

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT AND C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY.
2. C-3 ZONING BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
MAXIMUM HEIGHT LIMITATION - 45'
MAXIMUM LOT COVERAGE - 60%
3. FOR MORE INFORMATION ABOUT ZONING RESTRICTIONS AND LIMITED USES CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:

CITY WATER & LIGHT
400 EAST MONROE
JONESBORO, AR 72401
(870)-935-5581

NATURAL GAS:

CENTERPOINT ENERGY
3013 OLD FEED HOUSE ROAD
JONESBORO, AR 72404
(870)-972-6682

TELECOMMUNICATIONS:

AT&T ARKANSAS
723 SOUTH CHURCH
JONESBORO, AR 72401
1-800-464-7928

SUDDENLINK COMMUNICATIONS
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
(870)-935-3615

RITTER COMMUNICATIONS
2400 RITTER DRIVE
(870)-336-3434

LEGEND:

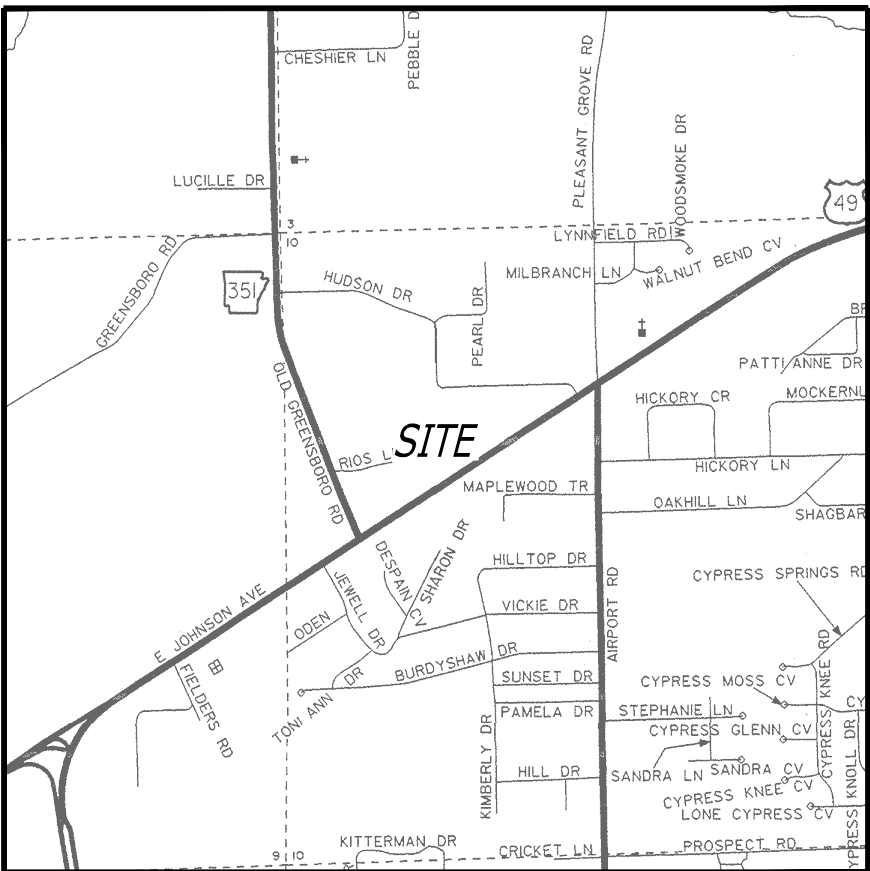
- FOUND MONUMENT (AS NOTED)
▲ COMPUTED POINT (NOT MONUMENTED)
○ UTILITY POLE
○ LIGHT POLE
○ GUY WIRE
■ WATER METER
■ WATER VALVE
■ FIRE HYDRANT
○ SANITARY SEWER MANHOLE
○ TELECOMMUNICATIONS PEDESTAL
— BOUNDARY LINE
— OVERHEAD ELECTRIC LINE
— SANITARY SEWER LINE

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	120.80'	219.00'	31°36'15"	N15°33'35"W	119.27'
C2	137.90'	250.00'	31°36'15"	N15°33'35"W	136.16'
C3	155.00'	281.00'	31°36'15"	N15°33'35"W	153.04'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°09'21"E	30.20'
L2	N31°21'42"W	47.41'
L3	N31°21'42"W	47.39'
L4	N31°21'42"W	47.39'
L5	S89°15'15"W	13.43'



VICINITY MAP
(N.T.S)

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. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. CRAIGHEAD COUNTY PARCEL NUMBERS: 01-144102-05100 AND PART OF 01-144102-08600.
4. MAPPING POINTS:
A. N-558649.18, E-1711479.28
B. N-557895.31, E-1711068.60
5. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
• RECORD REPLAT, STONEFIELD REPLAT, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK B, PAGE 93, DATED MAY 20, 1993.
• MINOR PLAT, KATHY HOWELL SUBDIVISION, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 83, DATED DECEMBER 16, 1999.
• RECORD REPLAT, HUDSON DRIVE REPLAT, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 212, DATED FEBRUARY 15, 2011.
• RECORD REPLAT, SHAWILL TRUST ADDITION, BY TYLER K. WILSON, P.S. 1757, RECORDED IN BOOK C, PAGE 256, DATED AUGUST 12, 2014.
• RECORD REPLAT, FIRST NATIONAL BANK HILLTOP REPLAT, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK C, PAGE 302, DATED JUNE 14, 2018.
• WARRANTY DEED, FLYNN TO ABERNATHY, RECORDED IN BOOK 609, PAGE 542, DATED JUNE 20, 2001.
• WARRANTY DEED, CURTIS TO ABERNATHY, CRAIGHEAD COUNTY DOCUMENT NO. JB2012R-019428, DATED NOVEMBER 14, 2012.
• EASEMENT - WATER LINES, ABERNATHY TO CITY WATER AND LIGHT PLANT OF JONESBORO, CRAIGHEAD COUNTY DOCUMENT NO. JB2012R-007256, DATED MAY 02, 2012.
6. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0044C, EFFECTIVE DATE SEPTEMBER 27, 1991.
7. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
8. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS SURVEY.
9. THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS DURING THE COURSE OF THIS SURVEY. RIDGE SURVEYING & CONSULTING, PLLC. MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL LOCATIONS PRIOR TO ANY CONSTRUCTION.
10. FIELD WORK WAS COMPLETED ON JUNE 30, 2020.

CERTIFICATE OF SUBDIVISION:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE SUBDIVIDED THE FOLLOWING DESCRIBED PARCEL OF LAND:
PART OF LOT 1 OF KATHY HOWELL SUBDIVISION, A PART OF TRACT 1 OF STONEFIELD REPLAT AND PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°40'12" WEST, 1335.00 FEET; THENCE SOUTH 00°09'21" WEST, 1294.80 FEET; SOUTH 89°47'48" EAST, 345.45 FEET; THENCE SOUTH 00°09'21" WEST, 30.20 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°09'21" WEST, 504.63 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49 (EAST JOHNSON AVENUE); THENCE SOUTH 58°39'40" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 479.22 FEET; THENCE NORTH 31°52'58" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 335.80 FEET; THENCE SOUTH 58°03'12" WEST, 98.70 FEET; THENCE NORTH 00°33'07" WEST, 159.64 FEET; THENCE NORTH 89°59'27" EAST, 259.31 FEET; THENCE NORTH 58°00'46" EAST, 199.70 FEET; THENCE NORTH 00°14'32" EAST, 254.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HUDSON DRIVE; THENCE NORTH 89°43'05" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 243.57 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 6.02 ACRES (262,239 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:
TOMMY'S DEVELOPMENT ADDITION
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____, SIGNATURE: _____, DATE: _____

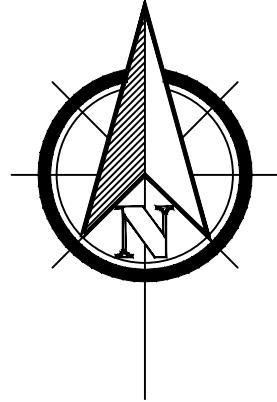
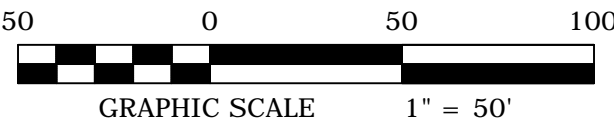
NAME: _____, SIGNATURE: _____, DATE: _____

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



Know what's below.
Call before you dig.



BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

RECORD PLAT
CLIENT: STEM
TOMMY'S DEVELOPMENT ADDITION
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

311 S. Church St., Suite H Jonesboro, AR 72401	870-203-9940 www.ridgesurveying.net
REVISIONS	
DRAWING INFO	DESCRIPTION
DATE	BY
07/23/2020	JAN
SCALE: 1" = 80'	
JOB NO. 20177-02	

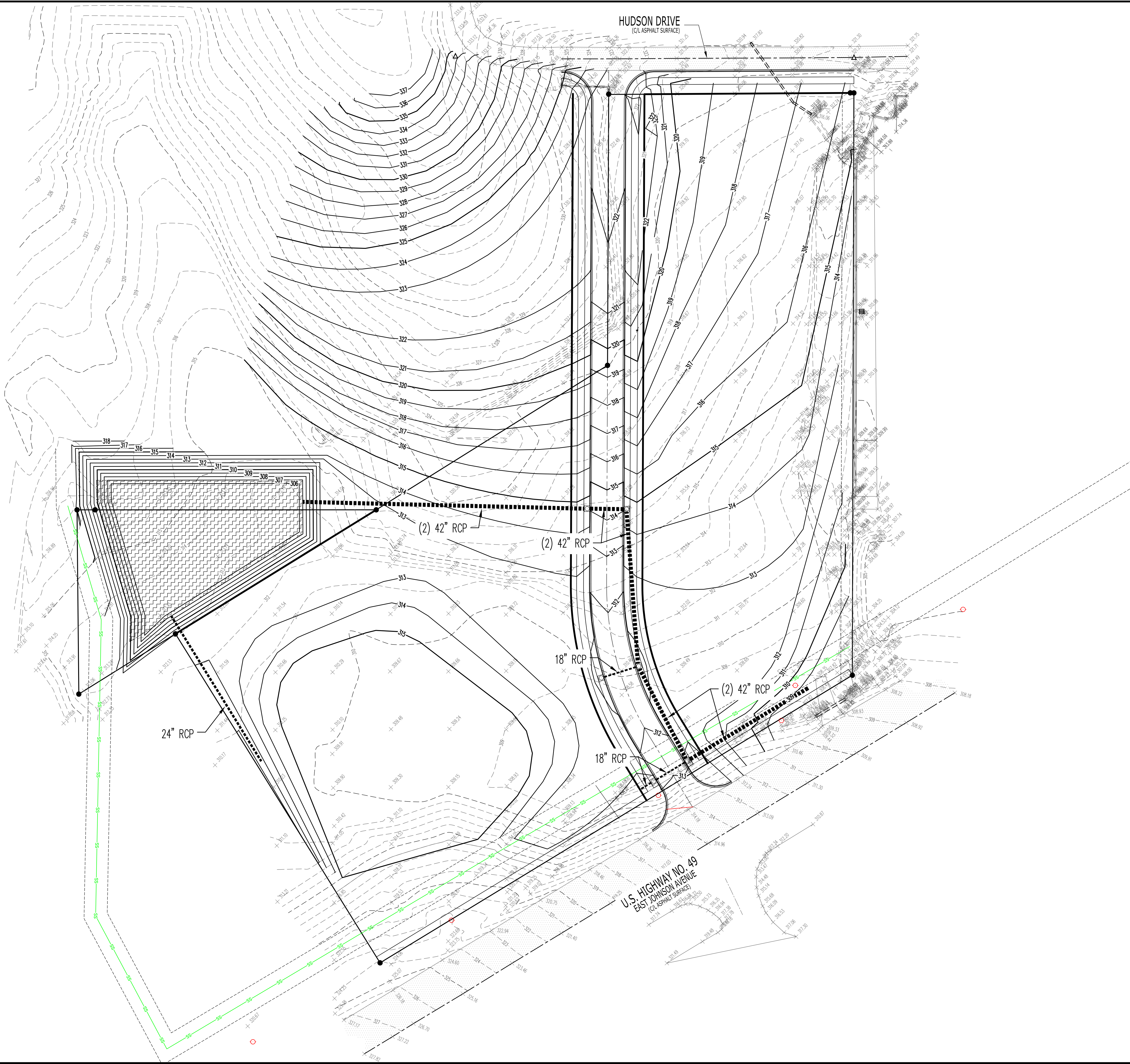
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RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

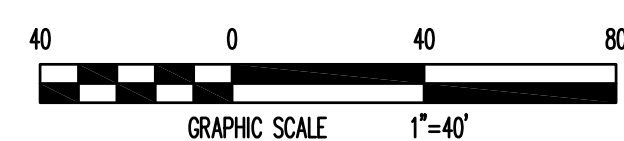
PRELIMINARY

JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

500-14N-04E-0-10-400-16-1691



BASE OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (1300)



GRADING & DRAINAGE

GRADING & DRAINAGE

TOMMY'S DEVELOPMENT
SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

PRELIMINARY

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

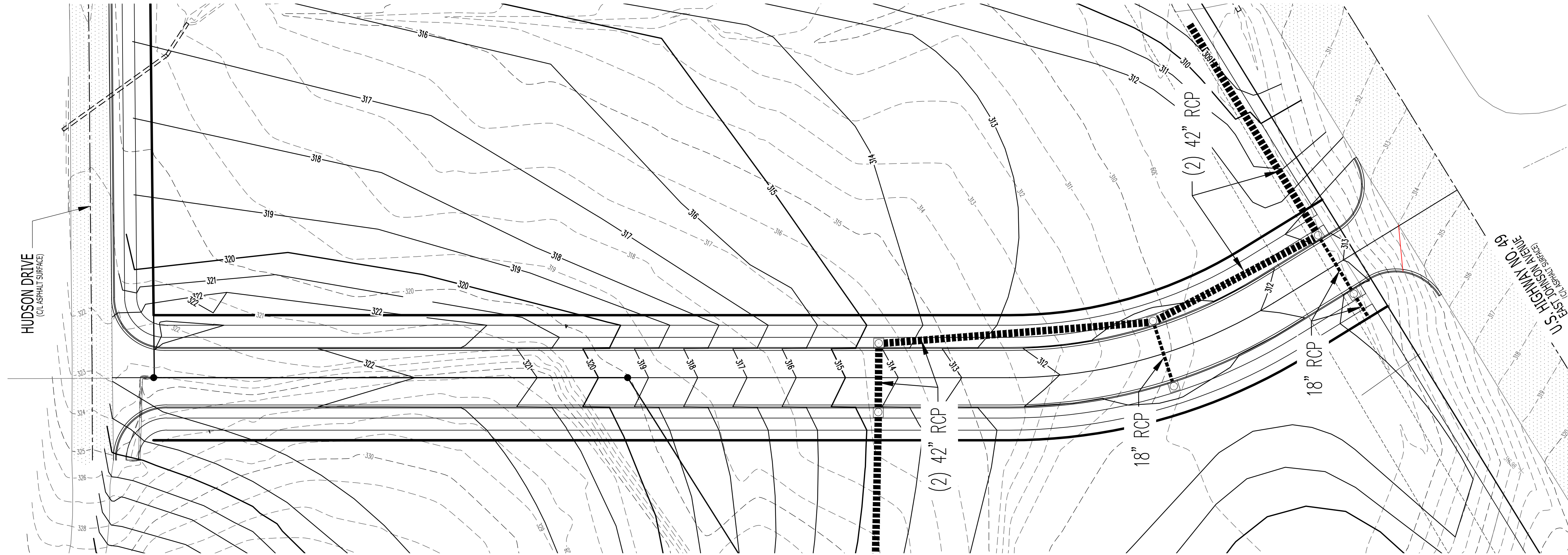
FISHER & ARNOLD, INC.
Arkansas - 234
CLIENT:
CNI
COPYRIGHT 2019, ALL RIGHTS RESERVED

REVISIONS		
DATE	BY	DESCRIPTION

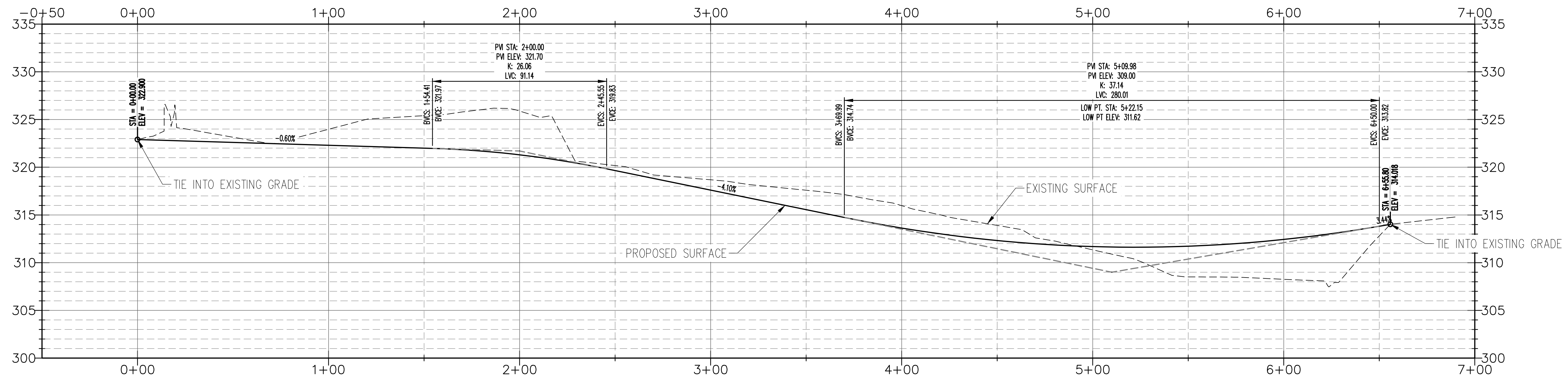
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DRAWN BY MS	CHECKED BY JAB
SHEET C5	SCALE 1"=40'
DATE 06/16/2020	DRAWING NO.

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS

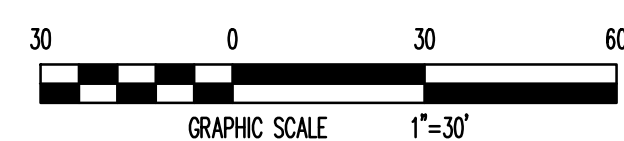
1801 Latourette Drive | Jonesboro, Arkansas 72404
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com



BASE OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)



VERTICAL SCALE 1:6
HORIZONTAL SCALE 1:30



STREET PLAN & PROFILE

FISHER ARNOLD
ENGINEERS | ARCHITECTS | CONSULTANTS | PLANNERS
1801 Latourette Drive | Jonesboro, Arkansas 72404
870.932.2019 | Fax: 870.932.1076 | www.fisherarnold.com

STREET PLAN & PROFILE

TOMMY'S DEVELOPMENT
SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

JEREMY A. BEVILL - CIVIL ENGINEER
ARKANSAS - PE # 13420

PRELIMINARY

FISHER & ARNOLD, INC.
Arkansas - 234

CLIENT:
CNI

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. CONSTNET.0001JB-2	
DRAWN BY MS	CHECKED BY JAB
SHEET C6	SCALE 1"=30'
DATE 06/16/2020	DRAWING NO.