

VICINITY MAP
NOT TO SCALE

EXISTING I-1 ZONING REQUESTED C-3 LUO ZONING

RECORD DESCRIPTION:

WARRANTY DEED (2023R-006810):
ALL OF LOT 1 OF WHEELER'S MINOR PLAT OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 93 AT JONESBORO, ARKANSAS, LESS AND EXCEPT THE FOLLOWING DESCRIBED TRACT: FROM THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 1, THENCE RUN NORTH 01°30'24" EAST A DISTANCE OF 90.23 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE WHEELER'S MINOR PLAT, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY 49; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 89°55'00" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 01°30'24" EAST, A DISTANCE OF 50.00 FEET TO A POINT; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE SOUTH 01°30'24" WEST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, SAID TRACT CONTAINING 0.03 ACRES, MORE OR LESS. THE TRACT HEREIN CONVEYED BEING SUBJECT TO AN INGRESS/EGRESS EASEMENT OVER AND ACROSS THE SOUTH THIRTY FEET THEREOF.

CERTIFICATE OF SURVEY:

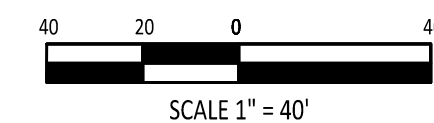
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. 2023R-006810)
 - WHEELER'S MINOR PLAT (PLAT CAB. B, PAGE 93)
 - WARRANTY DEED (BOOK 548, PAGE 770)
 - WINDSOR LANDING SUBD. 2ND ADDN (PLAT CAB. C, PAGE 57)
 - KENNETT SUBD. (BOOK B, PAGE 90)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: KALPESH DAS AND DHARMESH DAS, TRUSTEES OF THE JUNIOR DAS BUSINESS HOLDINGS TRUST
- 5) THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0063 C WITH AN EFFECTIVE DATE OF 09/27/91.
- 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: I-1 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)
REQUESTED ZONING: C-3 LUO (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE



Horizon

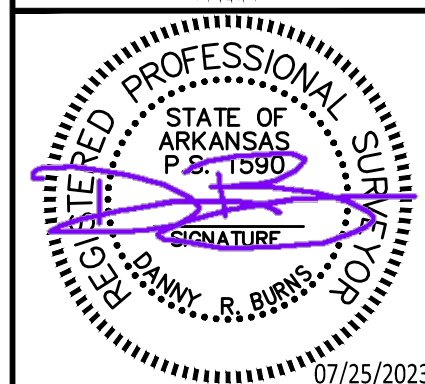
LAND SURVEYING, LLC

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:
PT. LOT 1, WHEELERS
MINOR PLAT

CLIENT:
SHANTI CONSTRUCTION
GROUP, LLC



07/25/2023

DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 40'
DATE:	07/25/2023	JOB NO.:	H23-085

REZONING PLAT

SHEET NUMBER:
1 of **1**