



LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- GUY WIRE
- BOUNDARY LINE
- + OVERHEAD ELECTRIC LINE

ZONING NOTES:

- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY LOW DENSITY DISTRICT AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 7.5'
REAR SETBACK - 25'
MAXIMUM HEIGHT LIMITATION - 35'
MAXIMUM LOT COVERAGE - 35%
- R-2 ZONING RESTRICTIONS:
STREET SETBACK - 25'
SIDE SETBACK - 7.5'
REAR SETBACK - 20'
MAXIMUM HEIGHT LIMITATION - 35'
MAXIMUM LOT COVERAGE - 40%
- ZONING DISTRICT DIVISION LINE LOCATION SHOWN PER ORDINANCE FILE NO. ORD-86:1581, DATED APRIL 07, 1986. SAID ORDINANCE PROVIDED BY THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY, BY ROBERT W. NEWELL, P.S. 23, RECORDED IN BOOK H, PAGE 82, DATED APRIL 08, 1993.
 - WARRANTY DEED, MCILLWAIN TO CITY WATER AND LIGHT PLANT OF JONESBORO, RECORDED IN BOOK 789, PAGE 49, DATED JANUARY 21, 2009.
 - WARRANTY DEED, RICKMAN TO SH&B INVESTMENTS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2016R-014561, DATED JULY 25, 2018.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0151C, EFFECTIVE DATE: SEPTEMBER 27, 1991.
- FIELD WORK WAS COMPLETED ON SEPTEMBER 12, 2019.

CERTIFICATE OF RECORD PLAT:

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

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONEBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°13'34" WEST, ALONG THE WEST LINE OF SAID SECTION 24, 239.00 FEET; THENCE NORTH 89°56'22" EAST, LEAVING SAID WEST LINE, 64.16 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 89°56'22" EAST, 364.19 FEET; THENCE SOUTH 02°30'36" WEST, 450.45 FEET; THENCE SOUTH 89°56'22" WEST, 342.64 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF COMMERCIE DRIVE; THENCE NORTH 00°13'59" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 450.00 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 3.65 ACRES (159,036 SQ. FT.), MORE LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:
SOUTHBOUND SUBDIVISION, PHASE II
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE OWNERS 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.

