



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

# RECORD REPLAT

## CLIENT: SOUTH CARAWAY BAPTIST CHURCH

### CARAWAY ROAD CHAPEL ADDITION REPLAT

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**RIDGE SURVEYING & CONSULTING PLLC**  
311 S. Church St., Suite H  
Jonesboro, AR 72401  
870-200-9940  
www.ridgesurveying.net

| REVISIONS      |             |
|----------------|-------------|
| DATE           | DESCRIPTION |
| JUN 10/23/2019 | 1"          |
|                | 1" = 80'    |
|                | 1883        |

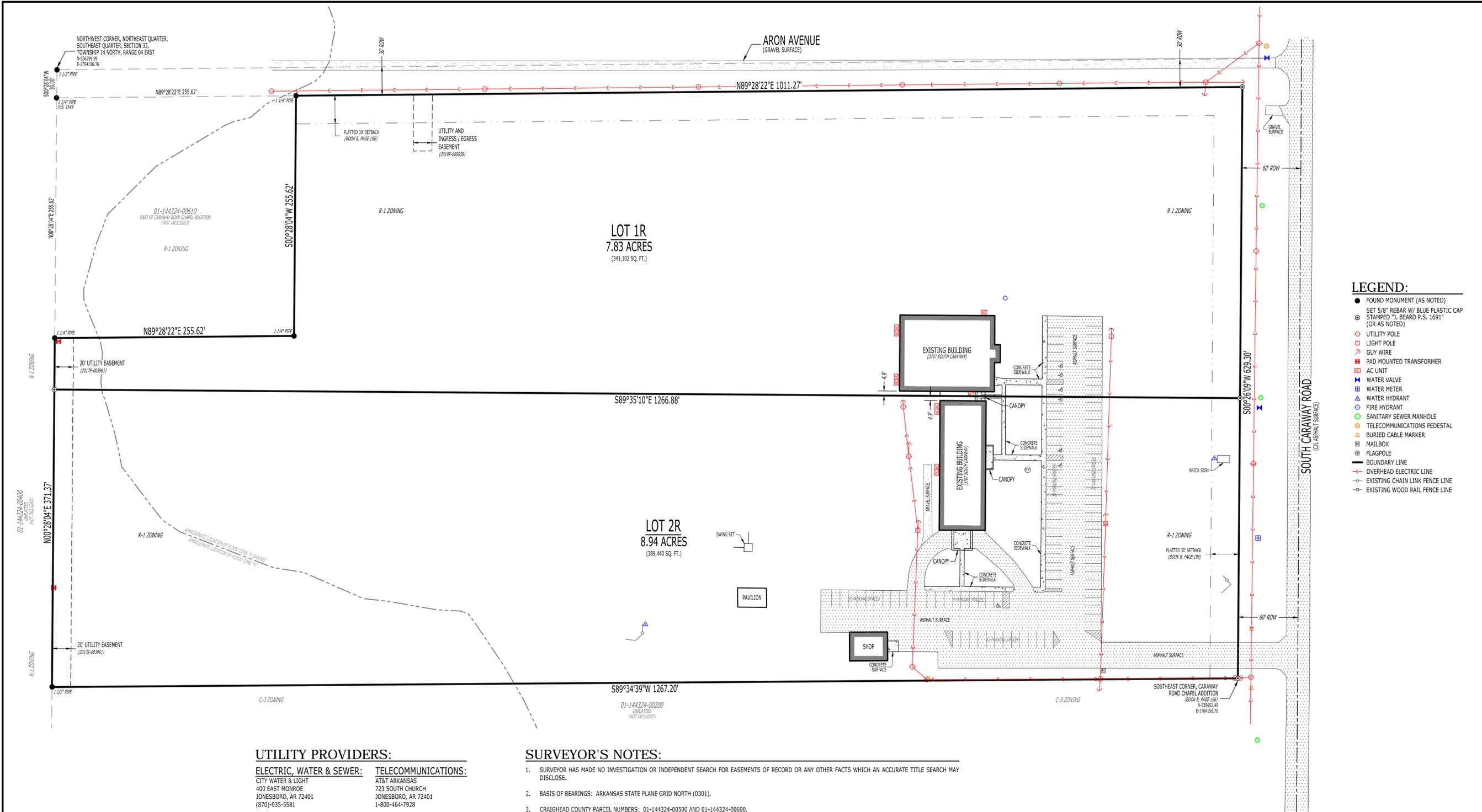
**PRELIMINARY**

RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946

**PRELIMINARY**

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

500-14N-04E-0-32-210-16-1691



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
  - SET 5/8" REBAR W/ BLUE PLASTIC CAP (OR AS NOTED)
  - UTILITY POLE
  - LIGHT POLE
  - GUY WIRE
  - PAD MOUNTED TRANSFORMER
  - AC UNIT
  - WATER VALVE
  - WATER METER
  - WATER HYDRANT
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - TELECOMMUNICATIONS PEDESTAL
  - BURIED CABLE MARKER
  - MAILBOX
  - FLAGPOLE
  - BOUNDARY LINE
  - OVERHEAD ELECTRIC LINE
  - EXISTING CHAIN LINK FENCE LINE
  - EXISTING WOOD RAIL FENCE LINE

### 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

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

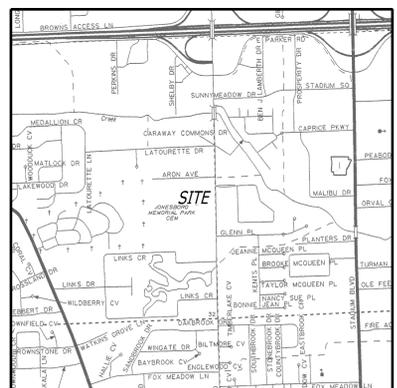
**RITTER COMMUNICATIONS**  
2400 RITTER DRIVE  
(870)-336-3434

### 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).
- CRAIGHEAD COUNTY PARCEL NUMBERS: 01-144324-00500 AND 01-144324-00600.
- SUBJECT PROPERTY ADDRESS: 3707 SOUTH CARAWAY ROAD.
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - MINOR PLAT, CARAWAY ROAD CHAPEL ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 196, DATED APRIL 11, 1997.
  - BOUNDARY SURVEY, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK I, PAGE 11, DATED APRIL 27, 1995.
  - RECORD REPLAT, STANDRIDGE ADDITION, BY JARED R. PAVATT, P.S. 1526, RECORDED IN BOOK C, PAGE 215, DATED MAY 25, 2011.
  - WARRANTY DEED, SOUTH CARAWAY BAPTIST CHURCH TO CITY WATER AND LIGHT PLANT OF JONESBORO, CRAIGHEAD COUNTY DOCUMENT NO. 182016R-011809, DATED AUGUST 02, 2016.
  - UTILITY EASEMENT, SOUTH CARAWAY BAPTIST CHURCH TO CITY WATER AND LIGHT PLANT OF JONESBORO, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-003961, DATED MARCH 14, 2017.
  - UTILITY AND INGRESS / EGRESS EASEMENT, SOUTH CARAWAY BAPTIST CHURCH TO CITY WATER AND LIGHT PLANT OF JONESBORO, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-000838, DATED JANUARY 15, 2019.
- A PORTION OF THE SUBJECT PROPERTY LIES INSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE 'X SHADED', AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0134C, EFFECTIVE DATE SEPTEMBER 27, 1991, REVISED APRIL 22, 1999.
- FIELD WORK WAS COMPLETED ON OCTOBER 22, 2019.

### ZONING NOTES:

- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 ZONING BUILDING SETBACKS AND RESTRICTIONS:
  - STREET SETBACK - 25'
  - SIDE SETBACK - 7.5'
  - REAR SETBACK - 25'
  - MAXIMUM HEIGHT LIMITATION - 35'
  - MAXIMUM LOT COVERAGE - 35%



VICINITY MAP  
(N.T.S)

### CERTIFICATE OF REPLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE REPLATTED THE FOLLOWING DESCRIBED PARCELS OF LAND: A PART OF CARAWAY ROAD CHAPEL ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED IN BOOK B, PAGE 196, CONTAINING 16.77 ACRES (730,452 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: CARAWAY ROAD CHAPEL ADDITION REPLAT 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: \_\_\_\_\_

