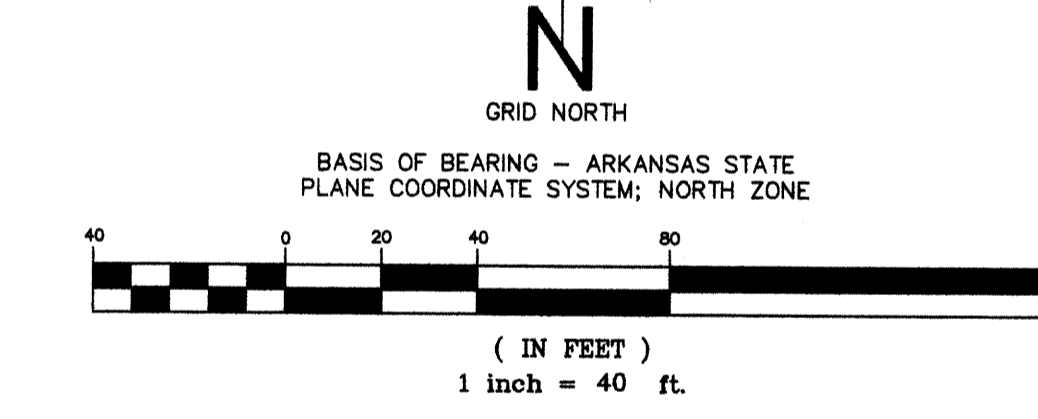


TOTAL ACREAGE:
6.74 ac



PRELIMINARY

NOTES:

- PROPERTY OWNER: KAGLE HUFF
- PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 050048 PANEL 150 C DATED SEPTEMBER 27, 1991
- ZONING INFORMATION -- CURRENT: RESIDENTIAL ONE (R1), PROPOSED: PLANNED UNIT DEVELOPMENT/MULTI-USE (PD-M)
- BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
- COMMERCIAL DEVELOPMENT LIMITED TO BUSINESSES THAT MAINTAIN THE GENERAL CHARACTER OF THE AREA. EXCLUSIONS INCLUDE SEXUALLY EXPLICIT BUSINESSES, SHOPS THAT SPECIALIZE IN TOBACCO AND/OR LIQUOR SALES, ANY ESTABLISHMENT THAT MINORS SHOULD NOT BE SUBJECTED TO, AND ANY DEVELOPMENT THAT THE PROPERTY OWNERS ASSOCIATION SHALL DEEM UNFIT. THERE SHALL BE NO ACCESS TO US HWY 49; ACCESS SHALL BE LIMITED TO PROPOSED PUBLIC CITY STREET AS SHOWN HEREON.
- MINIMUM SETBACK REQUIREMENTS--
STREET = 25'
REAR = 25'
SIDE = 7.5'
- GATED ENTRANCE TO RESIDENTIAL DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE CITY OF JONESBORO FIRE DEPARTMENT, GIVING EMERGENCY RESPONDERS COMPLETE ACCESS TO RESIDENTIAL DEVELOPMENT.

REFERENCE DOCUMENTS:

- ABSTRACT AND DESCRIPTION OF PROPERTY; PROVIDED BY CLIENT.
- MEADOW WOOD SUBDIVISION PHASE 1 AS SHOWN ON PLAT RECORDED IN PLAT CABINET C AT PAGE 195 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
- GRIFFIN PARK SUBDIVISION PHASE V AS SHOWN ON PLAT RECORDED IN PLAT CABINET C AT PAGE 168 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 3 EAST, IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SAID SECTION 35, THENCE N00°05'34"W 438.50 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) OF SAID SECTION 35 TO THE POINT OF BEGINNING;
CONTINUE THENCE N00°05'34"E 282.60 FEET TO A POINT, THENCE N89°54'26"E 1089.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SOUTHWEST DRIVE (US HWY 49S), THENCE S19°51'27"W 300.70 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE S89°54'37"W 987.10 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 6.74 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

CERTIFICATION

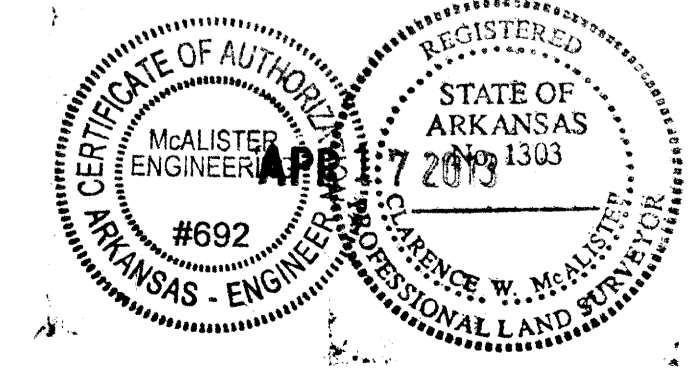
I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. McALISTER, PROFESSIONAL SURVEYOR NO. 1303 APRIL 16, 2013

OWNER'S CERTIFICATION

I, KAGLE HUFF, DO HERBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND THAT I HEREBY REQUEST A CHANGE OF ZONING FROM R1 TO PD-M AS SHOWN HEREON.

KAGLE HUFF APRIL 16, 2013



REZONING PLAT -- R1 TO PD-M

**PLANNED UNIT DEVELOPMENT
HUFF
JONESBORO, ARKANSAS**

McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 1013 CR 620 JONESBORO, AR 72404 870-931-1420	DRAWN BY: DM	CHECKED BY: CM
	SCALE: 1" = 40'	
	DATE: 12APR13	FILE: 1352133Huff.dwg
	DWG REF. 03E-14N-35	JOB NO. 1352133 SHEET 2 / 7
	SURVEY #: 500-14N-03E-0-35-220-16-1303	

DATE	REVISION	BY