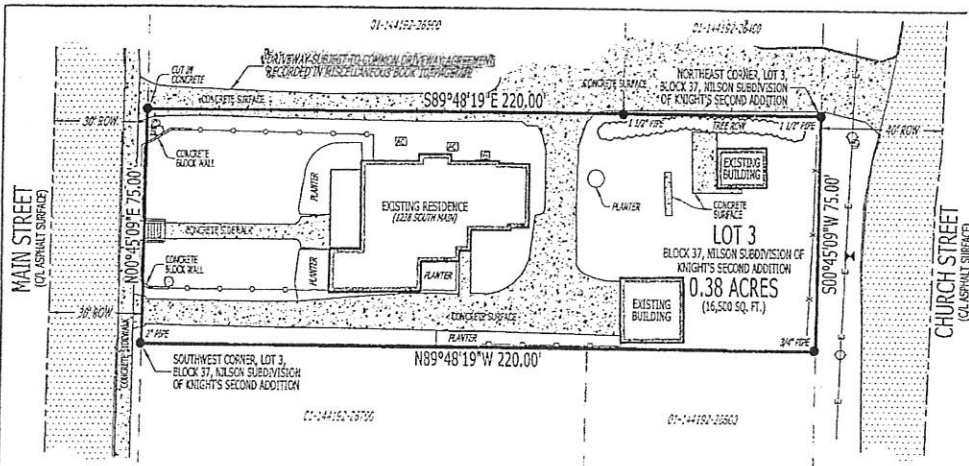


2022R-009830

FILED

JONESBORO DISTRICT
 CRAIGHEAD COUNTY, ARKANSAS
 CANDACE EDWARDS, CLERK & RECORDER
 05/02/2022 10:43:22 AM
 FEE: 15.00
 PAGES: 1
 TONI HARGETT



LEGEND:

- FOUND MONUMENT (AS NOTED)
- UTILITY POLE
- LIGHT POLE
- ⊞ ELECTRIC PULL-BOX
- ⊞ AC UNIT
- ⊞ WATER VALVE
- ⊞ GAS METER
- ⊞ TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- WROUGHT IRON FENCE LINE
- WOOD PRIVACY FENCE LINE
- FENCE LINE

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-2 ZONING RESTRICTIONS:
 STREET SETBACK - 25'
 SIDE SETBACK - 7.5'
 REAR SETBACK - 20'
 MAXIMUM HEIGHT LIMITATION - 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. SUBJECT PROPERTY ADDRESS: 1238 SOUTH MAIN STREET.
4. CRAIGHEAD COUNTY PARCEL NUMBER: 01-144192-26600.
5. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, NILSON SUBDIVISION OF BLOCKS 37, 38, 39, 40, 41, 49, 50 AND 51 OF KNIGHT'S SECOND ADDITION, RECORDED IN BOOK 9, PAGE 376, DATED JANUARY 01, 1891.
 - BOUNDARY SURVEY, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 10, DATED SEPTEMBER 18, 1969.
 - COMMON DRIVEWAY AGREEMENT, RECORDED IN MISCELLANEOUS RECORD BOOK 10, PAGE 742, DATED JUNE 26, 1981.
 - WARRANTY DEED, PAYNE TO PAYNE, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-005500, DATED APRIL 04, 2017.
6. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, DATED SEPTEMBER 27, 1991.
7. FIELD WORK WAS COMPLETED ON JULY 30, 2019.

LEGAL DESCRIPTION:

WARRANTY DEED: JB2017R-005600

LOT 3 IN BLOCK 37 OF NILSON SUBDIVISION OF BLOCKS 37, 38, 39, 40, 41, 49, 50 AND 51 OF KNIGHT'S SECOND ADDITION TO JONESBORO, ARKANSAS, ALSO KNOWN AS 1238 SOUTH MAIN, JONESBORO, ARKANSAS, TOGETHER WITH AND SUBJECT TO COMMON DRIVEWAY EASEMENT RECORDED IN MISCELLANEOUS RECORD 10 PAGE 742 AT JONESBORO, ARKANSAS.

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.



RIDGE SURVEYING & CONSULTING, PLLC.

311 South Church St.,
 Suite 10
 Jonesboro, AR 72401 870-203-9540
 www.ridgesurveying.net

BOUNDARY SURVEY

CLIENT: PAYNE

LOT 3, BLOCK 37 OF NILSON SUBDIVISION
 OF KNIGHT'S SECOND ADDITION,
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: JIN SCALE: 1" = 30'
 DATE: 07/31/2019 JOB NO: 19250

REVISIONS

500-14N-04E-019-420-16-1691

