



**BLOCK B  
SOUTHERN HILLS,  
JONESBORO, CRAIGHEAD  
COUNTY, ARKANSAS**

**THE FOLLOWING DOCUMENTS WERE USED IN CONSTRUCTION OF THIS SURVEY**

- A. Arkansas State Highway Commission Right of Way map, Job # 100454, Dated 5/03/2001, obtained from Arkansas Department of Transportation.
- B. Survey by Daniels Land Surveying, LLC, Dated 5/05/2021, Filed for record in Plat Book C, Page 382 of Craighead County records.
- C. Survey by Daniels Land Surveying, LLC, Dated 8/23/2022, Filed for record in Plat Book C, Page 378 of Craighead County records.

**SURVEYOR'S NOTES**

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of a parcel described in Craighead County Deed Records at Book C, Page 378.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 03/26/2025.
6. Every document of record reviewed and considered as a part of this survey is noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
7. The subject properties designated as Parcel 01-143363-05300 and Parcel 01-143363-05400 by the Craighead County, Arkansas, Assessor's Office.
8. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
9. The location and/or existence of utility service lines to the property surveyed are unknown and are not shown.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.

**LEGEND**

○	SET 5/8" REBAR P.S. 1563	PROPERTY LINE	_____
●	FOUND REBAR P.S. 1563	ADJACENT PROPERTY LINE	_____
⦿	FOUND RIGHT-OF-WAY 5/8" REBAR (AS NOTED)	CENTERLINE ROAD	_____
		EXISTING EASEMENT	_____
		EXISTING RIGHT-OF-WAY	_____

**SURVEY DESCRIPTION:**

A part of Block B, lot 1R of Southern Hills, Jonesboro, Craighead County, Arkansas, being more particularly described as follows: BEGINNING at the North corner of Block B, lot 1R, Thence South 58°48'40" East, a distance of 146.41 feet; Thence South 31°11'20" West, a distance of 174.96 feet; Thence South 61°00'44" West, a distance of 22.07 feet; Thence North 65°02'12" West, a distance of 122.70 feet; Thence North 34°21'37" East, a distance of 49.44 feet; Thence North 25°20'20" East, a distance of 158.87 feet to a POINT OF BEGINNING, containing 0.63 acres, more or less, and being subject to all Rights-of-Way- and easements of record.

RECORD INFORMATION

**BASIS OF BEARINGS:**  
RECORD PLAT BOOK C, PAGE  
378 OF CRAIGHEAD COUNTY  
CIRCUIT CLERK OFFICE

GRAPHIC SCALE IN FEET  
40' 0 40'

STATE PLAT CODE:  
500-14N-03E-0-36-401-16-1563

SEAL

**PRELIMINARY**

REZONING PLAT  
BLOCK B  
SOUTHERN HILLS, JONESBORO,  
CRAIGHEAD COUNTY, ARKANSAS  
PREPARED FOR:  
SOUTHERN HILLS REAL ESTATE, LLC.

ISSUE DATE: 07/21/2025  
PROJECT NO: 2492290  
CONTACT: SAM / MAD

2520 Alexander Drive Suite C  
Jonesboro, AR 72401-7194



870.203.7876  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON TULL & ASSOCIATES, INC.  
No. 109  
ARKANSAS ENGINEER

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DELTA	DESCRIPTION	DATE