

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

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP
- ⊙ STAMPED "MCNEESE P.S. 1709" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-2 ZONING REQUIREMENTS:
 STREET SETBACK - 25'
 REAR SETBACK - 20'
 SIDE SETBACK - 7.5'
 HEIGHT RESTRICTION - 35'
 MAXIMUM LOT COVERAGE - 40%

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:
 - RECORD PLAT, SINCLAIR'S ADDITION, RECORDED IN BOOK 23, PAGE 411, DATED DECEMBER 11, 1903.
 - RECORD PLAT, STONEFIELD & BERGER ADDITION, RECORDED IN BOOK 43, PAGE 105, DATED AUGUST 04, 1915.
 - RECORD PLAT COBB'S SURVEY NW, NE, SECTION 19, TOWNSHIP 14 NORTH, RANGE 04 EAST, RECORDED IN BOOK 48, PAGE 15, DATED MAY 30, 1917.
 - RECORD REPLAT, MEYER'S CHERRY AVENUE COURT ADDITION, RECORDED IN BOOK 48, PAGES 87, DATED SEPTEMBER 11, 1924.
 - RECORD REPLAT, MEYER'S CHERRY AVENUE COURT ADDITION, RECORDED IN BOOK 48, PAGE 223, OCTOBER 15, 1946.
 - RECORD REPLAT, WHEELLESS FIRST SUBDIVISION, RECORDED IN BOOK 158, PAGE 78, DATED MAY 27, 1969.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, EFFECTIVE DATE SEPTEMBER 27, 1991.
5. FIELD WORK WAS COMPLETED ON AUGUST 09, 2017.

LEGAL DESCRIPTION (AS-SURVEYED):

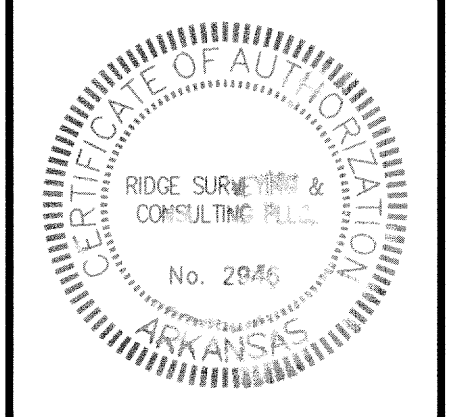
THAT PART OF LOT 3 LYING SOUTH OF OAK AVENUE AND LOTS 4 & 5 OF SINCLAIR'S ADDITION, AS RECORDED IN BOOK 23, PAGE 411.
 LOTS 3 & 8 OF MEYER'S CHERRY AVENUE COURT ADDITION, AS RECORDED IN BOOK 48, PAGE 223.
 WHEELLESS FIRST SUBDIVISION, AS RECORDED IN BOOK 158, PAGE 78.

SURVEYOR'S CERTIFICATION:

I, MICHAEL P. MCNEESE, 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 TRACTS WERE SURVEYED UNDER MY DIRECT SUPERVISION.

RIDGE SURVEYING & CONSULTING PLLC
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DRAWING INFO		REVISIONS	
DATE	SCALE	DATE	DESCRIPTION
09/09/2017	1" = 20'		



RIDGE SURVEYING & CONSULTING, PLLC
 ARKANSAS - 2946



MICHAEL P. MCNEESE - SURVEYOR
 ARKANSAS - P.S. 1709

500-14N-04E-0-19-140-16-1709

