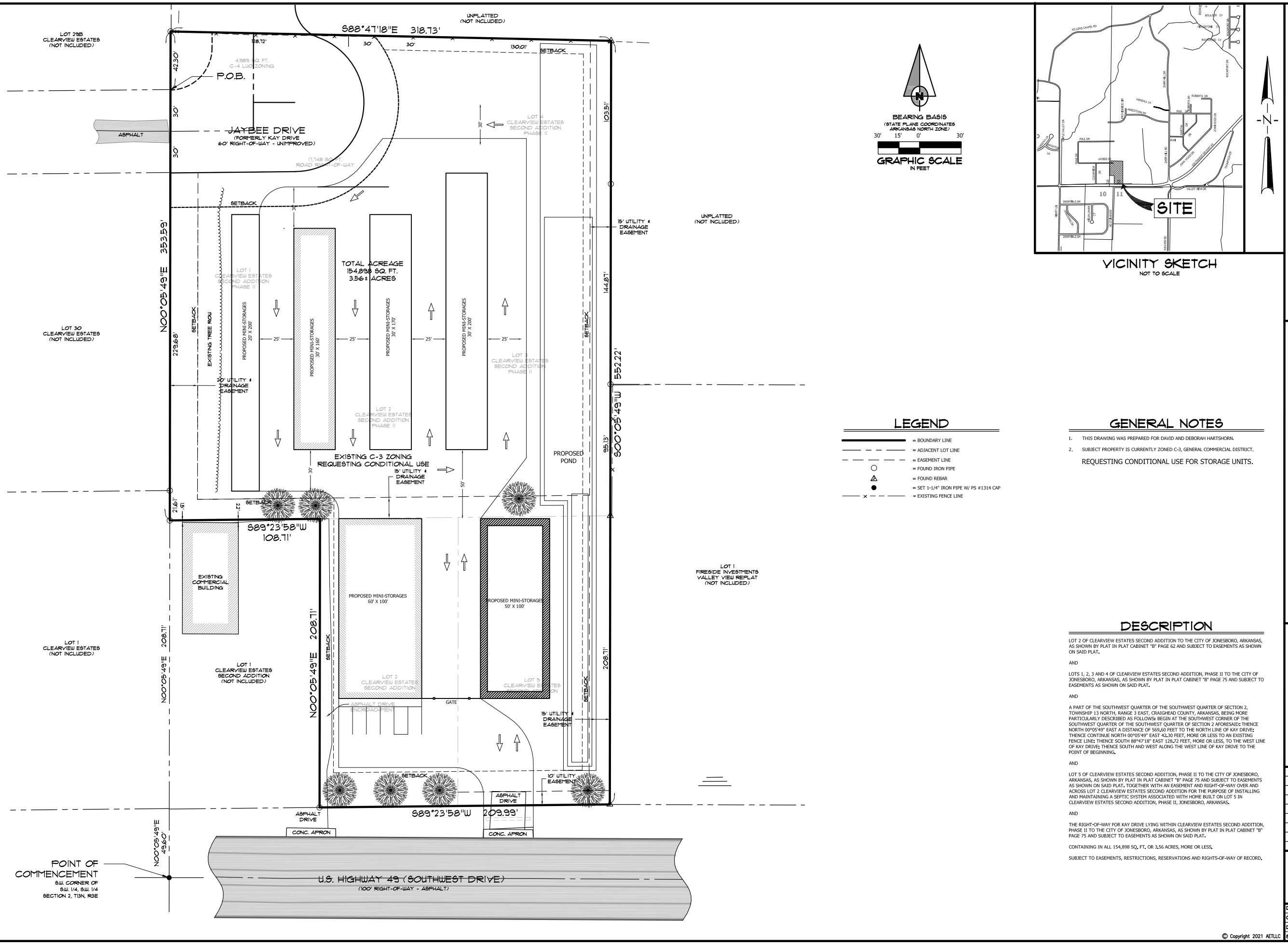

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

30' 15' 0' 30'

GRAPHIC SCALE
IN FEET

VICINITY SKETCH
NOT TO SCALE

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = FOUND IRON PIPE
- = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1314 CAP
- = EXISTING FENCE LINE

GENERAL NOTES

1. THIS DRAWING WAS PREPARED FOR DAVID AND DEBORAH HARTSHORN.
2. SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT.

REQUESTING CONDITIONAL USE FOR STORAGE UNITS.

DESCRIPTION

LOT 2 OF CLEARVIEW ESTATES SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 62 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

LOTS 1, 2, 3 AND 4 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

AND

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 AFORESAID; THENCE NORTH 00°05'49" EAST A DISTANCE OF 569.60 FEET TO THE NORTH LINE OF KAY DRIVE; THENCE CONTINUE NORTH 00°05'49" EAST 42.30 FEET, MORE OR LESS TO AN EXISTING FENCE LINE; THENCE SOUTH 88°47'18" EAST 128.72 FEET, MORE OR LESS, TO THE WEST LINE OF KAY DRIVE; THENCE SOUTH AND WEST ALONG THE WEST LINE OF KAY DRIVE TO THE POINT OF BEGINNING.

AND

LOT 5 OF CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, TOGETHER WITH AN EASEMENT AND RIGHT-OF-WAY OVER AND ACROSS LOT 2 CLEARVIEW ESTATES SECOND ADDITION FOR THE PURPOSE OF INSTALLING AND MAINTAINING A SEPTIC SYSTEM ASSOCIATED WITH HOME BUILT ON LOT 5 IN CLEARVIEW ESTATES SECOND ADDITION, PHASE II, JONESBORO, ARKANSAS.

AND

THE RIGHT-OF-WAY FOR KAY DRIVE LYING WITHIN CLEARVIEW ESTATES SECOND ADDITION, PHASE II TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT IN PLAT CABINET "B" PAGE 75 AND SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT.

CONTAINING IN ALL 154,898 SQ. FT. OR 3.56 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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DAVID & DEBORAH HARTSHORN

U.S. HIGHWAY 49 (SOUTHWEST DRIVE)
IN S.W. 1/4 OF SECTION 2, T13N, R3E
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR. 72403
PH: 870-932-3594 • FAX: 870-935-1263

CERTIFICATE OF AUTHORIZATION
Associated Engineering & Testing, LLC
NO. 299
ARKANSAS

NO.	DESCRIPTION	DATE

CONCEPTUAL SITE SKETCH

DATE:	07/22/21	DRAWN:	COH
CADD FILE:	21121-CSDP2	CHECKED:	JME
DWG#:	XXXXXXX.XXXX	SHEET	
SCALE:	1" = 30'	1 OF 1	