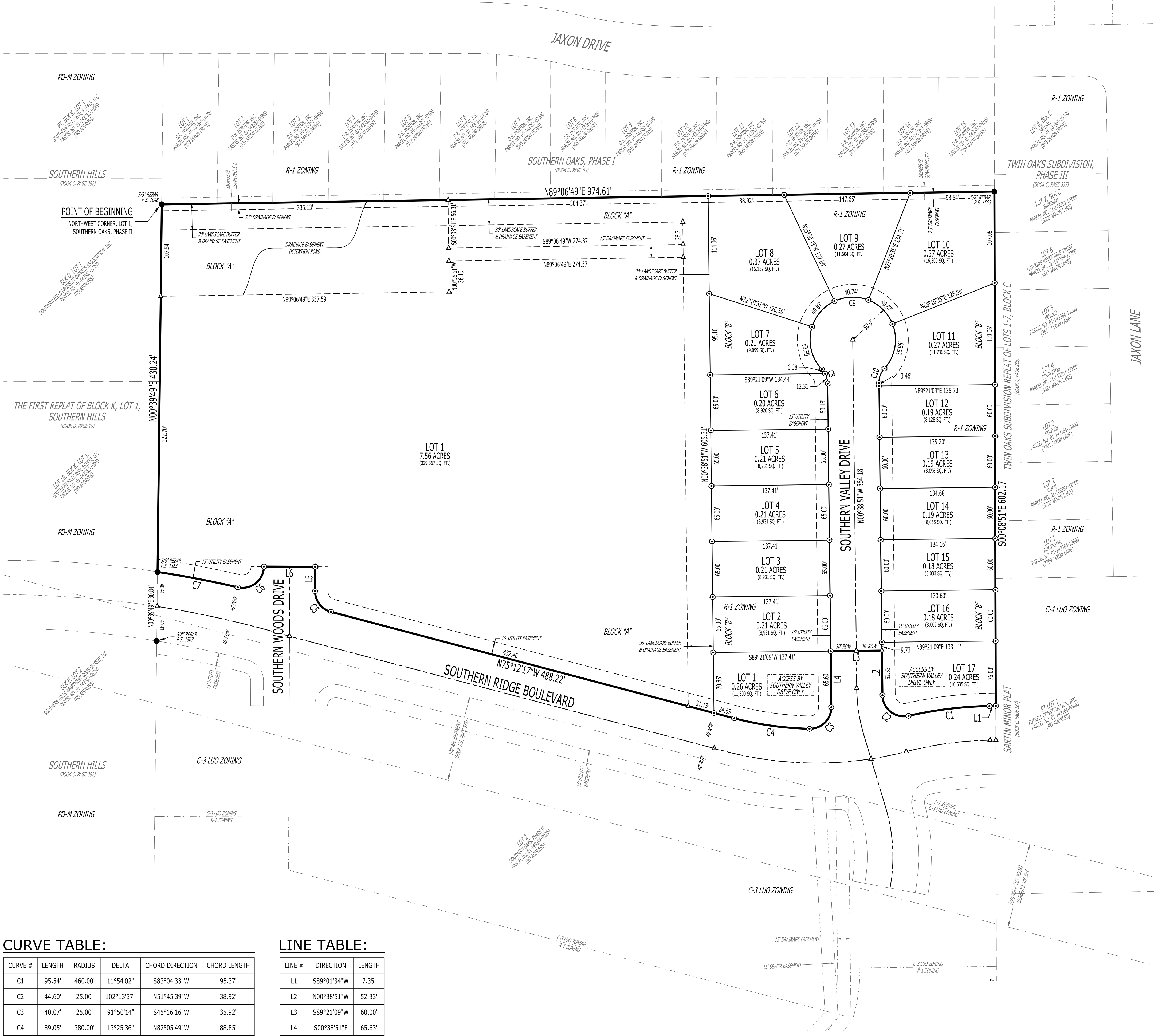




CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	95.54'	460.00'	11°54'02"	S83°01'33"W	95.37'
C2	44.60'	25.00'	102°13'37"	N51°45'39"W	38.92'
C3	40.07'	25.00'	91°50'14"	S45°16'16"W	35.92'
C4	89.05'	380.00'	13°25'36"	N82°05'49"W	88.85'
C5	32.90'	25.00'	75°24'22"	N37°30'05"W	30.58'
C6	44.88'	25.00'	102°51'33"	S51°37'53"W	39.09'
C7	95.61'	1240.00'	04°25'04"	N79°08'53"W	95.58'
C8	18.69'	25.00'	42°50'11"	N22°03'57"W	18.26'
C9	231.84'	50.00'	265°39'59"	N89°20'57"E	73.33'
C10	18.69'	25.00'	42°49'48"	S20°46'03"W	18.26'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°01'34"W	7.35'
L2	N00°38'51"W	52.33'
L3	S89°21'09"W	60.00'
L4	S00°38'51"E	65.63'
L5	N00°12'06"E	28.58'
L6	N89°47'54"W	60.00'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP:
 - R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
 - C-3 LUO, GENERAL COMMERCIAL DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- 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.

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:
 - RECORD PLAT, FARM CREEK HOME SITES, SECOND ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 56, DATED NOVEMBER 08, 1988.
 - RECORD PLAT, SARTIN MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 149, DATED JANUARY 15, 1996.
 - RECORD PLAT, SARTIN MINOR PLAT (SECOND MINOR PLAT), BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 187, DATED AUGUST 02, 2007.
 - CORRECTION PLAT OF SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 273, DATED JANUARY 25, 2017.
 - RECORD REPLAT, TWIN OAKS SUBDIVISION, REPLAT OF LOTS 1 THRU 7, BLOCK C, BY HERBERT C. HIME, P.S. 1142, RECORDED IN BOOK C, PAGE 285, DATED OCTOBER 25, 2017.
 - REZONING PLAT, BY MICHAEL A. DANIELS, P.S. 1563, DATED JANUARY 12, 2021.
 - RECORD PLAT, SOUTHERN HILLS, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK C, PAGE 362, DATED MAY 05, 2021.
 - RECORD PLAT, SOUTHERN OAKS, PHASE I, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK D, PAGE 03, DATED SEPTEMBER 21, 2023.
 - RECORD PLAT, SOUTHERN OAKS, PHASE II, BY JOSHUA J. NEELY, P.S. 1841, RECORDED IN BOOK XX, PAGE XX, DATED XXXXXXXXXXXXXXXX.
- 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 JUNE 16, 2026.

CERTIFICATE OF REPLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE REPLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 1 OF SOUTHERN OAKS, PHASE II TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 12.13 ACRES (528,288 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:
FIRST REPLAT OF LOT 1 OF SOUTHERN OAKS, PHASE II
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

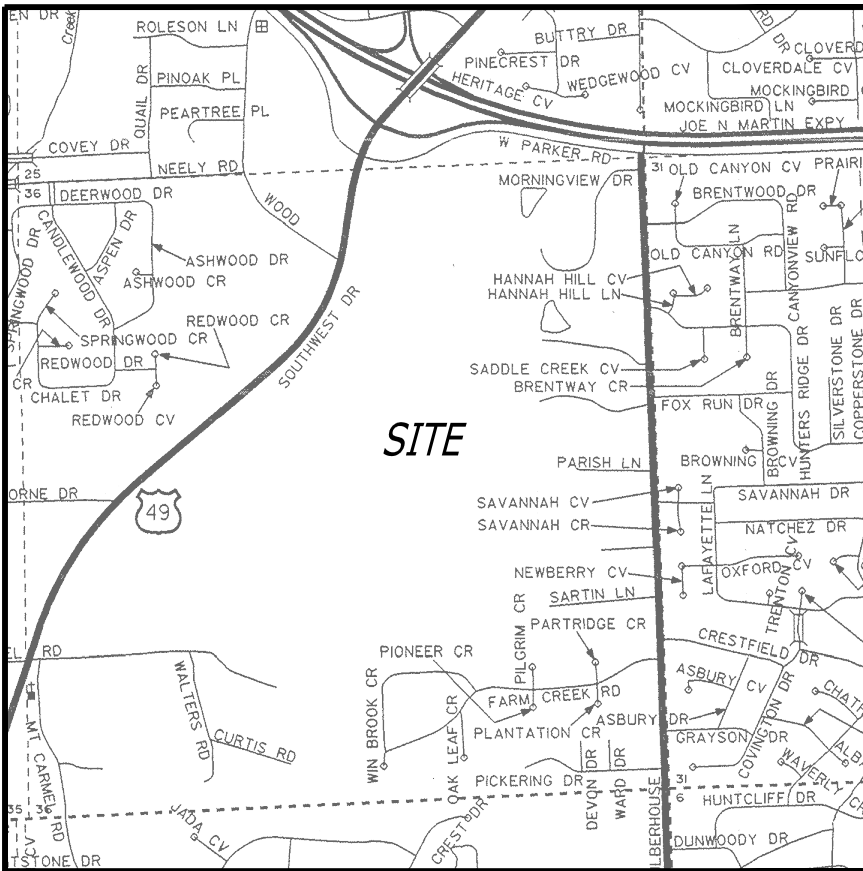
WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____, SIGNATURE: _____, DATE: _____

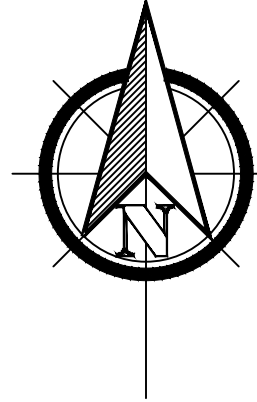
NAME: _____, SIGNATURE: _____, DATE: _____

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.



VICINITY MAP
(N.T.S)



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

RECORD REPLAT
CLIENT: SOUTHERN HILLS REAL ESTATE, LLC
FIRST REPLAT OF LOT 1 OF SOUTHERN OAKS, PHASE II
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B Jonesboro, AR 72401	870-203-9940 jneely@ridgesurveying.net
DRAWING INFO	REVISIONS
DRAWN BY: JIN	DATE: BY: DESCRIPTION:
DATE: 06/17/2026	SCALE: 1" = 60'
CORNO:	240203

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

PRELIMINARY

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

500-14N-03E-0-36-240-16-1841

