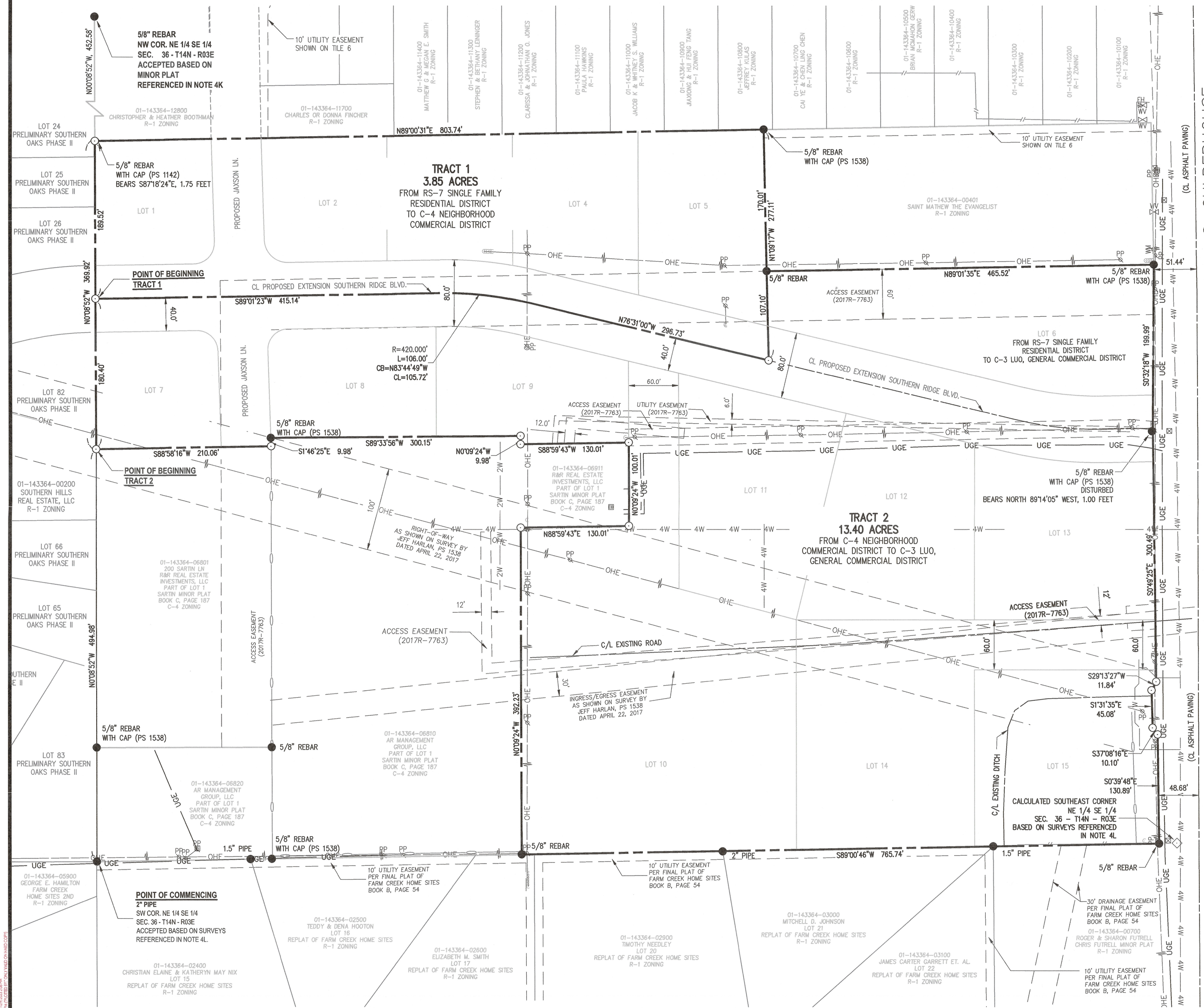

General Survey Notes

1. THIS MAP REPRESENTS A PROPERTY BOUNDARY SURVEY FOR FUTRELL CONSTRUCTION, INC. FOR THE PURPOSE OF SITE ENGINEERING AND DESIGN.
2. NORTH IS REFERENCED TO NAD83 (2011) ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET WITH A SCALE FACTOR OF 0.99994275 AND A MAPPING ANGLE OF 00°44'45" AT THE POINT OF COMMENCEMENT AS SHOWN, DETERMINED BY GPS OBSERVATION.
3. UNDERGROUND UTILITIES ARE SHOWN BASED ON ABOVE GROUND VISIBLE EVIDENCE AND DIGITAL DRAWING FILES (CAD) PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR ACCURATE LOCATION OF UNDERGROUND UTILITIES. FIELD VERIFY ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS.
4. THE FOLLOWING DOCUMENTS WERE REVIEWED DURING THE COURSE OF THIS SURVEY:
   - A. WARRANTY DEED FROM R&R REAL ESTATE INVESTMENTS, LLC TO FUTRELL CONSTRUCTION, INC. FILED AS 2017R-7763 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - B. WARRANTY DEED FROM AR MANAGEMENT GROUP, LLC TO FUTRELL CONSTRUCTION, INC. FILED AS 2017R-7782 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - C. QUIT CLAIM DEED FROM R&R REAL ESTATE INVESTMENTS, LLC TO CKF, LLC FILED AS 2017R-7764 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - D. RELEASE DEED TO R&R INVESTMENTS, LLC FILED AS 2017R-7766 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - E. SURVEY OF PART OF THE NE OF THE SE BY CLARENCE W. MCALISTER, PS 1303, DATED OCTOBER 5, 2008.
   - F. SURVEY OF PART OF THE SE NE BY TROY SHEETS, PS 596, DATED NOVEMBER 18, 1983.
   - G. SURVEY BY TROY SHEETS, PS 596, FILED AS BOOK I, PAGE 112, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - H. SURVEY BY TERRY BARE, PS 1048, FILED AS BOOK B, PAGE 54, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - I. SURVEY BY TERRANCE MOORE, PS 1293, FILED AS BOOK I, PAGE 144, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - J. SURVEY BY TROY SHEETS, PS 596, FIELD AS BOOK B, PAGE 149, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - K. RECORD PLAT OF SARTIN MINOR PLAT FILED AS BOOK C, PAGE 187, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - L. 6 SEPARATE PLATS OF SURVEY BY JEFF HARLAN, PS 1538, ALL FOR R&R REAL ESTATE INVESTMENTS, LLC, ALL DATED APRIL 22, 2017, ON FILE WITH THE STATE SURVEYOR'S OFFICE.
5. THIS PROPERTY LIES WITHIN THE CITY LIMITS OF JONESBORO, ARKANSAS AND IS SUBJECT TO ZONING RESTRICTIONS FOR ZONE "C-4, NEIGHBORHOOD COMMERCIAL DISTRICT AND RS-7 SINGLE FAMILY RESIDENTIAL DISTRICT", PER CHAPTER 117 OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, THE FOLLOWING RESTRICTIONS APPLY:
   - A. THE FRONT YARD SETBACK FOR RS-7 IS 20 FEET AND 25 FEET FOR C-4.
   - B. THE REAR YARD SETBACK IS 20 FEET FOR BOTH ZONES.
   - C. THE SIDE YARD SETBACK FOR RS-7 IS 7.5 FEET AND THIS RESTRICTION IS NOT APPLICABLE TO C-4.
   - D. MINIMUM LOT AREA FOR RS-7 IS 6222 SQUARE FEET AND 6500 SQUARE FEET FOR C-4.
   - E. MINIMUM LOT WIDTH FOR RS-7 AND FOR C-4 IS 50 FEET.
6. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN, BASED ON GRAPHICAL MAPPING AND SCALING ONLY FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 05031C0150C, LAST REVISED SEPTEMBER 27, 1991
7. FIELD WORK WAS COMPLETED JULY 31, 2022.

LEGAL DESCRIPTION: TRACT 1

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°08'52"W, A DISTANCE OF 675.38 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N00°08'52"W, A DISTANCE OF 189.52 FEET; THENCE N89°00'31"E, A DISTANCE OF 803.74 FEET; THENCE S01°09'17"E, A DISTANCE OF 277.11 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID CENTERLINE N76°31'00"W, A DISTANCE OF 296.73 FEET; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 106.00 FEET, AND A CHORD BEARING OF N83°44'49"W FOR A CHORD DISTANCE OF 105.72 FEET; THENCE ALONG SAID CENTERLINE S89°01'23"W, A DISTANCE OF 415.14 FEET TO THE POINT OF BEGINNING, CONTAINING 3.85 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DECRIPTION: TRACT 2

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°08'52"W, A DISTANCE OF 494.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'52"W, A DISTANCE OF 180.40 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE N89°01'23"E ALONG SAID CENTERLINE, A DISTANCE OF 415.14 FEET; THENCE ALONG SAID CENTERLINE ON CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 106.00 FEET, AND A CHORD BEARING OF S83°44'49"E FOR A CHORD DISTANCE OF 105.72 FEET; THENCE ALONG SAID CENTERLINE S76°31'00"E, A DISTANCE OF 296.73 FEET; THENCE N01°09'17"W, A DISTANCE OF 107.10 FEET; THENCE N89°01'35"E, A DISTANCE OF 465.52 FEET; THENCE S00°32' 18"W, A DISTANCE OF 199.99 FEET; THENCE S00°49'25"E, A DISTANCE OF 300.49 FEET; THENCE S29°13'27"W, A DISTANCE OF 11.84 FEET; THENCE S01°31'35"E, A DISTANCE OF 45.08 FEET; THENCE S37°08'16"E, A DISTANCE OF 10.10 FEET; THENCE S00°39'48"E, A DISTANCE OF 130.89 FEET; THENCE S89°00'46"W, A DISTANCE OF 765.74 FEET; THENCE N00°09'24"W, A DISTANCE OF 392.23 FEET; THENCE N88°59'43"E, A DISTANCE OF 130.01 FEET; THENCE N00°09'24"W, A DISTANCE OF 100.01 FEET; THENCE S88°59'43"W, A DISTANCE OF 130.01 FEET; THENCE N00°26'04"W, A DISTANCE OF 9.98 FEET; THENCE S89°33'56"W, A DISTANCE OF 300.15 FEET; THENCE S01°46'25"E, A DISTANCE OF 9.98 FEET; THENCE S88°58'16"W, A DISTANCE OF 210.22 FEET TO THE POINT OF BEGINNING, CONTAINING 13.40 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGEND

- PROPERTY LINE
- EX. EASEMENT
- EX. LOT LINE
- EX. BOUNDARY
- EX. R/W
- EX. B/L
- SECTION LINE
- ROAD CL
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- OVERHEAD ELECTRIC
- PROPOSED LOT LINES
- UNDERGROUND ELECTRIC
- 4" WATER LINES
- 2" WATER LINES
- ○ SET 5/8" REBAR (PS#1563)
- ● FOUND MONUMENT (AS NOTED)
- ◇ COMPUTED POINT
- ⊠ ELECTRIC JUNCTION BOX
- ⊘ POWER POLE
- T TELEPHONE PEDESTAL
- △ GAS METER
- ◁ VALVE
- ⊶ FIRE HYDRANT ASSEMBLY
- ○ WATER METER
- E ELECTRIC PEDESTAL
- MARKER/SIGN
- GUY WIRE

RECORD INFORMATION

GRAPHIC SCALE IN FEET
60' 0 60'

ARKANSAS STATE PLANE
COORDINATE SYSTEM
NORTH ZONE

STATE PLAT CODE:
500-14N-03E-0-36-210-16-1563

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1563
SIGNATURE
10/9/23
PROFESSIONAL LAND SURVEYOR

REZONING PLAT
A PART OF SECTION 33, T14N, R03E
AND A PART OF LOT1 OF SARTIN MINOR PLAT
BOOK C, PAGE 187
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
PREPARED FOR:
FUTRELL CONSTRUCTION, INC.

ISSUE DATE:	10/06/23
PROJECT NO:	23901300
CONTACT:	M. DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194
Crafton Tull
engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

© 2023 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 1

DRAWING ID: 23901300_FUTRELL\PLAN\BASE\DWG\BASE\PLDWG\23901300_DRAWING_BASE.DWG
LAYOUT: LAYOUT1 SAVED: 10/9/2023 2:39:53 PM BY: MDANIELS ON XREF(S): NONE