



LEGAL DESCRIPTION: TRACT 1
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER; THENCE NORTH 00°00'00" 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 NORTH 00°00'00" W, A DISTANCE OF 189.52 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 803.74 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 235.77 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 00°00'00" W ALONG SAID CENTERLINE, A DISTANCE OF 91.48 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 82.26 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 97.71 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 00°00'00" W ALONG SAID CENTERLINE, A DISTANCE OF 133.06 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 SOUTH 01°01'35" E, A DISTANCE OF 415.14 FEET TO THE POINT OF BEGINNING, CONTAINING 4.03 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 2
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 864.80; THENCE NORTH 00°00'00" W, A DISTANCE OF 803.74 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 170.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 465.52 FEET TO THE WEST RIGHT-OF-WAY OF CALLENDER ROAD; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 199.99 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 226.12 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 431.62 FEET; THENCE NORTH 01°01'35" E, A DISTANCE OF 145.66 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 258.74 FEET; THENCE NORTH 01°01'35" E, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID CENTERLINE SOUTH 01°01'35" E, A DISTANCE OF 91.48 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 82.26 FEET TO THE POINT OF BEGINNING, CONTAINING 5.23 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 3
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 180.40 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 00°00'00" W ALONG SAID CENTERLINE, A DISTANCE OF 415.14 FEET; THENCE ALONG SAID CENTERLINE ON A 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" W FOR A CHORD DISTANCE OF 105.72 FEET; THENCE SOUTH 01°01'35" E ALONG SAID CENTERLINE, A DISTANCE OF 133.06 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 40.00 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 80.00 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 97.71 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID CENTERLINE SOUTH 01°01'35" E, A DISTANCE OF 415.14 FEET TO THE POINT OF BEGINNING, CONTAINING 2.51 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 4
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 1054.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 212.50 FEET; THENCE NORTH 00°00'00" W TO THE WEST RIGHT-OF-WAY OF CALLENDER ROAD; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 143.37 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 118.84 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 45.08 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.10 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 130.89 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 300.15 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 218.48 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 212.50 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 143.38 FEET TO THE POINT OF BEGINNING, CONTAINING 4.45 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 5
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 510.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 392.23 FEET; THENCE NORTH 00°00'00" W TO THE WEST RIGHT-OF-WAY OF CALLENDER ROAD; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 143.37 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 118.84 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 45.08 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.10 FEET; THENCE SOUTH 01°01'35" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 130.89 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 300.15 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 218.48 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 212.50 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 143.38 FEET TO THE POINT OF BEGINNING, CONTAINING 4.45 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

General Survey Notes

- THIS MAP REPRESENTS A PROPERTY BOUNDARY SURVEY FOR FUTURE CONSTRUCTION, INC. FOR THE PURPOSE OF SITE ENGINEERING AND DESIGN.
- 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 MAGNANG ANGLE OF 0°44'45" AT THE POINT OF COMMENCEMENT AS SHOWN, DETERMINED BY GPS OBSERVATION.
- 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.
- THE FOLLOWING DOCUMENTS WERE REVIEWED DURING THE COURSE OF THIS SURVEY:
 - WARRANTY DEED FROM RAR REAL ESTATE INVESTMENTS, LLC TO FUTURE CONSTRUCTION, INC. FILED AS 2017R-7763 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - WARRANTY DEED FROM AR MANAGEMENT GROUP, LLC TO FUTURE CONSTRUCTION, INC. FILED AS 2017R-7762 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - QUIT CLAIM DEED FROM RAR REAL ESTATE INVESTMENTS, LLC TO CNF, LLC FILED AS 2017R-7764 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - RELEASE DEED TO RAR INVESTMENTS, LLC FILED AS 2017R-7766 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY OF PART OF THE NE OF THE SE BY CLARENCE W. MCALISTER, PS 1303, DATED OCTOBER 5, 2006.
 - SURVEY OF PART OF THE SE BY TROY SHEETS, PS 596, DATED NOVEMBER 18, 1983.
 - SURVEY BY TROY SHEETS, PS 596, FILED AS BOOK 1, PAGE 112, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TERRY BARE, PS 1048, FILED AS BOOK 8, PAGE 54, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TERRANCE MOORE, PS 1293, FILED AS BOOK 1, PAGE 144, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TROY SHEETS, PS 596, FILED AS BOOK 8, PAGE 149, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - RECORD PLAT OF SARTIN MINOR PLAT FILED AS BOOK C, PAGE 187, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - 6 SEPARATE PLATS OF SURVEY BY JEFF HARLAN, PS 1536, ALL FOR RAR REAL ESTATE INVESTMENTS, LLC, ALL DATED APRIL 22, 2017, ON FILE WITH THE STATE SURVEYOR'S OFFICE.
- 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:
 - THE FRONT YARD SETBACK FOR RS-7 IS 20 FEET AND 25 FEET FOR C-4.
 - THE REAR YARD SETBACK IS 20 FEET FOR BOTH ZONES.
 - THE SIDE YARD SETBACK FOR RS-7 IS 7.5 FEET AND THIS RESTRICTION IS NOT APPLICABLE TO C-4.
 - MINIMUM LOT AREA FOR RS-7 IS 6222 SQUARE FEET AND 6500 SQUARE FEET FOR C-4.
 - MINIMUM LOT WIDTH FOR RS-7 AND FOR C-4 IS 50 FEET.
- 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. 0503100150C, LAST REVISED SEPTEMBER 27, 1999.
- FIELD WORK WAS COMPLETED JULY 31, 2022.
- BUILDINGS ARE TO BE OF RESIDENTIAL CHARACTER REGARDING OUTWARD APPEARANCE.

The C-3 Limited Use Overlay (LUO) and C-4 rezoning request does not allow the following uses on lots noted below:

Restrictions (uses not allowed) for the areas labeled Lot 10 & 14:

- Auditorium or Stadium
- Carwash
- Cemetery
- Communication Tower
- Entertainment, Adult
- Entertainment, Adult
- Golf Course
- Homeless Shelter
- Hotel or Motel
- Medical Marijuana Dispensary
- Recreational Vehicle Park
- Service Station
- Sign, Off-Premises
- U-Drive, Major
- Utility, Minor
- Freight Terminal
- Agricultural, Animal

Restrictions (uses not allowed) for the areas labeled Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, & 15:

- Cemetery
- Communication Tower
- Entertainment, Adult
- Homeless Shelter
- Medical Marijuana Dispensary
- Recreational Vehicle Park
- Service Station
- Sign, Off-Premises
- U-Drive, Major
- Utility, Minor
- Freight Terminal
- Agricultural, Animal

LEGEND

○	SET 5/8" REBAR (PS#1563)	—	PROPERTY LINE
●	FOUND MONUMENT (AS NOTED)	---	EX. EASEMENT
◇	COMPUTED POINT	---	EX. LOT LINE
⊗	ELECTRIC JUNCTION BOX	---	EX. BOUNDARY
⊕	POWER POLE	---	EX. R/W
⊖	TELEPHONE PEDESTAL	---	EX. B/L
⊙	GAS METER	---	SECTION LINE
⊚	VALVE	---	ROAD CL
⊛	FIRE HYDRANT ASSEMBLY	---	BARBED WIRE FENCE
⊜	WATER METER	---	CHAIN LINK FENCE
⊝	ELECTRIC PEDESTAL	---	WOOD PRIVACY FENCE
⊞	MARKER/SIGN	---	OVERHEAD ELECTRIC
⊟	GUY WIRE	---	PROPOSED LOT LINES
		---	UNDERGROUND ELECTRIC
		---	4" WATER LINES
		---	2" WATER LINES

RECORD INFORMATION

GRAPHIC SCALE IN FEET
 60' 0 60'

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

STATE PLAT CODE:
 500-14N-03E-036-210-16-1563

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 1563
 SIGNATURE

REZONING PLAT
 A PART OF SECTION 33, T14N, R03E
 AND A PART OF LOT 1 OF SARTIN MINOR PLAT
 BOOK C, PAGE 187
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 PREPARED FOR:
 FUTURE CONSTRUCTION, INC.

ISSUE DATE: 11/10/23
 PROJECT NO: 23901300
 CONTACT: M. DANIELS

2520 Alexander Drive Suite C
 Jonesboro, AR 72401-7194

Crafton Tull
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CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

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SHEET NO.:

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