

**UTILITY PROVIDERS:**

**ELECTRIC, WATER & SEWER:**

CITY WATER & LIGHT  
400 EAST MONROE  
JONESBORO, AR 72401  
(870)-935-5581

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

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

**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

**LINE TABLE:**

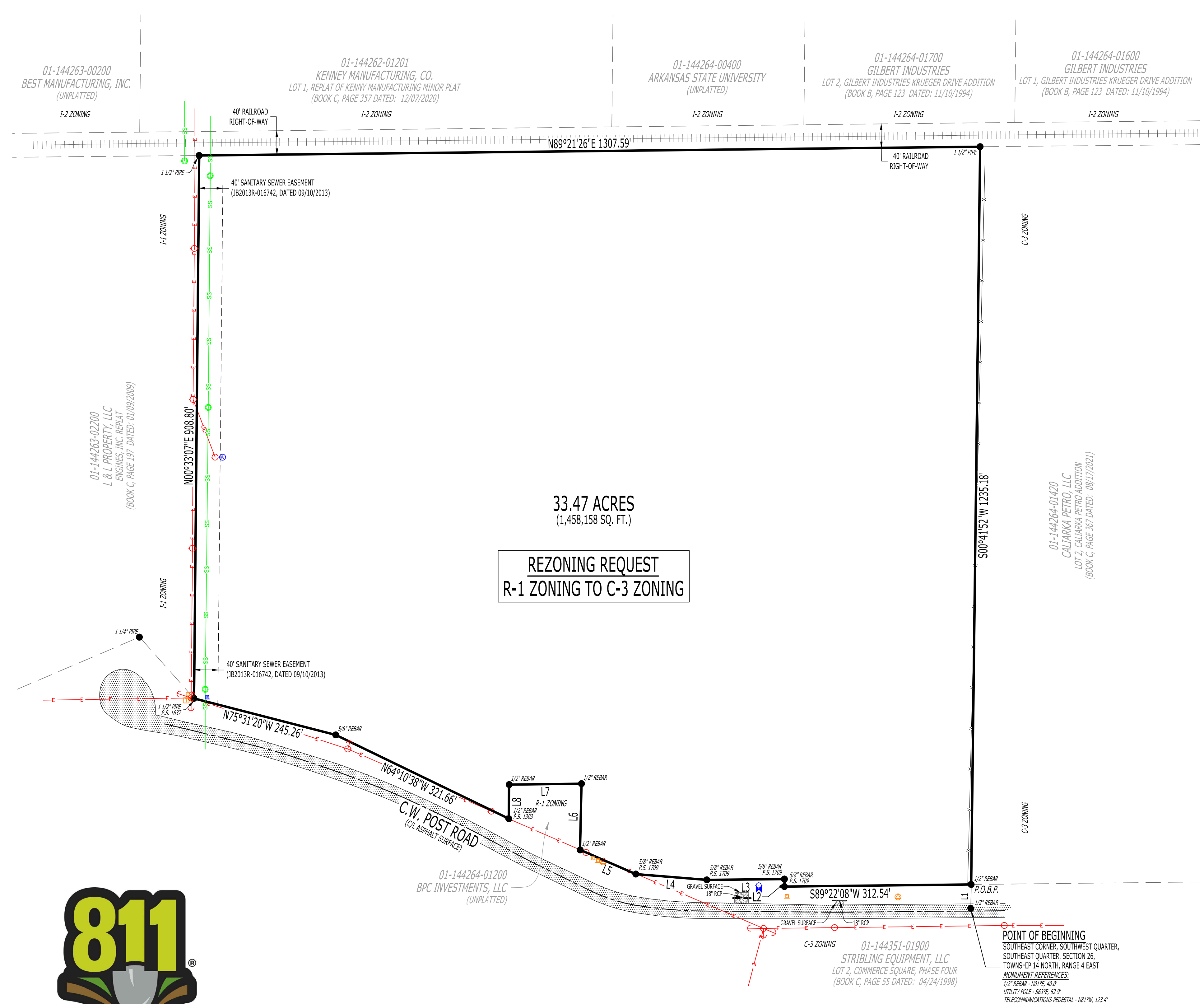
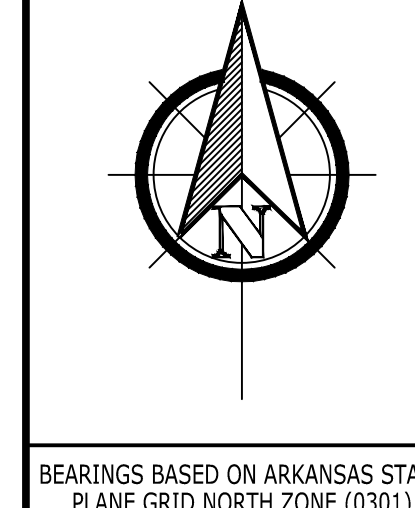
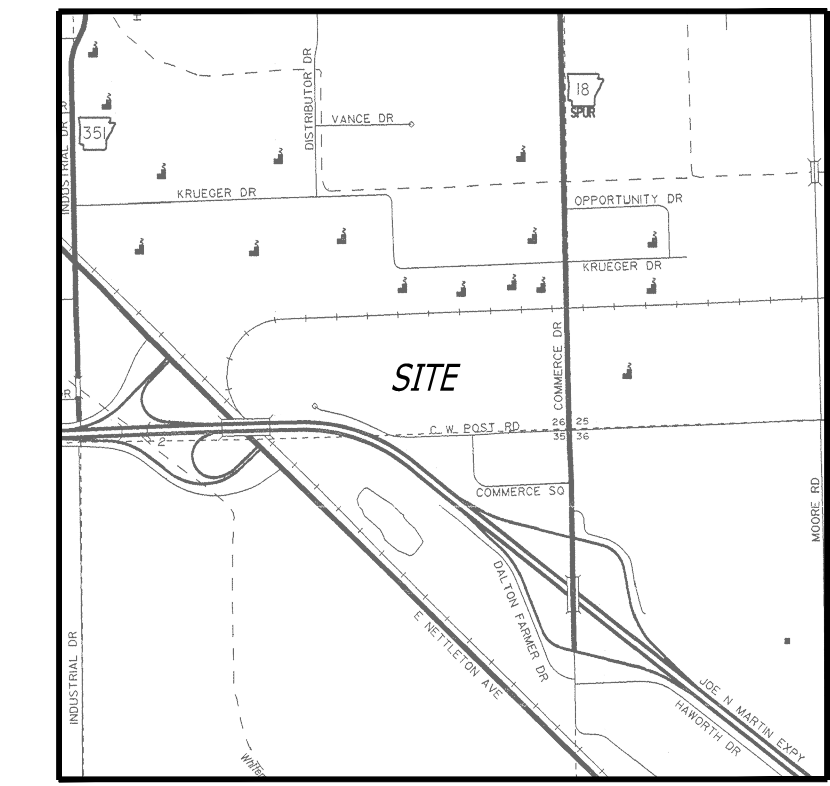
LINE #	DIRECTION	LENGTH
L1	N00°41'52"E	40.00'
L2	N00°33'08"W	12.42'
L3	S89°26'52"W	130.00'
L4	N85°19'30"W	119.16'
L5	N66°34'50"W	101.97'
L6	N01°17'59"E	110.82'
L7	S89°15'56"W	121.26'
L8	S00°34'21"W	57.03'

**ZONING NOTES:**

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP: R-1, SINGLE-FAMILY, LOW 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, GENERAL COMMERCIAL DISTRICT.
- 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.

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "J. NEELY, P.S. 1841" (OR AS NOTED)
- UTILITY POLE
- GUY WIRE
- FIRE HYDRANT
- WATER VALVE
- IRRIGATION WELL
- WATER LINE MARKER
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS BOX
- BURIED CABLE MARKER
- SANITARY SEWER MANHOLE
- OVERHEAD ELECTRIC LINE
- E- UNDERGROUND ELECTRIC LINE
- W- WATER LINE
- SS- SANITARY SEWER LINE
- T- TELECOMMUNICATIONS LINE
- X- BARBED WIRE FENCE LINE (DILAPIDATED)
- ⊗ REINFORCED CONCRETE PIPE



**33.47 ACRES**  
(1,458,158 SQ. FT.)

**REZONING REQUEST**  
R-1 ZONING TO C-3 ZONING

**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:
  - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 27, DATED MAY 06, 1976.
  - RECORD REPLAT, ENGINES, INC. REPLAT, BY KEVIN L. SCRAPE, P.S. 1637, RECORDED IN BOOK C, PAGE 197, DATED JANUARY 05, 2009.
  - BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, SLS NO. 201504170018, DATED MARCH 16, 2015.
  - MINOR PLAT, CALIARKA PETRO ADDITION, BY JASON D. BEARD, P.S. 1691, RECORDED IN BOOK C, PAGE 367, DATED AUGUST 17, 2021.
  - WARRANTY DEED, HALCOM TO THE ARKANSAS HIGHWAY COMMISSION, RECORDED IN BOOK 317, PAGE 671, DATED MARCH 22, 1985.
  - QUITCLAIM DEED, HALCOM TO HALCOM, RECORDED IN BOOK 562, PAGE 309, DATED JUNE 30, 1998.
  - DEED OF QUIETING TITLE, RECORDED IN BOOK 720, PAGE 374, DATED APRIL 04, 2006.
  - FIDUCIARY'S DEED, RECORDED IN BOOK 777, PAGES 755-758, DATED JULY 10, 2008.
  - PROPERTY DAMAGE / EASEMENT AGREEMENT, RECORD NO. JB2013R-016742, DATED SEPTEMBER 10, 2013.
  - WARRANTY DEED, MCGOUGH AND VINCENT TO KARMA HOLDINGS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. JB2016R-005254, DATED APRIL 11, 2016.
  - WARRANTY DEED, COPE TO BPC INVESTMENTS, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2019R-007877, DATED APRIL 22, 2019.
- THE UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. RIDGE SURVEYING & CONSULTING, PLLC, MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO VERIFY ANY AND ALL PRIOR TO ANY CONSTRUCTION.
- THE EXISTING AND/OR LOCATIONS OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT NECESSARILY SHOWN ON THIS REZONING PLAT.
- FIELD WORK WAS COMPLETED ON MARCH 04, 2016.

**LEGAL DESCRIPTION (JB2016R-005254):**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°41'52" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°22'08" WEST, 312.54 FEET; NORTH 00°33'08" WEST, 12.42 FEET; SOUTH 89°26'52" WEST, 130.00 FEET; NORTH 85°19'30" WEST, 119.16 FEET; NORTH 66°34'50" WEST, 101.97 FEET; THENCE NORTH 01°17'59" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 110.82 FEET, THENCE SOUTH 89°15'56" WEST, 121.26 FEET; THENCE SOUTH 00°34'21" WEST, 57.03 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF C.W. POST ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 64°10'38" WEST, 321.66 FEET; NORTH 75°31'20" WEST, 245.26 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 00°33'07" EAST, ALONG SAID WEST LINE, 908.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF AN EXISTING RAILROAD SPUR; THENCE NORTH 89°21'26" EAST, ALONG SOUTHERLY RIGHT-OF-WAY LINE, 1307.59 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00°41'52" WEST, ALONG SAID EAST LINE, 1235.18 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 33.47 ACRES (1,458,158 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.

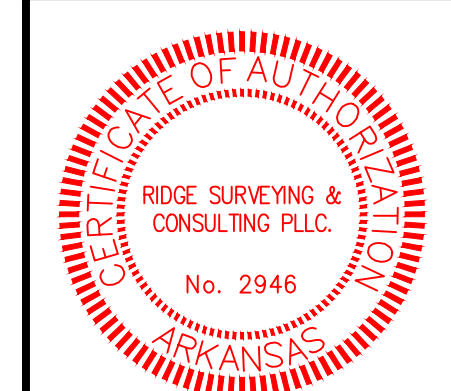


**Know what's below.  
Call before you dig.**



**REZONING PLAT**  
CLIENT: KARMA HOLDINGS, LLC.  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC		870-203-9940 www.ridgesurveying.net	
404 Creath Ave., Suite B Jonesboro, AR 72401	REVISIONS	DATE	DESCRIPTION
DRAWING INFO	JUN 06/30/2023		
DATE:	06/30/2023	SCALE:	1" = 100'
DRAWN BY:		CHECKED BY:	
DATE:		DATE:	
SCALE:		SCALE:	
JOB NO.		JOB NO.	90335-01



RIDGE SURVEYING & CONSULTING, PLLC.  
ARKANSAS - 2946



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

500-14N-04E-0-26-230-16-1841