

## OWNER/DEVELOPER

JOSAN PROPERTIES ARKANSAS, LLC GURMEET JOSAN 1508 N 2ND STREET ROGERS, AR 72756

417-846-3741

DEVELOPMENT DATA: TOTAL ACREAGE: 247,990 SQ FT 5.7 ACRES

TOTAL LOTS: 1

CURRENT ZONING: GENERAL COMMERCIAL (C2)

SOURCE OF TITLE: BOOK 2020 PAGE 43308-20

**BUILDING SETBACKS:** 

FRONT SIDE (INTERIOR LOT LINES) 6' REAR 15

LANDSCAPING & SCREENING: LANDSCAPING & SCREENING SHALL CONFORM TO THE CITY OF REPUBLIC STANDARDS FOR C-2 PROPERTY IN ARTICLE 405-X LANDSCAPING AND SCREENING.

SIGNING: SIGNING SHALL CONFORM TO THE CITY OF REPUBLIC STANDARDS FOR C-2 PROPERTY IN CHAPTER 415.

TOTAL BUILDING AREA = 53,650 SQ. FT.

5

S43°-17'48"E

N55° (

18 84

43.42'

S01° 09' 47"W

6.61'

-196.49'\_

\$55°19'33"W

28.74

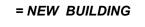
N26° 07' 44"W

48.90'

## **BENCHMARKS**

TBM #1 - SANITARY SEWER MANHOLE CENTER AT NORTHWEST CORNER OF SITE ELEV. 1258.63

TBM #2 - SANITARY SEWER MANHOLE CENTER AT SOUTHWEST CORNER OF SITE ELEV. 1256.28



6 BUILDING. SETBACK

\_30

N=478663.7784

/ E=1369098.3924

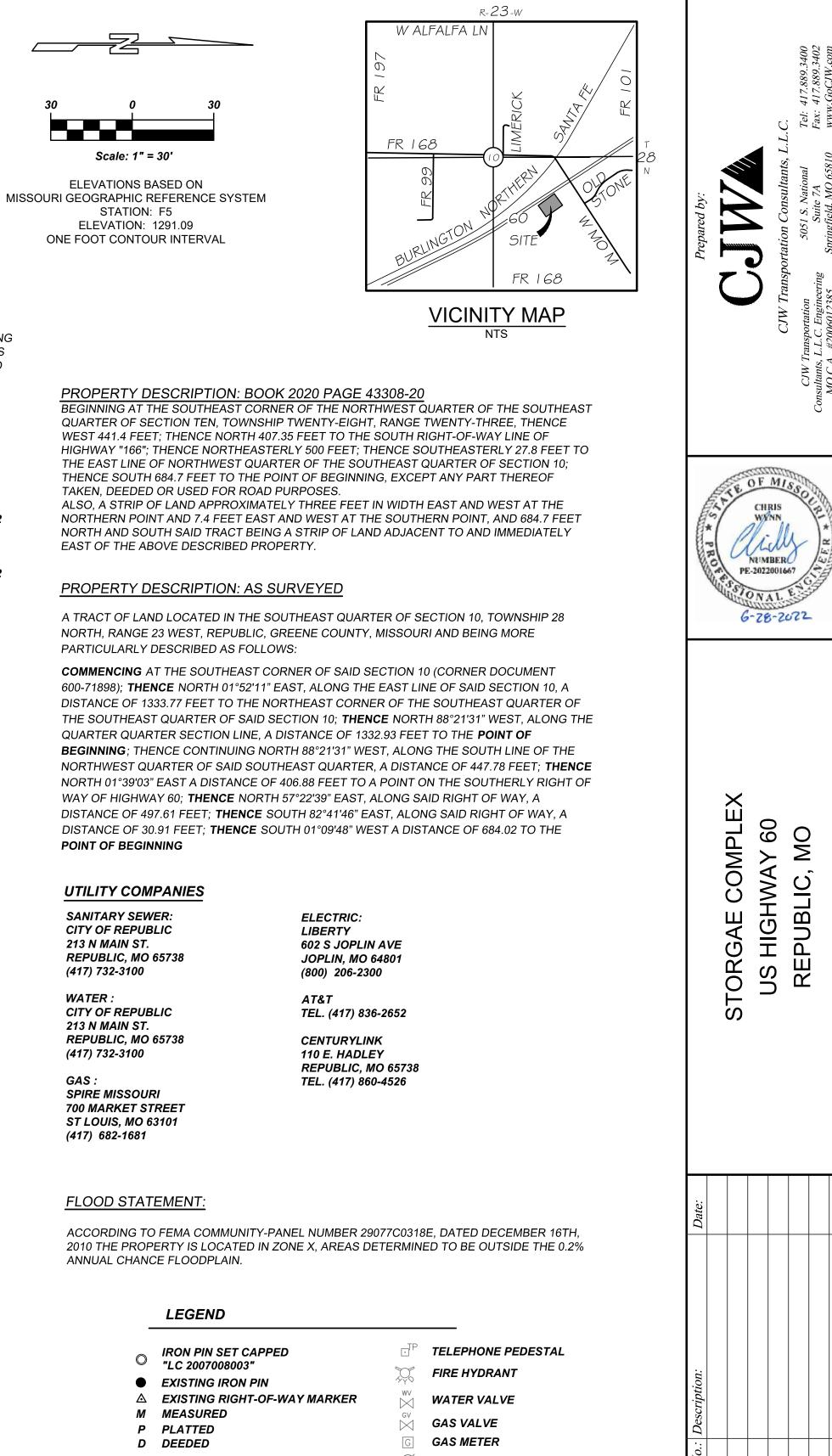
US

HIGHWAY

60

= NEW ASPHALT PAVEMENT

= CONCRETE SIDEWALK/PAVEMENT



	EXISTING RIGHT-OF-WAY MARKER	$\bowtie$	WATER VALVE
	MEASURED PLATTED	GV	GAS VALVE
-	DEEDED	G	GAS METER
	WATER LINE	Ø	POWER POLE
———— GAS ———	GAS LINE	Ì	ELECTRIC METER
SAN	SANITARY SEWER	$\leftarrow$	GUY ANCHOR
OHE	OVERHEAD ELECTRIC LINE	٠	PULL BOX
UGE	UNDERGROUND ELECTRIC LINE	$\bigcirc$	2 PED
COMM	UNDERGROUND COMMUNICATION LINE	W	WATER METER
		G	GAS METER
FO	FIBER-OPTIC CABLE	AC	AIR CONDITIONER
O(	CHAIN LINK FENCE	0	SIGN
-DV	VOOD PRIVACY FENCE	$\phi$	LIGHT POLE
xE	BARBED WIRE FENCE	0	POST
$\square$	ELECTRIC TRANSFORMER		MAIL BOX
S	SANITARY SEWER MANHOLE		TREE DECIDUOUS
$\bigcirc$	STORM SEWER MANHOLE		TREE EVERGREEN

WATER MANHOLE

MISSOUŘ www.moileall.com

SHEET NO. CJW NO. 21001 OF 01

SPECIAL USE

EXHIBIT

SURVEY BY

DATE

DWG

DESIGN

DRAWN

CHECKED

SCALE HOR.

SCALE VERT.

CJW

DATE

6-28-22

CJW

CJW

CJW

N/A

N/A