

BEARING BASIS: ARKANSAS STATE PLANE
NORTH ZONE (0301)

NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 14 NORTH, RANGE 4 EAST

MAPPING POINT B
N=561349.64
E=1719132.25

R-1 (NOT INCLUDED)

R-1 (NOT INCLUDED)

NE CNR,
SE 1/4, SE 1/4,
SEC 2, T-14N, R-4E

POINT OF BEGINNING
NE CNR, WEST HALF,
SE 1/4, SE 1/4,
SEC 2, T-14N, R-4E

TRACT 5
87,318 SQ. FT.
2.01 ACRES +/-

NOT INCLUDED
R-1

TRACT 4
87,095 SQ. FT.
2.00 ACRES +/-

NOT INCLUDED R-1

TRACT 3
87,075 SQ. FT.
2.00 ACRES +/-

NOT INCLUDED
R-1

TRACT 1
22,492 SQ. FT.
0.52 ACRES +/-

NOT INCLUDED
R-1

TRACT 6
22,492 SQ. FT.
0.52 ACRES +/-

NOT INCLUDED
R-1

TRACT 2
87,174 SQ. FT.
2.00 ACRES +/-

NOT INCLUDED R-1

TRACT 1
60,333 SQ. FT.
1.39 ACRES +/-

NOT INCLUDED
R-1

C-3 LUO
(NOT INCLUDED)

FND MAG NL
SE CNR,
SE 1/4, SE 1/4,
SEC 2, T-14N, R-4E
MAPPING POINT A
N=560043.89
E=1720445.05

C-3 LUO
(NOT INCLUDED)

R-1 (NOT INCLUDED)

PROPOSED
REZONING SITE
TOTAL
801,681 SQ. FT. 18.40
ACRES +/-

CURRENTLY ZONED: R-1
REQUESTING: C-3 LUO

BARN

SHOP

HOUSE

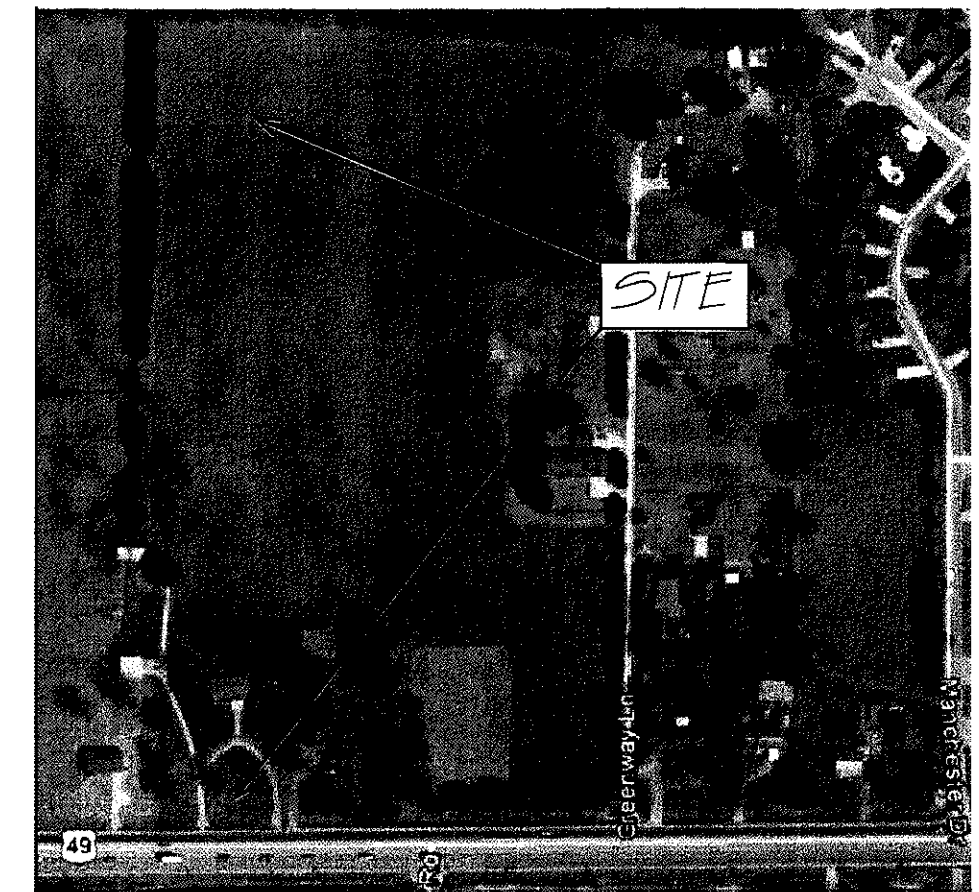
HOUSE

BARN

SW CNR,
SE 1/4, SE 1/4,
SEC 2, T-14N, R-4E

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINE
- EXISTING CONTOUR
- BENCHMARK
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/ PS #1709 CAP
- EXISTING WATER LINE
- EXISTING U/G GASLINE
- FIRE HYDRANT
- WATER VALVE
- EXISTING 8" PVC SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER METER



VICINITY MAP-N.T.S.

DESCRIPTION TRACT 1

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRASHHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, THENCE SOUTH 00°38'58" WEST, 986.76 FEET; THENCE SOUTH 89°04'12" WEST, 29.81 FEET; THENCE SOUTH 01°20'40" WEST, 23.00 FEET; THENCE SOUTH 86°45'24" WEST, 500.00 FEET; THENCE SOUTH 06°09'32" WEST, 236.24 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 49; THENCE ALONG SAID NORTHERLY RIGHT OF WAY AS FOLLOWS: SOUTH 89°15'12" WEST, 26.31 FEET; THENCE NORTH 68°49'18" WEST, 55.09 FEET; THENCE SOUTH 62°40'20" WEST, 59.88 FEET; THENCE SOUTH 89°21'19" WEST, 102.98 FEET; THENCE NORTH 00°38'58" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY, 1244.10 FEET; THENCE NORTH 89°27'08" EAST, 665.07 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 801,681 SQ. FT. OR 18.40 ACRES, MORE OR LESS.

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

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT I REQUEST A REZONING FROM:

R-1 TO: C-3 LUO

SIGNED THIS DAY OF 2013

NAME SIGNATURE

TITLE

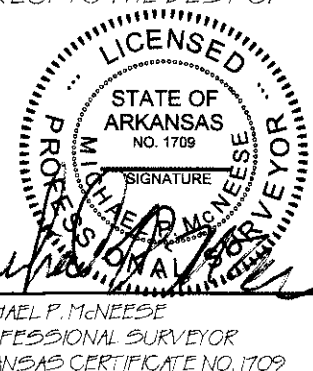
NAME SIGNATURE

TITLE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT MCNEESE LAND SURVEYING HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC 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.

DATE OF SURVEY: 07/10/2013



SURVEYOR'S NOTES

- THE FOLLOWING DOCUMENTS WERE USED TO CONDUCT THIS SURVEY:
 - A SURVEY OF TROY SHEETS FOR JIMMY RUPARD, DATED FEB. 6, 1981, AS RECORDED IN BOOK 171, PAGE 26, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - A SURVEY BY ROBERT NEWELL FOR DOUG RUPARD, DATED JUNE 06, 1991, AS RECORDED IN BOOK 81, PAGE 78, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - SURVEY BY BRADLEY HANCOCK FOR GLENN BRIDGES, DATED FEB. 6, 2012.
 - WARRANTY DEED FROM BRIDGES TO RUPARD, DATED FEB. 06, 1976, AS RECORDED IN DEED RECORD 229, PAGE 46A, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - QUITCLAIM DEED AS RECORDED IN DEED BOOK 781, PAGE 504, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - QUITCLAIM DEED AS RECORDED IN DEED BOOK 788, PAGE 40, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - QUITCLAIM DEED AS RECORDED IN DEED BOOK 781, PAGE 508, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
 - QUITCLAIM DEED AS RECORDED IN DEED BOOK 788, PAGE 44, PUBLIC RECORDS OF CRASHHEAD COUNTY IN JONESBORO, ARKANSAS.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY WITH A FULL TITLE SEARCH MAY DISCLOSE.

NOT VALID WITHOUT ORIGINAL SIGNATURE

MCNEESE LAND SURVEYING		REZONING PLAT	
3008 NEWCASTLE DRIVE PARAGOULD, AR 72450 mike@mcneesesurveying.com		(870) 565-6522	
CLIENT: JONESBORO LAND DEVELOPERS, LLC			
DATE: 07/10/2013		SCALE: 1" = 100'	
AR PLAT CODE: 500-14N-04E-0-02-220-16-1709		JOB #: 13126	