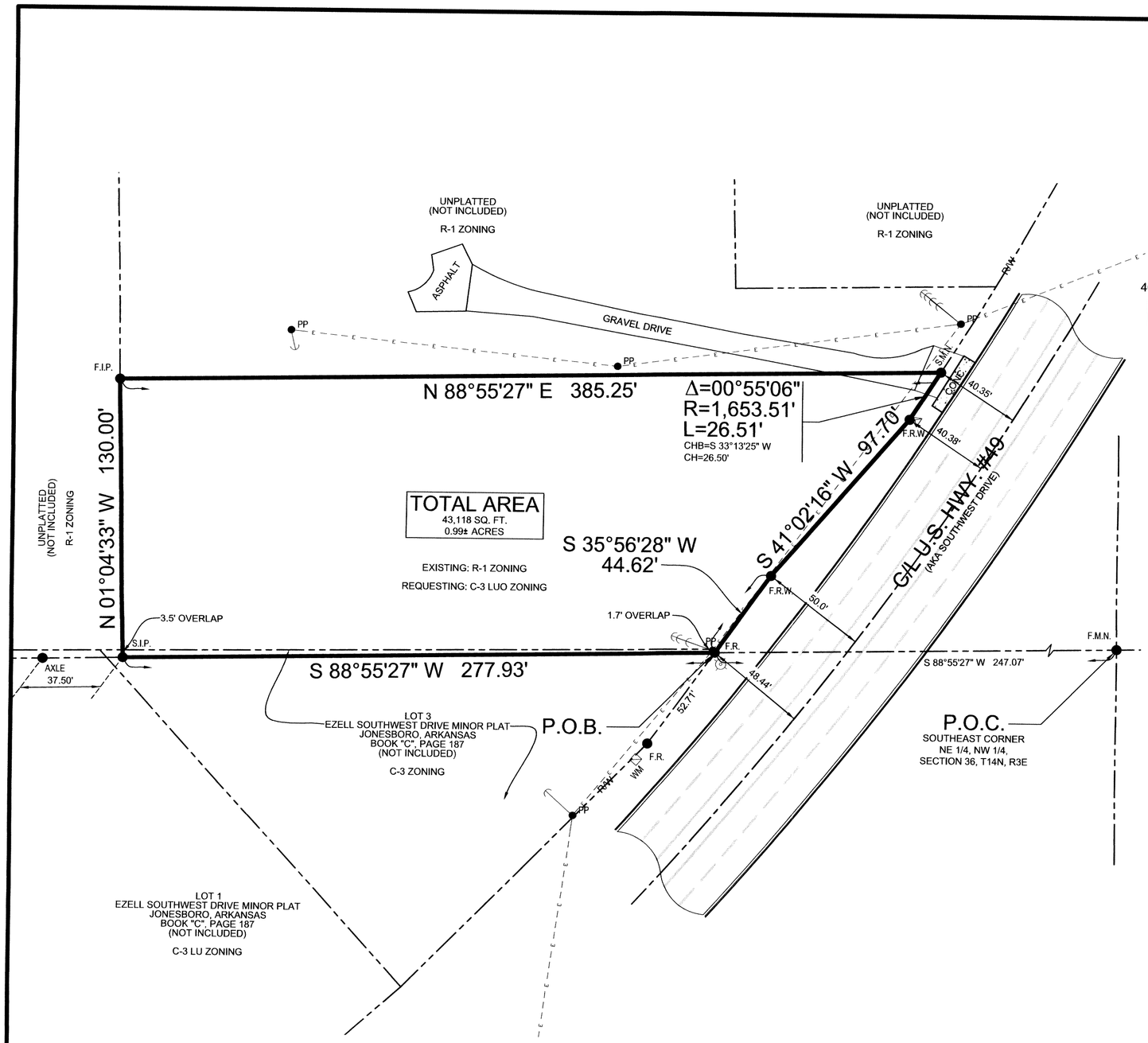
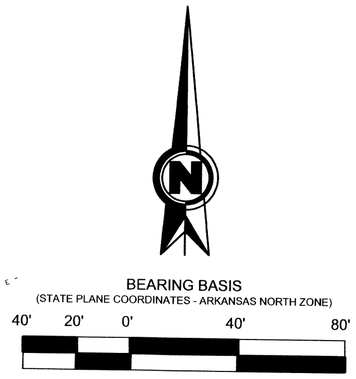
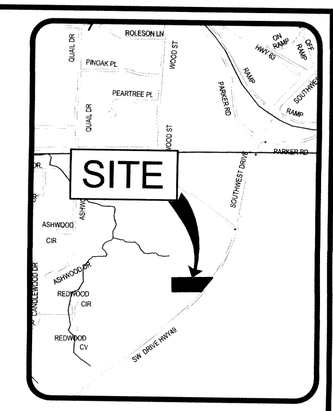




GRAPHIC SCALE

IN FEET



VICINITY SKETCH

NOT TO SCALE

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- F.I.P. = FOUND IRON PIPE
- AXLE = FOUND AXLE
- F.R. = FOUND REBAR WITH PS#1273 CAP
- F.M.N. = FOUND MAG NAIL
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- S.M.N. = SET MAG NAIL
- WM = EXISTING WATER METER
- = FIRE HYDRANT
- = EXISTING OVERHEAD ELECTRICAL LINE
- PP = POWER POLE
- = TELEPHONE PEDESTAL

SURVEY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, THENCE SOUTH 88°55'27" WEST, A DISTANCE OF 247.07 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY #49 AS SHOWN ON AHTD JOB NO. 100454 RIGHT-OF-WAY PLANS, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°55'27" WEST 277.93 FEET TO A POINT; THENCE NORTH 01°04'33" WEST, A DISTANCE OF 130.00 FEET TO A POINT; THENCE NORTH 88°55'27" EAST, PARALLEL TO SOUTH LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 385.25 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY #49; THENCE SOUTH 33°13'25" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 26.50 FEET TO A POINT; THENCE SOUTH 41°02'16" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.70 FEET TO A POINT; THENCE SOUTH 35°56'28" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.62 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 43,118 SQ. FT. OR 0.99 ACRES, MORE OR LESS.

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

DEED DESCRIPTION (DB 590, PAGE 840)

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, THENCE RUN WEST 193 FEET TO A POINT IN THE CENTER LINE OF HIGHWAY #39 THE POINT OF BEGINNING PROPER; THENCE RUN WEST 332 FEET; THENCE RUN NORTH 130 FEET; THENCE RUN EAST PARALLEL TO SOUTH LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 36 AFORESAID A DISTANCE OF 440 FEET TO A POINT IN CENTER LINE OF HIGHWAY #39; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG CENTER LINE OF HIGHWAY #39 TO A POINT OF BEGINNING PROPER.

OWNER'S CERTIFICATION

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

R-1 TO **C-3 LUO**

SIGNED THIS 18 DAY OF JULY, 2017. SIGNATURE: Joe Haynes

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR FIRST BAPTIST CHURCH.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1, C-3 & C-3 LU. BUILDING SETBACKS FOR R-1 ARE:
   FRONT= 25' SIDE= 7.5' REAR= 25'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   - A. QUITCLAIM DEED TO EUGENE C. CRISP AND DORIS C. CRISP, CO-TRUSTEES OF THE EUGENE C. CRISP LIVING TRUST, DATED APRIL 24, 2000, RECORDED IN DEED BOOK 590, PAGE 840. PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - B. BOUNDARY SURVEY PREPARED BY J.L. SCRAPE, DATED NOVEMBER 11,1969, RECORDED IN SURVEY RECORD BOOK "A", PAGE 19, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - C. RECORD PLAT OF EZELL SOUTHWEST DRIVE MINOR PLAT, JONESBORO, ARKANSAS, RECORDED IN BOOK "C", PAGE 187, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   - D. RIGHT-OF-WAY PLANS FOR U.S. HIGHWAY NO. 49, AHTD JOB NO. 100454.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY 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. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 05/08/2017

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

REZONING PLAT

FIRST BAPTIST CHURCH

PART OF NE1/4, NW1/4, SECTION 36, T14N, R3E, CRAIGHEAD COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1637
SIGNATURE
KEVIN L. SCRAPE

KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-03E-0-36-410-16-1637

CADD FILE: 17156-001	SCALE: 1"=40'
DATE: 05/10/17	SHEET
DWG#: 0314364-0053	1 OF 1