

E RACE STREET

41.30'

N 89°44'07" E 60.01'

FOUND PIPE

CONCRETE
PARKING

OVERHEAD
FOOTPRINT

BILLBOARD
POST

COVERED PORCH

BRICK
BUILDING

GRAVEL
SURFACE

METAL FRAME
ADDITION

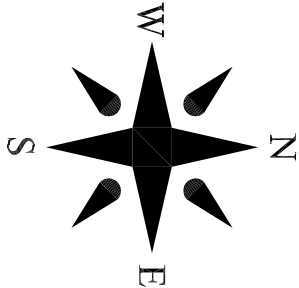
N 00°32'02" E 167.81'

S 00°32'02" W 167.83'

S 89°45'16" W 60.01'

FOUND
REBAR

RETAINING WALL



LEGAL DESCRIPTION: (as provided)

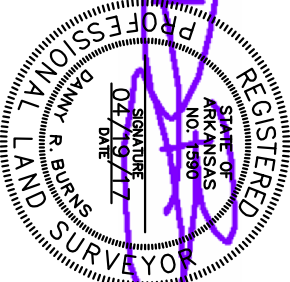
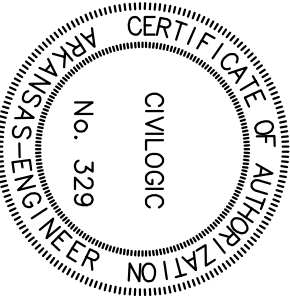
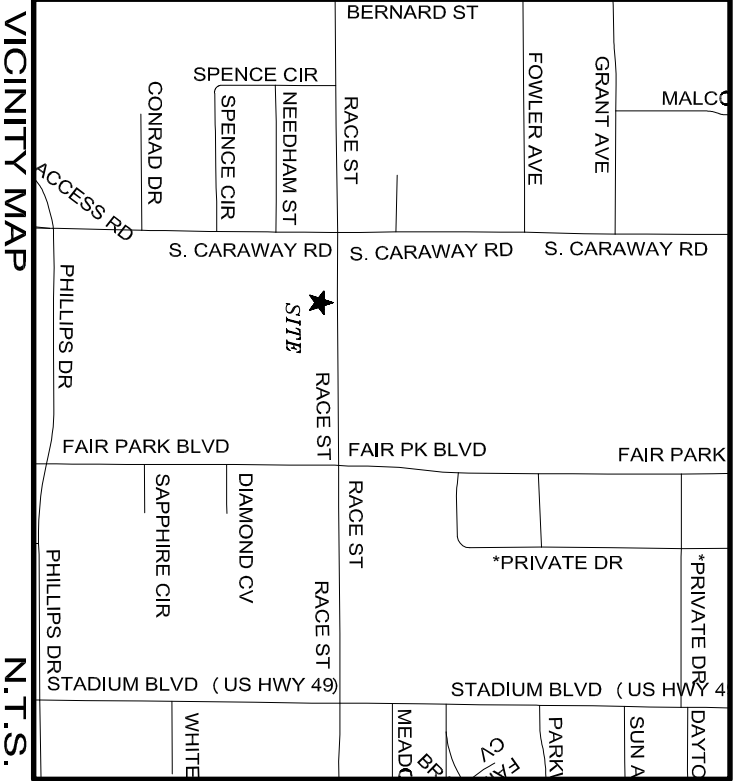
A part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 14 North, Range 4 East, being more particularly described as follows: Commencing at the Quarter Corner of Sections 28 and 29 of said Township and Range; thence South 89°26'30" East 300 feet along the center line of Race Street; thence South 1°10' West 41 feet to the South right of way line of Race Street; and point of beginning proper; thence South 89°26'30" East 60 feet along said right of way line; thence South 1°10' West 167 feet; thence North 89°26'30" West 60 feet; thence North 1°10' East 167 feet to the point of beginning proper, containing 0.23 acre, more or less.

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.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
 - 2) The closure precision of the plat is in excess of 1' in 100,000'.
 - 3) The research completed for this survey includes Legal Description provided and our own research at the courthouse.
 - 4) All corner monuments set are 1/2" rebar, unless otherwise noted on plat.
 - 5) Owner: AAKJ, LLC
 - 6) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0132 C, dated 09-27-91.
 - 7) Property address: 2307 Race Street, Jonesboro, Arkansas, 72401
 - 8) Current Zoning Classification Par City of Jonesboro: C-2
- Setback Requirements per Zoning: 25' Front / 10' Side / 20' Rear



ENGINEERS PLANNERS SURVEYORS

Civilogic

203 Southwest Dr.—Jonesboro, AR—(870)932-7880—www.civilogic.net

CONDITIONAL USE PLAT
OF
PT. SEC. 28-T14N-R4E
FOR
VINEYARD OUTDOOR
ADVERTISING

GH

Checked by:

Drawn By: DB

Sheet
No.

Job No.
117064

Scale
1"=20'

Date
04/19/17

1 of 1

County
CRAIGHEAD

Range
4E

Township
14N

Section
28

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