025.

LEGAL DESCRIPTION (AS-SURVEYED):

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

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°31'49" WEST, 238.69 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°31'49" WEST, 727.82 FEET; THENCE SOUTH 89°09'18" WEST, 1046.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KATHLEEN STREET; THENCE NORTH 33°30'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1033.34 FEET; THENCE SOUTH 56°29'32" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 222.12 FEET; THENCE NORTH 89°11'04" EAST, 297.28 FEET THE POINT OF BEGINNING PROPER, CONTAINING 13.86 ACRES (603,646 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, 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.

60 0 60 120
GRAPHIC SCALE 1" = 60'

REZONING PLAT

CLIENT: PHILLIPS FAMILY INVESTMENTS LLC

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST 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

REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO

DRAWN BY:	JDB
DATE:	05/22/2025
SCALE:	1" = 60'
JOB NO:	24201 - REZONE

CERTIFICATE OF AUTHORIZATION
RIDGE SURVEYING & CONSULTING PLLC.
No. 2946
ARKANSAS

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
P.S. 1691
JASON D. BEARD
SIGNATURE
05/22/2025

JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

500-14N-04E-0-23-410-16-1691