



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Board of Zoning Adjustments

Tuesday, March 17, 2026

1:30 PM

Municipal Center, 300 S. Church

1. Call to Order

2. Roll Call

3. Approval of Minutes

[MIN-26:024](#) Minutes from BZA 2.17.26

4. Appeal Cases

[VR-26-06](#) The Applicant Horizon Land Surveying LLC is requesting variance for right of way for Damron Drive

Attachments: [VR-26-06](#)
[Plat](#)
[Notifications](#)

[VR-26-07](#) The applicant Moss Fencing is requesting approval to repair existing 8 ft tall wood privacy fence

Attachments: [VR-26-07](#)
[Plat \(2\)](#)
[Notifications moss](#)

[VR-26-08](#) The Applicant Joshua Neely- Ridge Surveying is requesting a variance for the minimum lot width for R-1 zoning at the public road ROW

Attachments: [4104 MOUNT CARMEL-VARIANCE REQUEST](#)
[CERTIFIED MAIL RECEIPTS](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:024

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Minutes

Minutes from BZA 2.17.26



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-06

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The Applicant Horizon Land Surveying LLC is requesting variance for right of way for Damron Drive



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: <u>Jeffery E. Clayton</u>	Applicant: <u>Horizon Land Surveying, LLC</u>
Address: <u>3613 Riviera Dr., Jonesboro</u>	Address: <u>2918 Wood St., Jonesboro, Ar 72404</u>
Phone: <u>870-882-3497</u>	Phone: <u>870-243-0092</u>
Email: _____	Email: <u>danny@horizonlandsurveying.com</u>
Signature: <u><i>Jeff Clayton</i></u>	Signature: <u><i>[Signature]</i></u>

Description of Requested Variance:

Variance for required right of way for Damron Drive.

Circumstances Necessitating Variance Request:

No formal dedication of right of way is known at this time for Damron Drive.

There are public utilities on Damron Drive.

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: _____



Zoning Appeals Process

BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, March 17, 2026 AT 1:30 P.M.

One item on the agenda for this meeting is a request to the Board to approve a variance to the zoning ordinance concerning property that is adjacent to your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Board. If the Board renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

VARIANCE REQUESTED BY: Jeffery E. Clayton

DATE: 02/25/2026

SUBJECT PROPERTY ADDRESS: Damron Drive

DESCRIPTION OF VARIANCE REQUESTED:
Variance for requested right of way for Damron Drive by the city of Jonesboro.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Printed Name of Property Adjacent Owner (Signature) Date

Address Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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Jonesboro AR 72404

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To City of Jonesboro
 Street and Apt. No., or PO Box No. 300 S. Church
 City, State, ZIP+4® Jonesboro AR 72401

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To James Damron
 Street and Apt. No., or PO Box No. 4121 Damron Dr.
 City, State, ZIP+4® Jonesboro AR 72404

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Dr. Nick Guinn
 Street and Apt. No., or PO Box No. 3229 Strawfloor Dr.
 City, State, ZIP+4® Jonesboro AR 72404

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Frank Hanks
 Street and Apt. No., or PO Box No. 3133 Strawfloor Dr.
 City, State, ZIP+4® Jonesboro AR 72404

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Rita Divine + Shannon Lewis
 Street and Apt. No., or PO Box No. 3205 Strawfloor Dr.
 City, State, ZIP+4® Jonesboro AR 72404

Postmark Here **FEB 27 2026**

JONESBORO, AR 72401

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Sherman House
 Street and Apt. No., or PO Box No. 3119 Strawfloor Dr.
 City, State, ZIP+4® Jonesboro AR 72404

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City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-07

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The applicant Moss Fencing is requesting approval to repair existing 8 ft tall wood privacy fence



Application Requesting Variance & Nonconforming Use Change Requests

Owner: Mark Pannack Applicant: Moss Fencing

Address: 706 Sequoia Dr Address: PO Box 16501, Jonesboro, AR

Phone: 870-219-2196 Phone: 870-910-6677

Email: ampannack@gmail.com Email: mossfencing@gmail.com

Signature: *Mark Pannack* Signature: *[Signature]*

Description of Requested Variance:

We are requesting approval to repair an existing 8' tall wood privacy fence due to post failure.

Circumstances Necessitating Variance Request:

Portions of the fence have deteriorated and are no longer sound, compromising the stability and safety at the fence. The repair will involve replacing the failed areas and restoring the fence to its original condition.

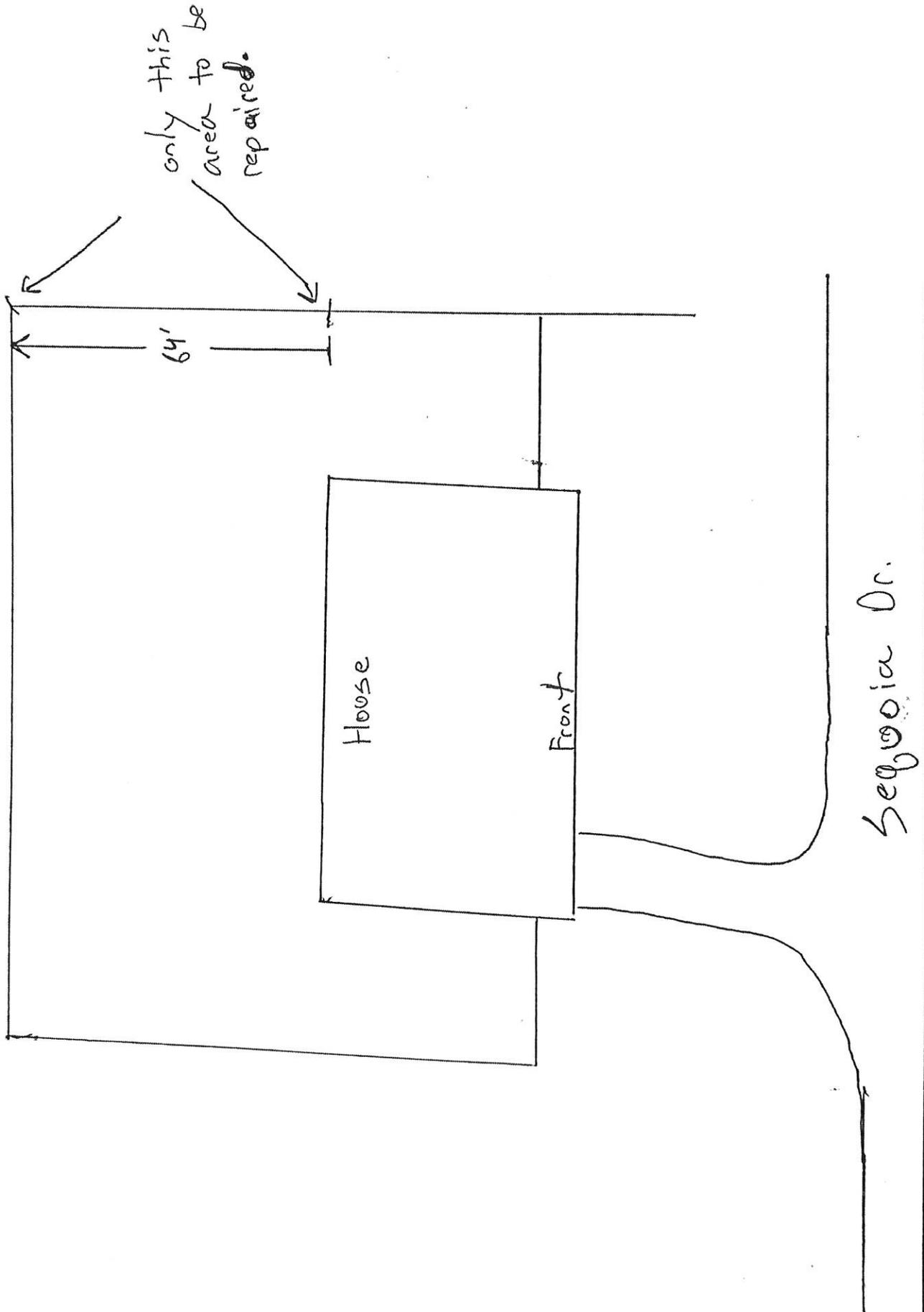
General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

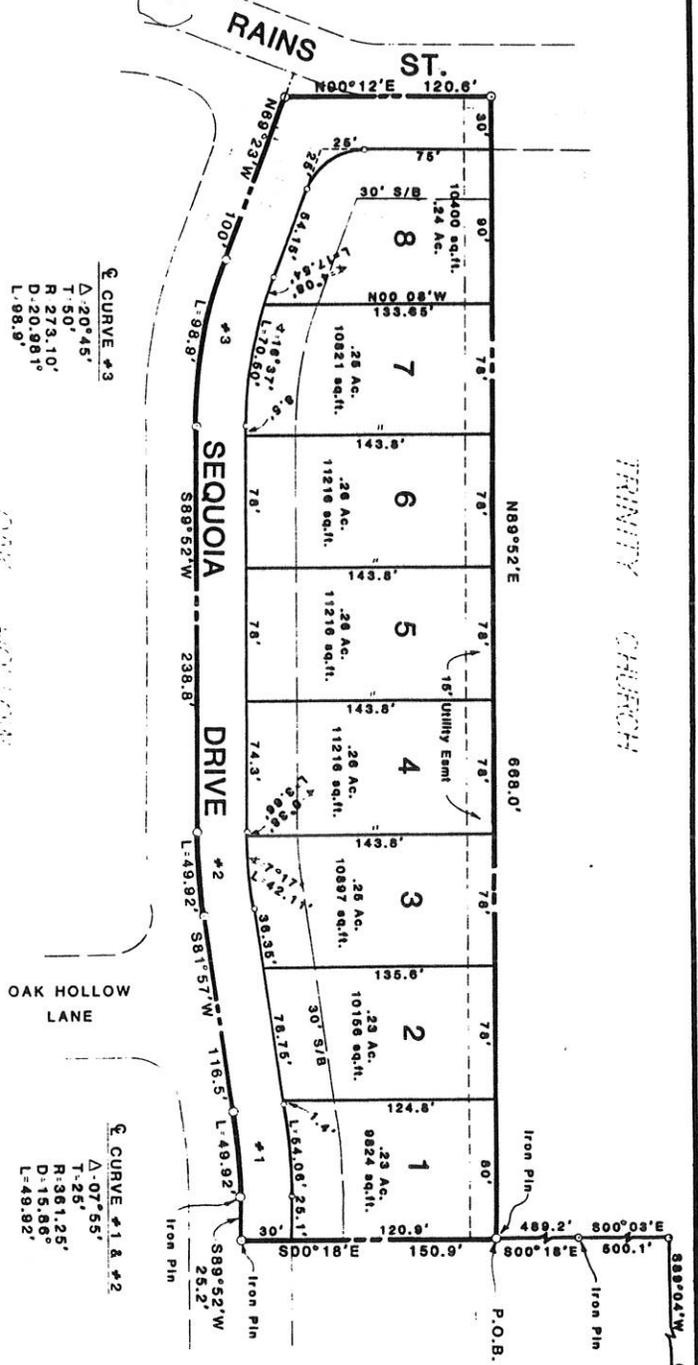
Office Use Only

Case Number: _____ Date Submitted: _____

BZA Deadline: _____ BZA Meeting Date: March 17th, 2026



TRINITY CHURCH



Curve #3
 Δ 20° 45'
 T 50'
 R 273.10'
 D 20.981°
 L 98.9'

Curve #1 & #2
 Δ 07° 55'
 T 26'
 R 361.25'
 D 15.86°
 L 49.92'

TRINITY HILLS SUBDIVISION JONESBORO, ARKANSAS

ALL ZONING IS R-1



OWNER/DEVELOPER: TRINITY CHURCH OF JONESBORO ARK., INCORPORATED.

SURVEYOR'S CERTIFICATION
 I hereby certify that the plan shown and described hereon is the result of a survey made in March, 1989, that it is a true and correct survey and the monuments were found or set as noted.

By: *Robert W. Newell*
 Robert W. Newell
 Date: 3/21/89

OWNER'S CERTIFICATION
 We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

Paul Blayne Foster



Prepared by: *John Miller*
 Checked by: *John Miller*
 Date: 3/21/89

REVISED: 4/12/89
 REVISED: 3/21/89

METROPOLITAN AREA PLANNING COMMISSION
 All required conditions for approval have been met.
 Date: 5/16/89
 City Planner: *Steve A. White*

METROPOLITAN AREA PLANNING COMMISSION
 Jonesboro - Craighead County

PRELIMINARY APPROVAL
 FINAL APPROVAL
 AS NOTED
 DISAPPROVED
 TABLED

Chairman: *John Miller*
 Secretary: *John Miller*
 Date: MAY 16 1989

J M N JONESBORO-MILLER-NEWELL DESIGNERS-SURVEYORS-ENGINEERS, LTD. JONESBORO, ARKANSAS	
RECORD PLAT OF TRINITY HILLS SUBDIVISION JONESBORO, ARKANSAS	
PT. NE 1/4 OF SEC. 30-T14N-R4E JONESBORO, ARKANSAS	
DATE: 3-23-89 SCALE: SHOWN DRAWN BY: RB	CHECKED BY: <i>John Miller</i> JOB NO. 81-28 SHEET 1 OF 4

FP 89-6



JONESBORO Zoning Appeals Process

ARKANSAS

BZA ADJOINING PROPERTY OWNER NOTIFICATION

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VARIANCE REQUESTED BY: Moss Fencing

DATE: 2-26-26

SUBJECT PROPERTY ADDRESS: 706 Sequoia Dr, Jonesboro, AR

DESCRIPTION OF VARIANCE REQUESTED:

We are requesting approval to repair an existing 8' tall wood privacy fence due to post failure.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Judy Hook

Printed Name of Property Adjacent Owner

(Signature)

Date

704 Sequoia Dr. 72401

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



JONESBORO Zoning Appeals Process

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Jonesboro Special School District #1

Printed Name of Property Adjacent Owner

(Signature)

Date

701 E Highland Dr, 72401

Address

Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



JONESBORO Zoning Appeals Process

ARKANSAS

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VARIANCE REQUESTED BY: Moss Fencing

DATE: 2-26-26

SUBJECT PROPERTY ADDRESS: 706 Sequoia Dr, Jonesboro, AR

DESCRIPTION OF VARIANCE REQUESTED:

We are requesting approval to repair an existing 8' tall wood privacy fence due to past failure.

In affixing my signature below, I am acknowledging my understanding of this request for an appeal or variance. I further understand that my signature only indicates my receipt of notification of the request for an appeal or variance and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Board.

Terri Reno

Printed Name of Property Adjacent Owner

(Signature)

Date

2109 Indian Trails 72401

Address

Phone

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JONESBORO Zoning Appeals Process

ARKANSAS

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VARIANCE REQUESTED BY: Moss Fencing

DATE: 2-26-26

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Matthew McMullen

(Signature) Date

Printed Name of Property Adjacent Owner

2113 Indian Trails 72401

Address

Phone

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JONESBORO
ARKANSAS

Zoning Appeals Process

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VARIANCE REQUESTED BY: Moss Fencing

DATE: 2-26-26

SUBJECT PROPERTY ADDRESS: 706 Sequoia Dr, Jonesboro, AR

DESCRIPTION OF VARIANCE REQUESTED:

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Printed Name of Property Adjacent Owner

(Signature) Date

Address

Phone

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Moss Fenchy
PO Box 16501
Jonesboro, AR 72403



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RDC 99

U.S. POSTAGE PAID
FCM LETTER
JONESBORO, AR 72401
FEB 27, 2026
\$6.08
S2324P503476-12

Judy Hook
704 Sequoia Dr.
Jonesboro, AR 72401

Moss Fenchy
PO Box 16501
Jonesboro, AR 72403



Retail
RDC 99

U.S. POSTAGE PAID
FCM LETTER
JONESBORO, AR 72401
FEB 27, 2026
\$6.08
S2324P503476-12

Jonesboro Special School District
701 E. Highland Dr
Jonesboro, AR 72401

Moss Fenchy
Box 16501
Jonesboro, AR 72403



Retail
RDC 99

U.S. POSTAGE PAID
FCM LETTER
JONESBORO, AR 72401
FEB 27, 2026
\$6.08
S2324P503476-12

Mathew McMullen
2113 Indian Trails St
Jonesboro, AR 72401

Moss Fenchy
Box 16501
Jonesboro, AR 72403



Retail
RDC 99

U.S. POSTAGE PAID
FCM LETTER
JONESBORO, AR 72401
FEB 27, 2026
\$6.08
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Terri Reno
2109 Indian Trails St.
Jonesboro, AR 72401

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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Postage \$0.78
Total Postage and Fees \$6.08
Sent to: Terri Reno, 2109 Indian Trails St., Jonesboro, AR 72401
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions.

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 Adult Signature Restricted Delivery \$0.00
Postage \$0.78
Total Postage and Fees \$6.08
Sent to: Mathew McMullen, 2113 Indian Trails St., Jonesboro, AR 72401
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions.

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
Postage \$0.78
Total Postage and Fees \$6.08
Sent to: Jonesboro Special School District, 701 E. Highland Dr., Jonesboro, AR 72401
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions.

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
Postage \$0.78
Total Postage and Fees \$6.08
Sent to: Judy Hook, 704 Sequoia Dr., Jonesboro, AR 72401
PS Form 3800, January 2023 PSN 7530-02-000-9047. See Reverse for Instructions.



CARAWAY JONESBORO
 2404 RACE ST
 JONESBORO, AR 72401-9997
 www.usps.com

02/27/2026

08:46 AM

TRACKING NUMBERS

9589 0710 5270 3735 9409 83
 9589 0710 5270 3735 9409 52
 9589 0710 5270 3735 9409 69
 9589 0710 5270 3735 9409 76

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 (UP TO 25 ITEMS)



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 Send tracking number to 28777 (2USPS)
 Standard message and data rates may apply

TRACK STATUS ONLINE
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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.78
Jonesboro, AR 72401 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/02/2026			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 3735 9409 83			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Jonesboro, AR 72401 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/02/2026			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 3735 9409 52			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Jonesboro, AR 72401 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/02/2026			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 3735 9409 69			
Total			\$6.08
First-Class Mail® Letter	1		\$0.78
Jonesboro, AR 72401 Weight: 0 lb 0.30 oz Estimated Delivery Date Mon 03/02/2026			
Certified Mail®			\$5.30
Tracking #: 9589 0710 5270 3735 9409 76			
Total			\$6.08



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: VR-26-08

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Board of Zoning Adjustments

File Type: Variances

The Applicant Joshua Neely- Ridge Surveying is requesting a variance for the minimum lot width for R-1 zoning at the public road ROW



February 19, 2026

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

RE: Request for Variance
4104 Mount Carmel Road
Jonesboro, AR 72404

Dear Mr. Smith:

On behalf of Randy Loyd and James Cook, the owners of the property located at 4104 & 4018 Mount Carmel Road Jonesboro, Arkansas we are submitting this request for a variance of the minimum lot width at the public road right-of-way for R-1 zoning. The minimum lot width required for R-1 zoning is 60'. This variance request is for 40' minimum lot width at the public road right-of-way. Historically and at the time of purchase of the subject property it has been accessed by an Ingress / Egress Easement, which is not allowed in the of Jonesboro to be able to receive a building permit. The owner (James Cook) to the North is prepared to sell a 40' strip of property to provide public road frontage for this tract. If the requested variance is granted the owner plans to build a single-family residence that meets all other requirements for R-1 zoning.

Please find attached the boundary survey and plot plan showing the proposed residence.

If there are any further questions or comments, please do not hesitate to call or email.

Respectively,

A handwritten signature in black ink that reads "Joshua Neely". The signature is written in a cursive, flowing style.

Joshua Neely P.S.

Ridge Surveying & Consulting



Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: RANDY LOYD & JAMES COOK Applicant: JOSHUA NEELY - RIDGE SURVEYING
 Address: 4104 MOUNT CARMEL ROAD Address: 404 CREATH AVENUE
JONESBORO, AR 72404
 Phone: MR. LOYD: 870-206-2918 Phone: 870-203-9940
MR. COOK: 870-219-4502
 Email: RANDYLOYD1708@GMAIL.COM Email: JNEELY@RIDGESURVEYING.NET
J4M5C@SBCGLOBAL.COM
 Signature: _____ Signature: _____

Description of Requested Variance:

REQUESTING A VARIANCE FOR THE MINIMUM LOT WIDTH FOR R-1 ZONING AT THE PUBLIC ROAD
RIGHT-OF-WAY.

Circumstances Necessitating Variance Request:

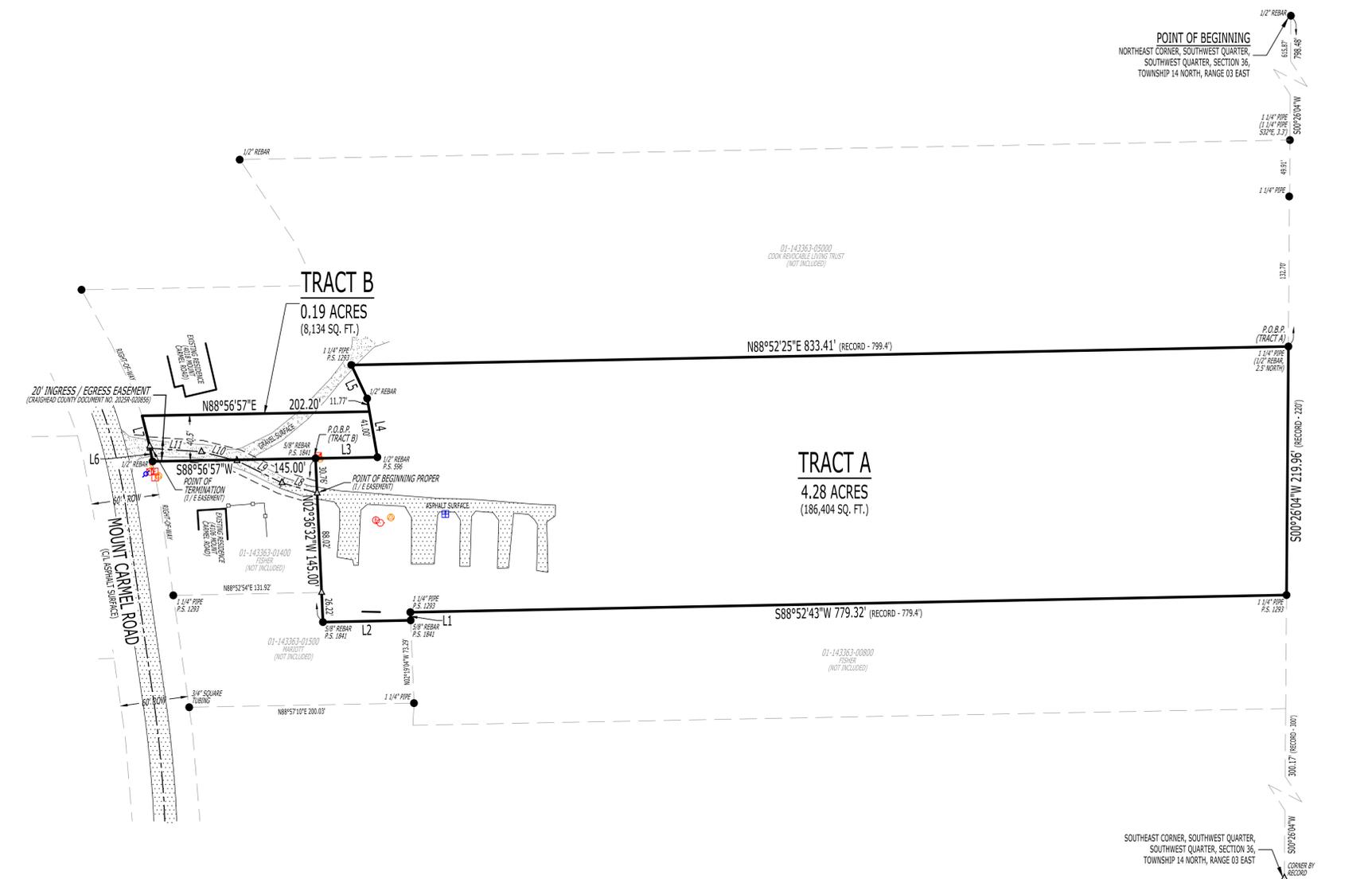
HISTORICALLY AND AT THE TIME OF PURCHASE THE PROPERTY HAS BEEN ACCESSED BY AN INGRESS
/ EGRESS EASEMENT, WHICH IS NOT ALLOWED BY THE CITY OF JONESBORO TO BE ABLE TO RECEIVE A
BUILDING PERMIT.

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____
 BZA Deadline: _____ BZA Meeting Date: _____



- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - ▲ COMPUTED POINT (NOT MONUMENTED)
 - UTILITY POLE
 - LIGHT POLE
 - ELECTRIC METER
 - PAD MOUNTED TRANSFORMER
 - ELECTRIC JUNCTION BOX
 - ELECTRIC PULL-BOX
 - IRRIGATION CONTROL BOX
 - TELECOMMUNICATIONS PEDESTAL
 - BOUNDARY LINE
 - WOOD PRIVACY FENCE LINE

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S02°19'04\"E	7.15'
L2	S88°52'43\"W	78.00'
L3	N88°56'57\"E	55.00'
L4	N09°55'00\"W	52.77'
L5	N25°17'34\"W	32.80'
L6	N10°34'03\"W	13.63'
L7	N14°05'03\"W	27.78'
L8	N73°43'14\"W	32.57'
L9	N63°57'03\"W	44.53'
L10	N75°57'24\"W	32.55'
L11	N86°05'52\"W	45.81'

- ZONING NOTES:**
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
 - R-1 ZONING REQUIREMENTS:
STREET SETBACK - 25'
REAR SETBACK - 25'
SIDE SETBACK - 7.5'
HEIGHT RESTRICTION - 35'
MAXIMUM LOT COVERAGE - 35%
 - FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04\"/>

TOGETHER WITH
A 20 FOOT INGRESS / EGRESS EASEMENT, LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID CENTERLINE BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04\"/>

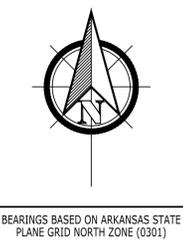
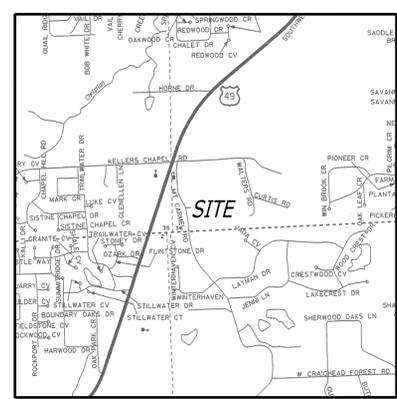
TRACT B:
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04\"/>

TOGETHER WITH AND SUBJECT TO
A 20 FOOT INGRESS / EGRESS EASEMENT, LYING 10 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID CENTERLINE BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°26'04\"/>

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:
 - MINOR PLAT, WOOLDRIDGE MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 96, DATED AUGUST 04, 1993.
 - MINOR PLAT, PINKSTON'S WALTERS ROAD ADDITION, BY MICHAEL P. MCNEESE, P.S. 1709, RECORDED IN BOOK C, PAGE 244, DATED SEPTEMBER 24, 2013.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT NO. 201607298204, DATED JULY 07, 2016.
 - BOUNDARY SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK I, PAGE 85, DATED DECEMBER 29, 2016.
 - BOUNDARY SURVEY, BY MICHAEL A. DANIELS, P.S. 1563, ADLS DOCUMENT NO. 201803016330, DATED NOVEMBER 21, 2016.
 - BOUNDARY SURVEY, BY JOSHUA J. NEELY, P.S. 1841, ADLS DOCUMENT NO. 201902053398, DATED DECEMBER 21, 2018.
 - QUIT-CLAIM DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-005877, DATED MARCH 28, 2019.
 - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-005878, DATED MARCH 28, 2019.
 - QUIT-CLAIM DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2025R-020856, DATED OCTOBER 28, 2025.
- 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 26, 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 JANUARY 22, 2026.



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

BOUNDARY SURVEY
CLIENT: COOK AND LOYD
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, 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
DATE: 02/19/2026 SCALE: 1" = 60' JOB NO.: 20180401	DATE BY DESCRIPTION

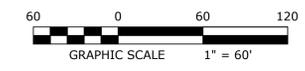


RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



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

500-14N-03E-0-36-330-16-1841



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Total Postage and Fees	\$6.08

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361 SOUTHWEST DRIVE #108
City, State, ZIP+4®
JONESBORO, AR 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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HERNANDO, MS 38632

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City, State, ZIP+4®
JONESBORO, AR 72404

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Total Postage and Fees	\$6.08

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4014 MOUNT CARMEL RD
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JONESBORO, AR 72404

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Postage	\$0.78
Total Postage and Fees	\$6.08

02/20/2026

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LARRY + FAYE STRALEMER
Street and Apt. No., or PO Box No.
4110 MOUNT CARMEL ROAD
City, State, ZIP+4®
JONESBORO AR 72404

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