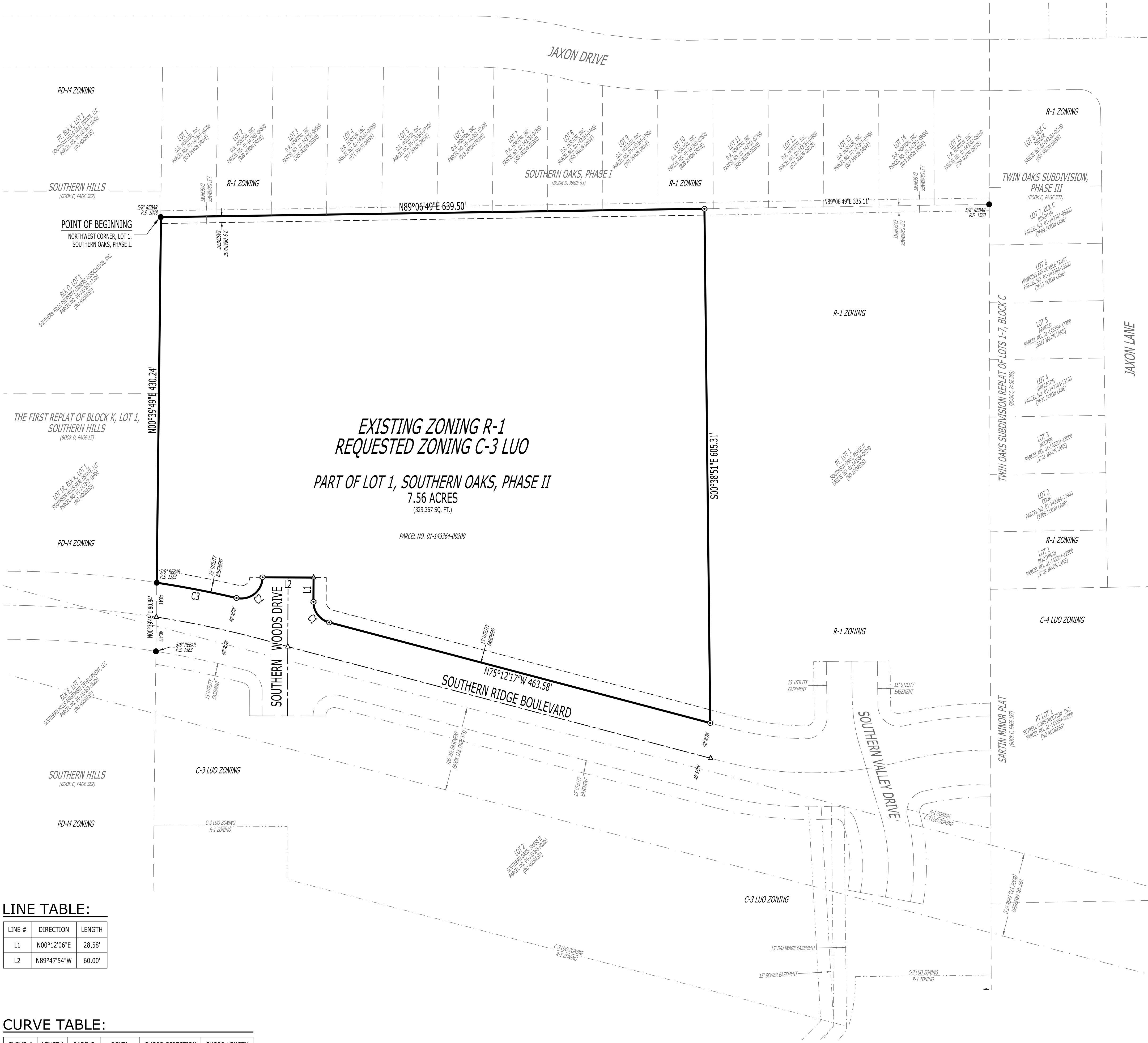




LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°12'06"E	28.58'
L2	N89°47'54"W	60.00'

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	32.90'	25.00'	75°24'22"	N37°30'05"W	30.58'
C2	44.88'	25.00'	102°51'33"	S51°37'53"W	39.09'
C3	95.61'	1240.00'	04°25'04"	N79°08'53"W	95.58'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP: R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- PROPOSED ZONING CLASSIFICATION: C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY.
- C-3 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

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:
 - RECORD PLAT, FARM CREEK HOME SITES, SECOND ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 56, DATED NOVEMBER 08, 1988.
 - RECORD PLAT, SARTIN MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 149, DATED JANUARY 15, 1996.
 - RECORD PLAT, SARTIN MINOR PLAT (SECOND MINOR PLAT), BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 187, DATED AUGUST 02, 2007.
 - CORRECTION PLAT OF SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 273, DATED JANUARY 25, 2017.
 - RECORD REPLAT, TWIN OAKS SUBDIVISION, REPLAT OF LOTS 1 THRU 7, BLOCK C, BY HERBERT C. HIME, P.S. 1142, RECORDED IN BOOK C, PAGE 285, DATED OCTOBER 25, 2017.
 - REZONING PLAT, BY MICHAEL A. DANIELS, P.S. 1563, DATED JANUARY 12, 2021.
 - RECORD PLAT, SOUTHERN HILLS, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK C, PAGE 362, DATED MAY 05, 2021.
 - RECORD PLAT, SOUTHERN OAKS, PHASE I, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK D, PAGE 03, DATED SEPTEMBER 21, 2023.
 - RECORD PLAT, SOUTHERN OAKS, PHASE II, BY JOSHUA J. NEELY, P.S. 1841, IN THE PROCESS OF BEING RECORDED.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0261D, EFFECTIVE DATE SEPTEMBER 16, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON JUNE 05, 2026.

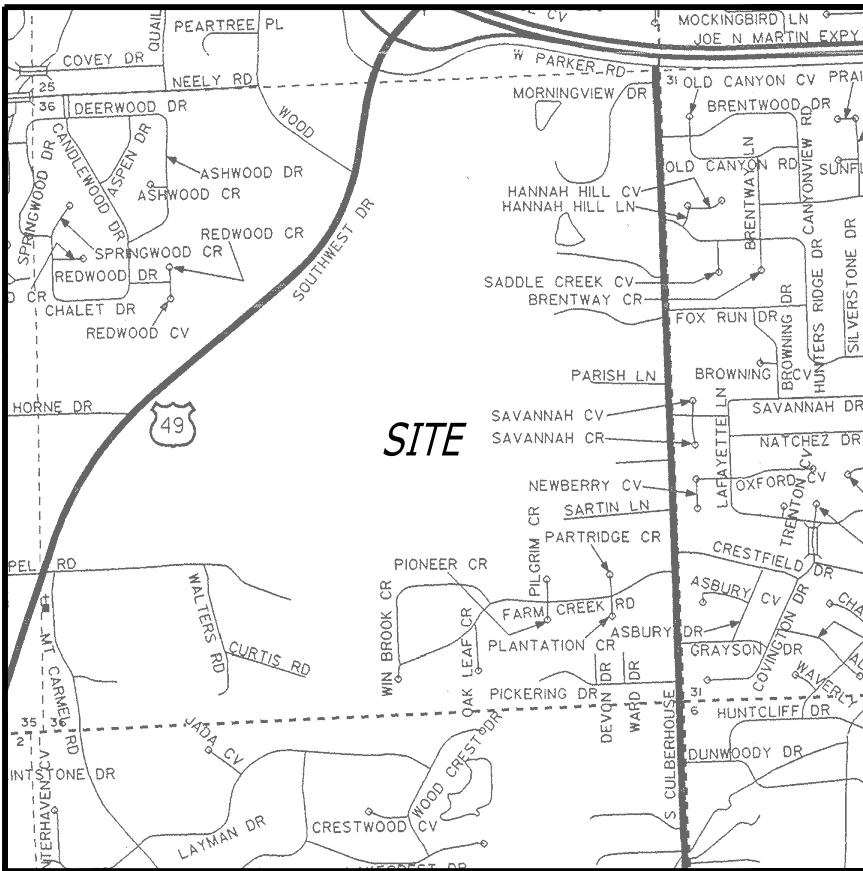
LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

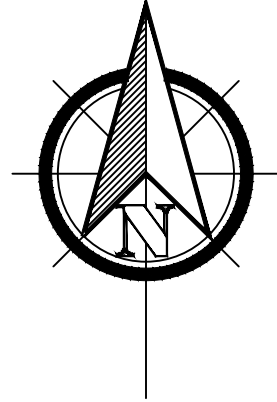
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°06'49" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 639.50 FEET; THENCE SOUTH 00°38'51" EAST, LEAVING SAID NORTH LINE, 605.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 75°12'17" WEST, 463.58 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 75°24'22", A RADIUS OF 25.00 FEET, 32.90 FEET TO A POINT THAT BEARS NORTH 37°30'05" WEST, 30.58 FEET FROM THE LAST SAID POINT; NORTH 00°12'06" EAST, 28.58 FEET; NORTH 89°47'54" WEST, 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 102°51'33", A RADIUS OF 25.00 FEET, 44.88 FEET TO A POINT THAT BEARS SOUTH 51°37'53" WEST, 39.09 FEET FROM THE LAST SAID POINT TO A POINT ON A CURVE TO THE LEFT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 04°25'04", A RADIUS OF 1240.00 FEET, 95.61 FEET TO A POINT THAT BEARS NORTH 79°08'53" WEST, 95.58 FEET FROM THE LAST SAID POINT TO THE WEST LINE OF LOT 1 OF SAID SOUTHERN OAKS, PHASE II; THENCE NORTH 00°39'49" EAST, ALONG SAID WEST LINE, 430.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES (329,367 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, 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.



VICINITY MAP
(N.T.S)

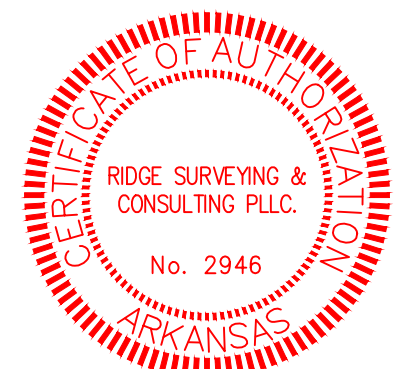


BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

REZONING REQUEST
CLIENT: SOUTHERN HILLS REAL ESTATE, LLC
PART OF LOT 1 OF SOUTHERN OAKS, PHASE II,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B Jonesboro, AR 72401	870-203-9940 www.ridgesurveying.net
DRAWING INFO	REVISIONS
DRAWN BY: JIN	DATE: 06/12/2026
DATE: 06/12/2026	BY: JIN
SCALE: 1" = 60'	DESCRIPTION:
CORNO: 24020205	



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-36-240-16-1841

