

LINE TABLE:

LINE #	DIRECTION	LENGTH
1	S89°56'22" W	620.7
2	S89°52'22" W	520.7
3	N89°53'30" E	520.7

LEGEND:

- BOUNDARY (AS NOTED)
- SET BY REBAR IN PLASTIC CAP STAMPED
- ▲ SURVEY POINT (FOR REBAR)
- BOUNDARY LINE

UTILITY PROVIDERS:

ELECTRIC, WATER & SEWER:
 CITY WATER & SEWER
 400 EAST WHEAT
 JONESBORO, AR 72401
 672-9700

TELECOMMUNICATIONS:
 AT&T ARKANSAS
 210 SOUTH CHERRY
 JONESBORO, AR 72401
 672-6600

NATURAL GAS:
 CONVENTRY ENERGY
 300 S. ILLINOIS HIGHWAY ROAD
 JONESBORO, AR 72401
 672-9700

OTHER TELECOMMUNICATIONS:
 SURELINK COMMUNICATIONS
 1101 SOUTH CHERRY ROAD
 JONESBORO, AR 72401
 672-9700

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED RFL (RESIDENTIAL LOW DENSITY DISTRICT AND RFL-1 (RESIDENTIAL LOW DENSITY DISTRICT).

2. RFL ZONING RESTRICTIONS:
 STREET SETBACK = 20'
 SIDE SETBACK = 5'
 MAXIMUM HEIGHT LIMITATION = 30'
 MAXIMUM LOT COVERAGE = 35%

3. RFL-1 ZONING RESTRICTIONS:
 STREET SETBACK = 20'
 SIDE SETBACK = 5'
 MAXIMUM HEIGHT LIMITATION = 30'
 MAXIMUM LOT COVERAGE = 40%

4. ZONING DISTRICT DESIGN LINE LOCATION SHOWN FOR ORDINANCE FILE NO. 0704-158-158, DATED APRIL 01, 2014. SAID DISTRICTANCE PROVIDED BY THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.

LOT AREA TABLE:

LOT #	LOT AREA	TOTAL AREA
1	13,200 Sq. Ft.	13,200 Sq. Ft.
2	13,200 Sq. Ft.	13,200 Sq. Ft.
3	13,200 Sq. Ft.	13,200 Sq. Ft.
4	13,200 Sq. Ft.	13,200 Sq. Ft.
5	13,200 Sq. Ft.	13,200 Sq. Ft.
6	13,200 Sq. Ft.	13,200 Sq. Ft.

CERTIFICATE OF RECORD PLAT:

This is to certify that RIDGE SURVEYING AND CONSULTING, PLLC, PROFESSIONAL LAND SURVEYORS, HAVE PLATTED THE FOLLOWING DESCRIBED PARCELS OF LAND:

LOT 1 OF SOUTHBOUND SUBDIVISION, PHASE II AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 13 NORTH, RANGE 14 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF SOUTHBOUND SUBDIVISION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, SAID POINT LYING ON THE EASTLY BOUNDARY LINE OF DR. MARTIN LUTHER KING JR. DRIVE; THENCE NORTH 07°13'38" WEST ALONG SAID EASTLY BOUNDARY LINE, 282.21 FEET TO THE SOUTHWEST CORNER OF SAID ACUTE ROAD; THENCE NORTH 89°41'02" WEST, 174.64 FEET; THENCE SOUTH 07°13'38" WEST, 182.47 FEET; THENCE SOUTH 89°41'02" WEST, 174.64 FEET; THENCE SOUTH 89°41'02" WEST, 174.64 FEET TO THE NORTH LINE OF LOT 2 OF SOUTHBOUND SUBDIVISION, PHASE II; THENCE SOUTH 07°13'38" WEST, 182.47 FEET TO THE POINT OF BEGINNING, CONTAINING 0.20 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESERVATIONS OF RECORD.

SOUTHBOUND SUBDIVISION, PHASE III

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 EXTENDED LOT LINES AND DESIGNATE THE RESPECTIVE USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____ SIGNATURE: _____ DATE: _____

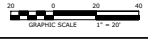
NAME: _____ SIGNATURE: _____ DATE: _____

SURVEYOR'S CERTIFICATION:

I, JOSHUA WHEELER, 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.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE AN INVESTIGATION OF RECORDS FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS: ARKANSAS STATE PLAIN GRID NORTH (EPSG:4326).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, SOUTHBOUND SUBDIVISION, PHASE II, BY JOSHUA WHEELER, N.E. 2481, RECORDED IN BOOK C, PAGE 148, DATED NOVEMBER 02, 2024.
 - RECORD PLAT, SOUTHBOUND SUBDIVISION, PHASE III, BY JOSHUA WHEELER, N.E. 2481, RECORDED IN BOOK C, PAGE 149, DATED NOVEMBER 02, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000000, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000001, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000002, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000003, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000004, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000005, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000006, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000007, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000008, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000009, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000010, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000011, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000012, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000013, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000014, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000015, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000016, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000017, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000018, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000019, DATED DECEMBER 01, 2024.
 - WARRANTY DEED, RICH FENCE AND DRILL TO SOUTHBOUND CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2024-0000020, DATED DECEMBER 01, 2024.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 880303020E, EFFECTIVE DATE: SEPTEMBER 20, 1994.
- FIELD WORK WAS COMPLETED ON JUNE 03, 2025.



RECORD PLAT
 CLIENT: SOUTHBOUND CONSTRUCTION, LLC
 SOUTHBOUND SUBDIVISION, PHASE III
 TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
 1000 W. STATE ST. SUITE 100
 JONESBORO, AR 72401
 672-6600
 WWW.RSANDC.COM

PRELIMINARY

RIDGE SURVEYING & CONSULTING, PLLC
 ARKANSAS # 296

PRELIMINARY

JOSHUA WHEELER - SURVEYOR
 05/06/2025 09:44:49 (P.03)