

A part of Lot 1 and Lot 2 of Block E, Southern Hills Jonesboro, recorded in Plat Book C, Page 362 in the Circuit Clerk's office of Craighead County, Arkansas, and being more particularly described as follows:

BEGINNING at the Northeast Corner of said Lot 1 of said Southern Hills, said point also being on the Southerly Right-of-Way of Southern Ridge Boulevard, Thence along said Right-of-Way the following courses and distances: South 75° 01' 22" East, a distance of 175.71 feet to the beginning of a curve, said curve turning to the left through an angle of 14° 38' 38", having a radius of 118.18 feet, an arc length of 297.78 feet, and whose long chord bears S 82° 30' 46" East, a distance of 296.94 feet; North 89° 48' 24" East, a distance of 104.44 feet; Thence South 00° 25' 51" East, leaving said Right-of-Way of Southern Ridge Boulevard, a distance of 235.13 feet; Thence South 89° 34' 15" West, a distance of 650.86 feet; Thence North 67° 03' 26" West, a distance of 606.61 feet; Thence North 37° 48' 53" East, a distance of 292.95 feet to the Southerly Right-of-Way of Southern Ridge Boulevard. Thence along said Right-of-Way the following courses and distances: said point being along a curve turning to the left through an angle of 10° 13' 27", having a radius of 1199.33 feet, an arc length of 214.01 feet, and whose long chord bears S 69° 29' 45" East, a distance of 213.73 feet; Thence South 75° 01' 59" East, a distance of 268.53 feet to the POINT OF BEGINNING, containing 7.46 acres, more or less, and being subject to all covenants, easements, restrictions and rights of way of record.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	014°58'38"	1139.18'	297.78	S82° 30' 46"E	296.94'
C2	010°13'27"	1199.33'	214.01	S69° 29' 45"E	213.73'

1. Plat represents a boundary survey of a portion of parcel 01-143363-06100 (Block E, Lot 1) & 01-143363-06200 (Block E, Lot 2) described in Craighead County Deed Records in Book C, Page 362.
2. Parcel 01-143363-06100 (Block E, Lot 1) is listed as 1411 Southern Ridge Boulevard, Jonesboro, AR, 72404 according to the Craighead County Assessor's office. Parcel 01-143363-06200 (Block E, Lot 2) has no listed address at the date of this survey.
3. Survey is valid only if print has original seal and signature of surveyor present.
4. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 07/08/2026.
5. Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County Assessor's office.
6. There were no buildings observed in the process of conducting the field work at the date of this survey.
7. The utility maps for the subject property were provided by City Water & Light of Jonesboro.
8. The locations of underground utilities as shown hereon are based on above ground visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
9. All features and improvements shown hereon were observed in the field and based on ground measurements at the date of this survey.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.
11. The subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map 05031C0261D, Effective 09/26/2024.
12. Lot 1 and Lot 2 of Block E, Southern Hills Development is currently zoned as PD-M Planned Development Mixed Use. As part of that zoning a pattern book was approved for the development that showed the multi-family housing up to sixteen (16) units per acre would be allowed in that area*.
13. Set back requirements for Zone PD-M (Planned Development Mixed Use) per City of Jonesboro, Arkansas Ordinance O-EN-024-2020 are as listed:
 - a. Minimum building setbacks for Multi-Family Residential Uses Areas E and K)
 - b. Minimum building setback from public rights-of-way shall be 25 feet.
 - c. Minimum building setback from private drives shall be 20 feet.
 - d. Maximum building height shall be 45 feet.
 - e. Minimum side yard adjacent to non-residential uses shall be 15 for single-story structures, 20 feet for two-story structures, and 30 feet for three-story or greater structures. Where adjacent to single-family residential use, the minimum side yard shall be 30 feet.
 - f. Minimum rear yard shall be 20 feet unless adjacent to single-family residential use, which shall have a rear yard of 35 feet.
 - g. Buildings with balconies and / or porcos are allowed to infringe into the setback zone with the balcony and / or porcos no more than 10 feet.

A. Final Subdivision Plat of Southern Hills by Daniels Land Surveying, dated 04/19/2021. Filed for record in Deed Book C, Page 362, in the Circuit Clerk's office of Craighead County, Arkansas.

B. The First Replat of Block D, Southern Hills by Crafton Tull, dated 02/04/2026. Filed for record in Deed Book D, Page 16, in the Circuit Clerk's office of Craighead County, Arkansas.

	SET 5/8" REBAR P.S. 1563
	CALCULATED (NOT SET)
	OWNERSHIP HOOK
	GRATE INLET
	STORM DRAIN MANHOLE
	ELECTRIC STUB OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	LIGHT POLE
	ELECTRIC TRANSFORMER

PROPERTY LINE _____

ADJOINING PROPERTY LINE _____

CENTERLINE ROAD _____

EXISTING EASEMENT (AS NOTED) _____

EXISTING RIGHT-OF-WAY _____

EXISTING CURB _____

EXISTING WATER LINE _____

EDGE ASPHALT _____

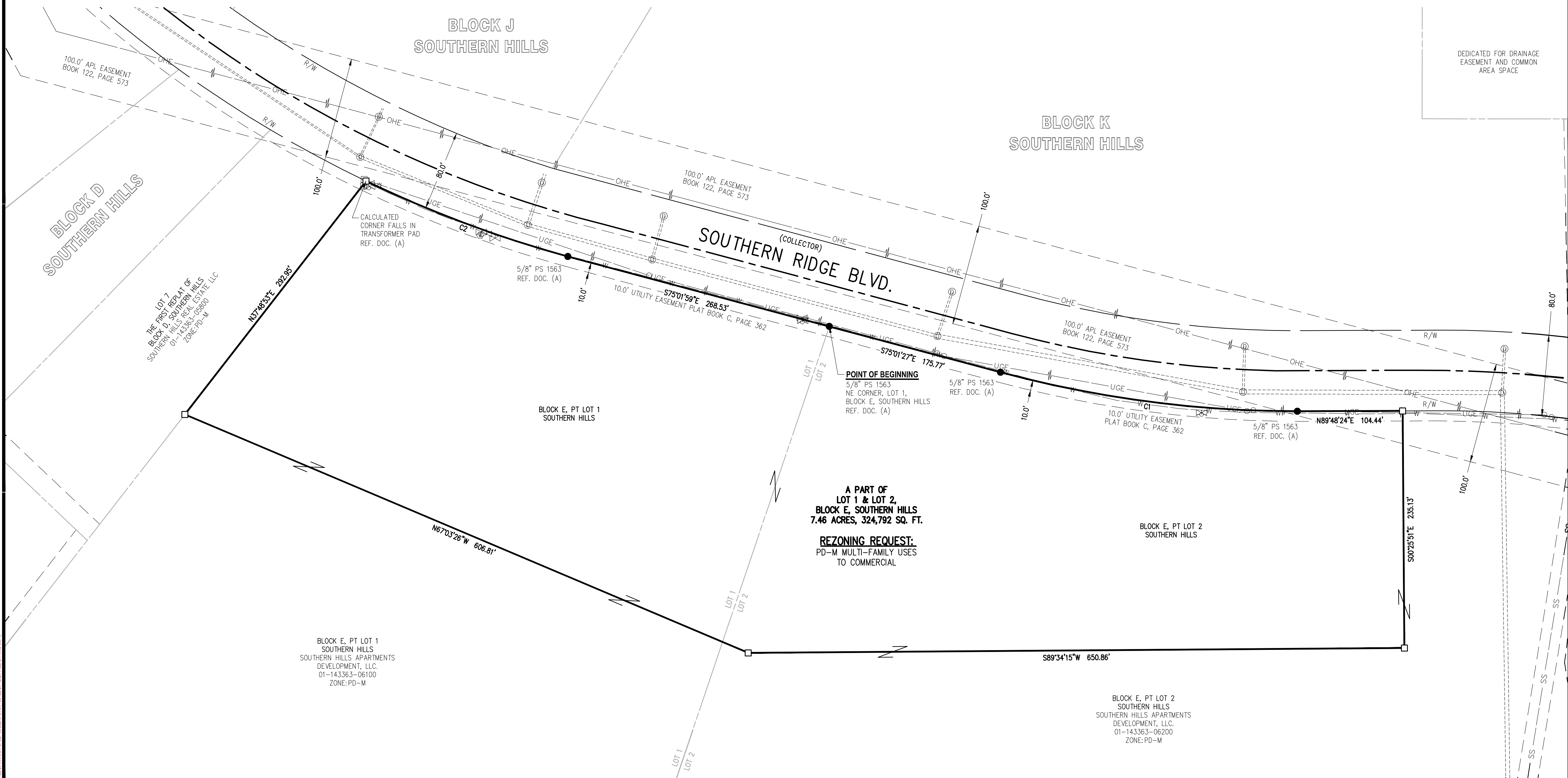
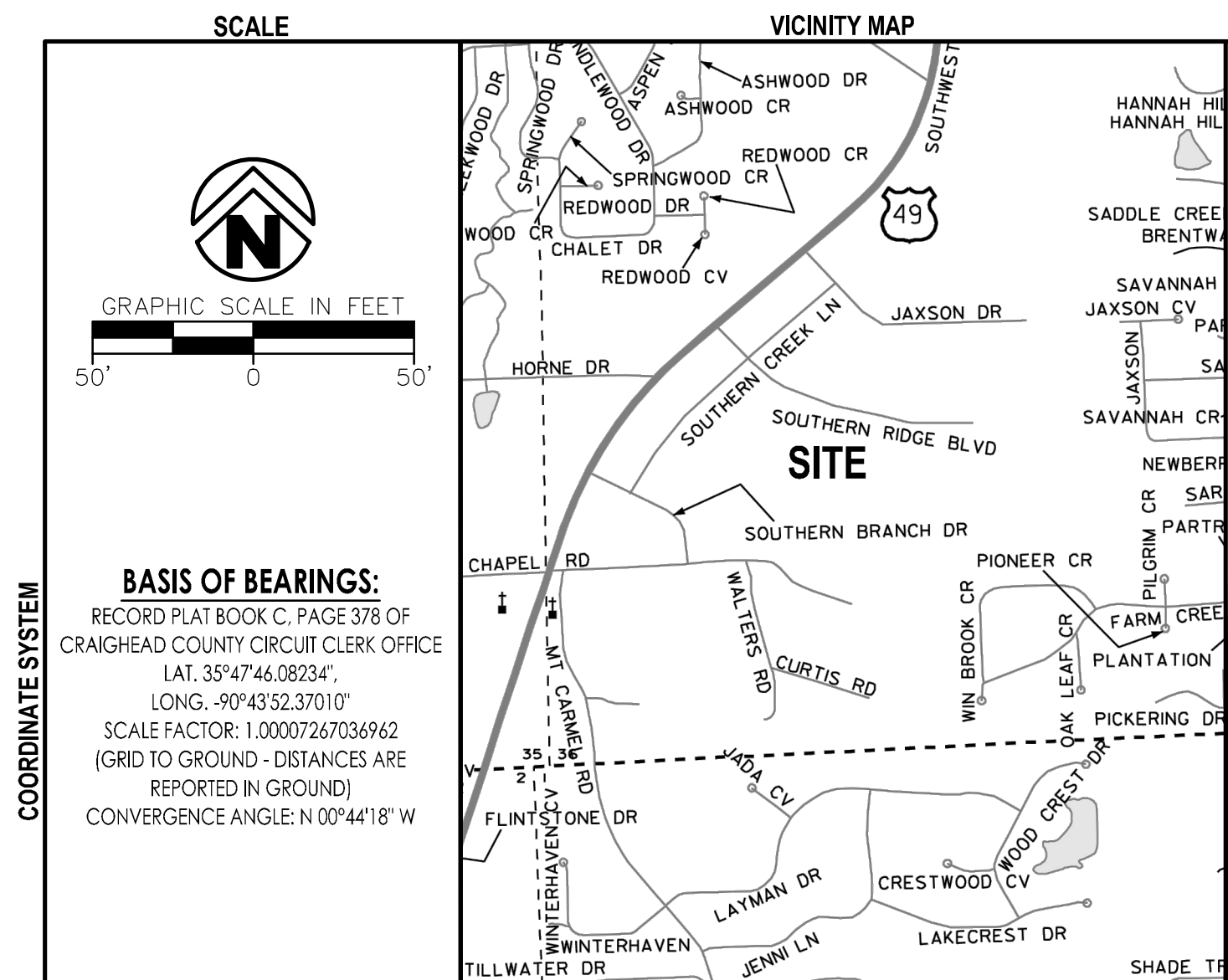
EDGE CONCRETE _____

OVERHEAD ELECTRIC _____ OHE _____

UNDERGROUND ELECTRIC _____ UGE _____

EXISTING WATER LINE _____ W _____ W

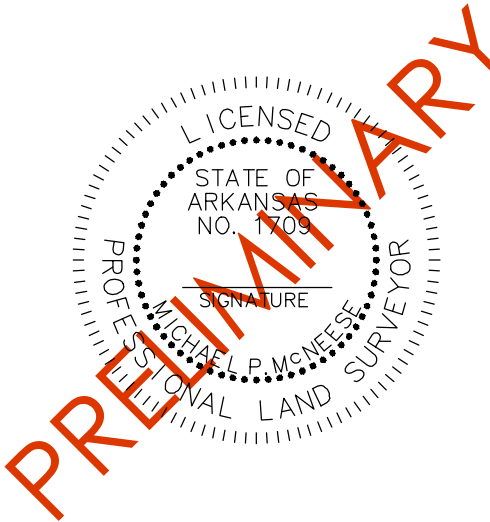
UNDERGROUND STORM WATER STRUCTURE _____



RECORD INFORMATION

STATE PLAT CODE:
500-14N-03E-0-36-340-16-1709

SEAI

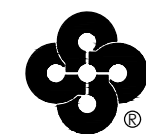


REZONING PLAT
A PART OF LOT 1 AND LOT 2, BLOCK E,
SOUTHERN HILLS JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
SOUTHERN HILLS
APARTMENTS DEVELOPMENT, LLC.

ISSUE DATE:	07/08/2026
PROJECT NO:	24902900
CONTACT:	M. MCNEES

335 W. Parker Rd
Jonesboro, AR 72404-8409

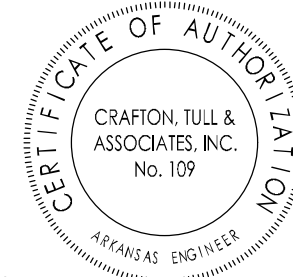


Crafton Tulk

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CERTIFICATE OF AUTHORIZATION



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SHEET NO.