



**LEGEND:**  
 ● FOUND MONUMENT (AS NOTED)  
 ○ SET AND BEAR WITH FULL PLANTS (AS SHOWN)  
 — BOUNDARY LINE

VICINITY MAP (N.T.S.)

HEADING BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (GAL)

**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE AN INVESTIGATION OR IMPASSIBLE SEARCH FOR RECORDS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH HAS DISCLOSED.
2. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - WARRANTY DEED, DEPARTMENT OF INDUSTRIAL DEVELOPMENT TO SIKUP MANUFACTURING COMPANY, RECORDED IN BOOK 486, PAGES 129-131, DATED MAY 06, 1964.
  - WARRANTY DEED, ADDRES TO INVESTER, RECORDED IN BOOK 486, PAGES 284-285, DATED JULY 27, 1964.
  - WARRANTY DEED, MARGERY TO SIKUP MANUFACTURING COMPANY, RECORDED IN BOOK 478, PAGE 654, DATED MAY 31, 1965.
  - MINOR PLAT, SIKUP MANUFACTURING, RECORDED IN BOOK 125, PAGE 223, DATED FEBRUARY 23, 1968.
  - BELONGERS DEED, HARVEY S. JOHNSON, P.G. 112, RECORDED IN BOOK 11, PAGE 57, DATED JUNE 04, 1963.
  - EIGHT-OF-NINE PLANS, A.S.T.D. 336-011, 10222, 34705, 34706, 34707, 1936.
3. THE SUBJECT PROPERTY IS ZONED F-1, LIMITED INDUSTRIAL DISTRICT.
4. THE BUILDING SETBACKS:
  - IF STREET SETBACK
  - IF SIDE SETBACK
  - IF REAR SETBACK
5. THE SUBJECT PROPERTY LIES OUTSIDE THE 100' SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 878282000C, EFFECTIVE DATE SEPTEMBER 27, 1987.
6. FIELD WORK WAS COMPLETED ON APRIL 22, 2016.

**MINOR PLAT**  
 CLIENT: SIKUP MANUFACTURING  
 A PART OF THE NORTHEAST QUARTER  
 OF THE NORTHWEST QUARTER OF  
 SECTION 12, TOWNSHIP 14 NORTH, RANGE 04 EAST,  
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**SUKUP 49 ADDITION**  
 5.93 ACRES  
 (UNKNOWN PL)

**CERTIFICATE OF MINOR PLAT:**

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC, PROFESSIONAL LAND SURVEYORS, HAVE HEREBY PLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, THENCE SOUTH 89°50'14" EAST, 29.62 FEET TO THE SOUTHWEST POINT-OF-WAY LINE OF U.S. HIGHWAY NO. 49, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89°50'14" EAST, ALONG SAID RIGHT-OF-WAY LINE, 431.24 FEET; THENCE SOUTH 0°15'50" WEST, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, 102.32 FEET; THENCE SOUTH 89°50'14" WEST, 40.14 FEET; THENCE NORTH 0°15'50" WEST, 677.25 FEET TO THE POINT OF BEGINNING, CONTAINING 5.93 ACRES (260.21 SQ. FT.) MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL BE VALID AFTER BEING RECORDED AND REFERRED TO AS:

**SUKUP 49 ADDITION**  
 TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREIN AND THAT WE ACCEPT THE PLAN OF SUBDIVISION AND ITS ESTABLISHMENT OF LINES AND BOUNDARIES FOR THE BENEFICIAL USE OF ALL PARTIES AND INTERESTS AS NOTED.

NAME \_\_\_\_\_ SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, MICHAEL P. MCNEESE, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY SURVEYING AND PLATTING, AND THAT THE ABOVE DESCRIBED PLAT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



**RIDGE SURVEYING & CONSULTING PLLC**  
 211 S. Church St., Suite 111  
 Jonesboro, AR 72403  
 870-233-9999  
 www.ridgesurveying.com

DATE	BY	FOR	PROJECT

**PRELIMINARY**

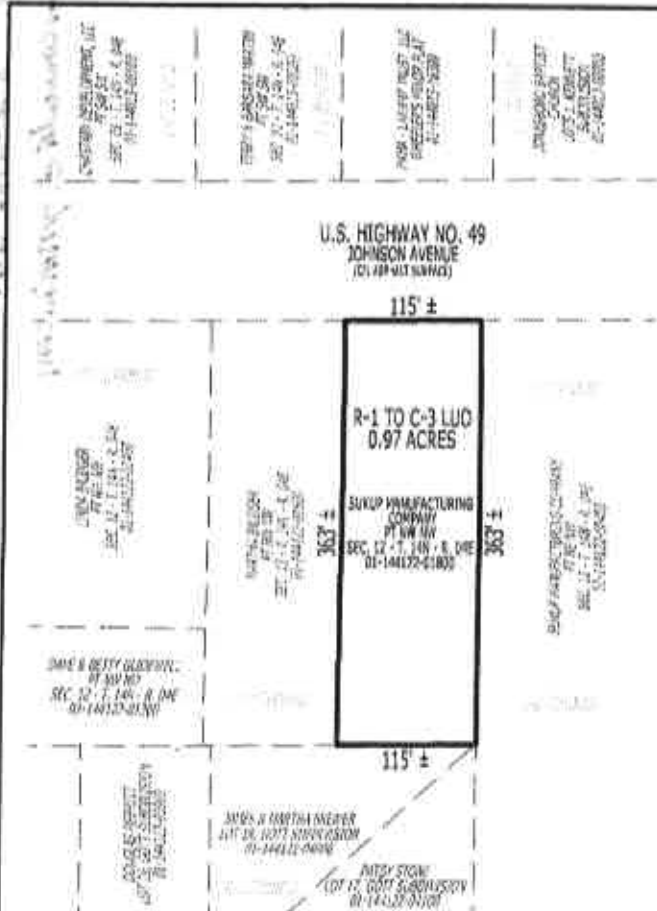
RIDGE SURVEYING & CONSULTING, PLLC  
 ARKANSAS - LMS

**PRELIMINARY**

MICHAEL P. MCNEESE - SURVEYOR  
 ARKANSAS - P.S. 1701

SD-140-046-6-12-410-11-1708

Handwritten notes on the left margin, including "115' ±" and "363' ±".



**C-3 LUO:**

LIMITED USE TO EXCLUDE:  
• ENTERTAINMENT, ADULT



**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - WARRANTY DEED, DEPARTMENT OF INDUSTRIAL DEVELOPMENT TO SUKUP MANUFACTURING COMPANY, RECORDED IN BOOK 460, PAGES 129-131, DATED MAY 06, 1994.
  - WARRANTY DEED, BRIDGER TO BRIDGER, RECORDED IN BOOK 464, PAGES 384-385, DATED JULY 27, 1994.
  - WARRANTY DEED, MALONEY TO SUKUP MANUFACTURING COMPANY, RECORDED IN BOOK 476, PAGE 655, DATED MAY 05, 1995.
  - RECORD PLAT, GOTT SUBDIVISION, RECORDED IN BOOK 123, PAGE 227, DATED FEBRUARY 23, 1965.
  - RIGHT-OF-WAY PLANS, A.H.T.D. JOB NO. 10212, DATED SEPTEMBER 07, 1939.
3. THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
4. R-1 BUILDING SETBACKS:
  - 25' STREET SETBACK
  - 7.5' SIDE SETBACK
  - 20' REAR SETBACK
5. PROPOSED ZONING C-3 LUO, GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY.
6. \*\*SITE IS SUBJECT TO AN "ON-THE-GROUND" SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN, ALSO THE LEGAL DESCRIPTION AS SHOWN IS PER WARRANTY DEED - BOOK 476, PAGE 655\*\*

**LEGAL DESCRIPTION:** (WARRANTY DEED - BOOK 476, PAGE 655)

THE EAST 115 FEET OF THE NORTH 393.6 FEET OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST, SUBJECT TO RIGHT OF WAY FOR HIGHWAY NO. 1 ACROSS THE NORTH SIDE THEREOF, BEING SUBJECT TO ANY EASEMENTS OF RECORD.

**OWNERS CERTIFICATION:**

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:  
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (C-3 LUO) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 11TH DAY OF APRIL, 2016.  
SIGNATURE: [Signature]



**RIDGE SURVEYING & CONSULTING, PLLC.**

111 South Church St., Little Rock, AR 72203  
501-783-9940

**REZONING PLAT**  
CLIENT: SUKUP MANUFACTURING  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO	
DRAWN BY: JH	SCALE: 1" = 100'
DATE: 03/20/2016	TUB NO: H452 H
REVISIONS	

500-14N-04E-0-12-440-15-1700