

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙

SET MONUMENT (AS NOTED)
- ⊞

WATER METER
- ⊙

FIRE HYDRANT
- ⊞

WATER VALVE
- ⊙

UTILITY POLE
- ⊙

TELEPHONE PEDESTAL
- ⊙

SEWER MANHOLE
- ⊙

STORM DRAIN MANHOLE
- ⊞

GRATED DRAIN INLET
- ⊞

ELECTRIC TRANSFORMER
- ⊞

ELECTRIC BOX/METER
- ⊙

LIGHT POLE
- ⊙

CLEANOUT
- ⊞

TRAFFIC CONTROL SIGN
- ⊙

SOUTHWESTERN BELL MANHOLE
- ⊞

GAS METER
- UGE
- OHE
- FENCE
- SS
- W
- GAS
- T
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- SEWER
- WATER
- GAS
- TELEPHONE

SURVEYORS NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:

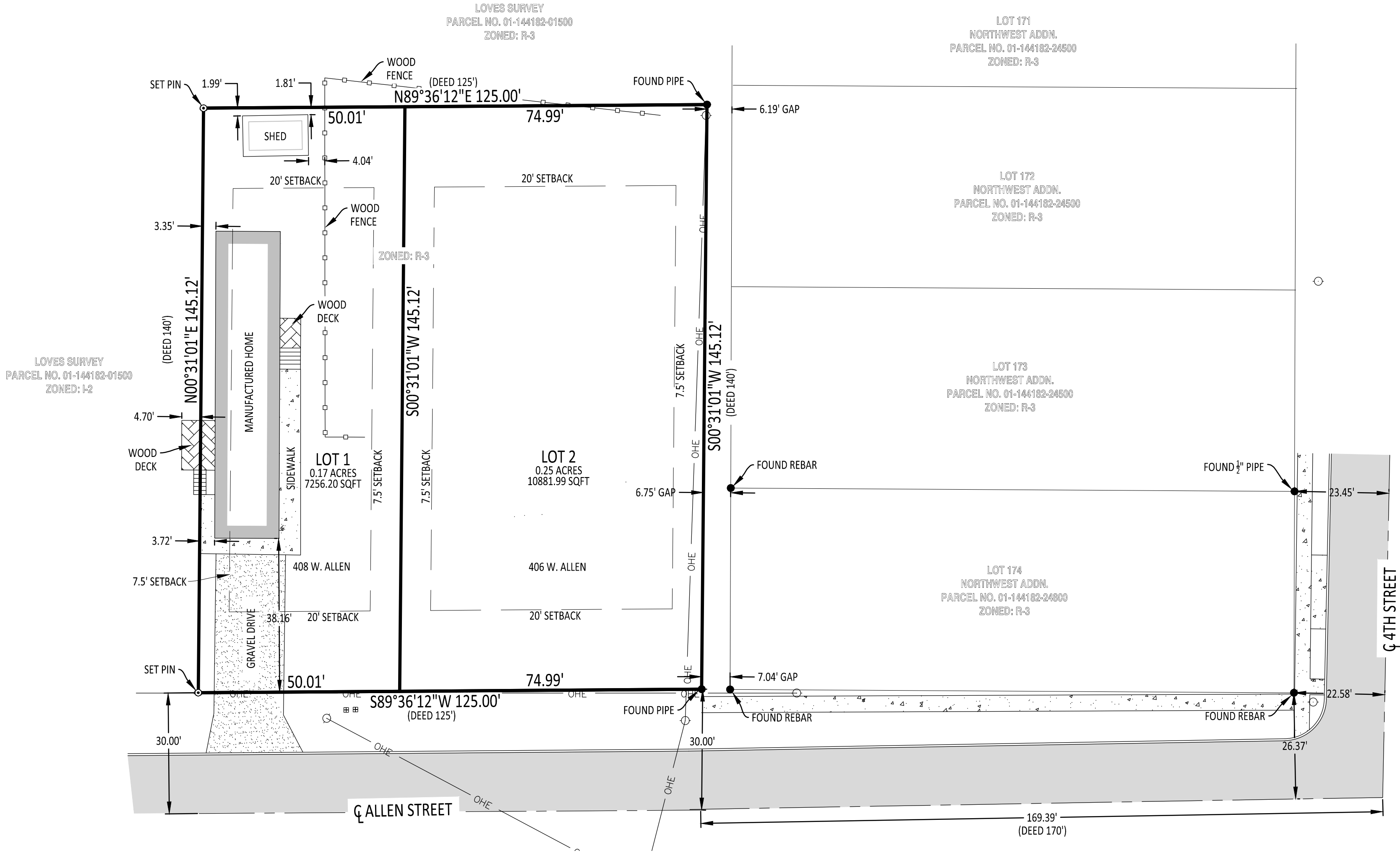
• QUITCLAIM DEED (2019R-020365)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: COREY ROSS
- 5) FLOOD PLAIN: THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0050 C EFFECTIVE DATE OF 12/16/2008.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-3 (SETBACKS: 20' FRONT & REAR; 7.5' SIDE)

VARIANCE REQUEST:

- 1) 7.5 FT. SIDE SETBACK ON LOT 1 TO BE ADJUSTED TO 3.35 FT. IN ORDER TO ACCOMMODATE AN EXISTING MANUFACTURED HOME.



VICINITY MAP
NOT TO SCALE



Horizon
LAND SURVEYING, LLC

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:
VARIANCE PLAT

CLIENT:
COREY ROSS



DRAWING INFO			
DRAWN BY:	DRB	SCALE:	1" = 30'
DATE:	03/22/2021	JOB NO.:	H21-040

406 & 408 W. ALLEN

SHEET NUMBER:

1 of 1