



LEGAL DESCRIPTION:

All of Lot 41 of Kiech's First Addition to the City of Jonesboro, Arkansas. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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 research completed for this survey includes:
Warranty Deed: (2020R 000232)
Kiech's First Addition record plat (bk 13, pg 520)
 - 3) All corner monuments set are 1/2" rebar, unless otherwise noted on the plat.
 - 4) Owner: Isles Investments, LLC
 - 5) Flood Plain: This tract does 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.
 - 6) Current Zoning: R-2 (25' front setbacks; 20' rear setback; 7.5' side setback).

VARIANCES REQUESTED:

- A) ALLOW 2 STRUCTURES ON AN R-2 PARCEL.
- B) ALLOW EXISTING STRUCTURE "FOOTPRINTS" TO DEFINE SETBACKS.
- C) ALLOW EXISTING FENCES TO REMAIN IN PLACE.
- D) ALLOW EXISTING SHEDS TO REMAIN IN PLACE.

VARIANCE PLAT
FOR
4104 MANILA ST.
JONESBORO, ARKANSAS
CHRISTIAN REYES

ENGINEERS PLANNERS SURVEYORS

Civilogic

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

Drawn By: RE		Checked by: GH	
Date 01-13-2021	Scale 1"=20'	Job No. 120106	Sheet No.
Section 27	Township 14N	Range 04E	County CRAIGHEAD
1 of 1			
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CERTIFICATE OF AUTHORITY

ARKANSAS ENGINEER

No. 329

CIVILOGIC

CHRISTIAN REYES

REGISTERED PROFESSIONAL SURVEYOR

NO. 1773

01-13-2021

JOHN M. HANNAH

JOB NO.: 120106

SHEET NUMBER

1 of 1