

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**MARCH 25<sup>TH</sup>, 2025 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: Minutes of 2-25-25 meeting**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to allow more signs and square footage than allowed in a R-1, Residential zone. The property is the new Watson Chapel High School under construction at 4000 Camden Road.

**Adjourn to Planning Commission Meeting**

**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Variance request to allow more signs and square footage than allowed in a R-1, Residential zone. The property is the new Watson Chapel High School under construction at 4000 Camden Road.

**APPLICANT:** Sheri Stewart – Condray Signs

**ZONING AND LAND USES:** R-1, Residential

ZONING:	North:	R-1, Residential B-3, Hwy Commercial	LAND  USE:	North:	Commercial / SF Residential
	South:	B-3, Hwy Commercial		South:	Commercial
	East:	B-3, Hwy Commercial		East:	Commercial
	West:	R-1, Residential		West:	School property

**PLANNING COMMISSION HISTORY**

5-28-2019 Camden Rd 3411 Variance for sign size & height (Popeye’s) - Approved

**REVIEW COMMENTS**

Condray Sign is requesting a variance for the quantity and size of signs to be placed on the exterior of the new high school currently under construction for Watson Chapel School District. This is required because of section 22-33 (c) which states “*Permitted nonresidential uses (e.g., churches, schools, and synagogues.) One (1) freestanding sign no greater than forty-eight (48) square feet and one (1) wall sign no greater than forty-eight (48) square feet.*”

This request is for two name signs indicating “Watson Chapel High School” and ranging in size from 34 inches by 62.77 feet, one sign indicating “Wildcat Arena” 34 inches by approximately 35 feet and three “Wildcat Head Logos” measuring roughly 10 feet by 12 feet located in the cable end of the buildings. All signs are mounted on the buildings with only one sign having a central support post that is also mounted flush with the building. There are no free-standing signs in this request.

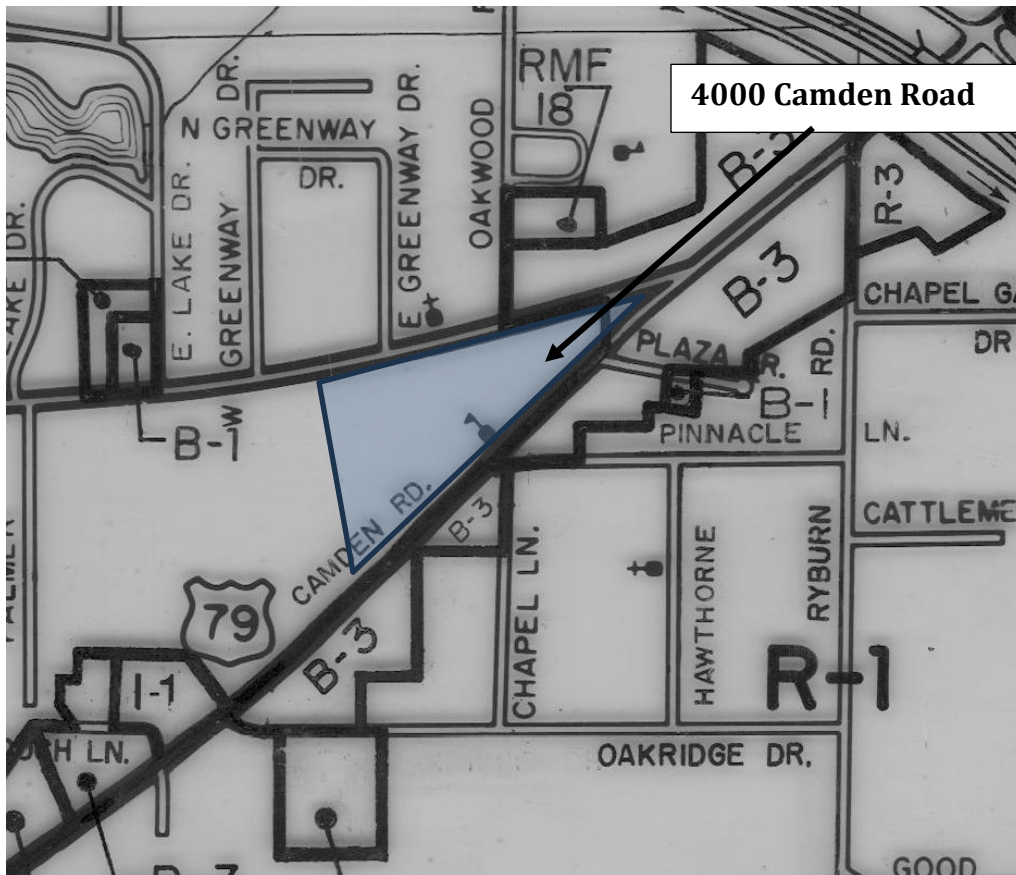
**VARIANCE**

At first staff thought these would be exempt under the “purpose and scope” which states this section does not govern governmental signs; however, Section 22-33 as noted earlier specifically calls out “schools”.

Although this area is zoned R-1, Residential it sits at the junction of State Highway 79 and 54. Another consideration is the building footprint. In the past many school sites contained several single-story buildings with smaller footprints. The new wave of school construction is inclusionary for safety purposes keeping students and faculty under single roofs creating larger facilities. The footprint for this site will be approximately 70,800 square feet with an average building height of 47 feet. Roughly calculated it would equate into more than 50,000 square feet of exterior wall space. The total for all signs requested will be approximately 843 square feet or less than 1.5 percent of the wall space available.

**RECOMMENDATION**

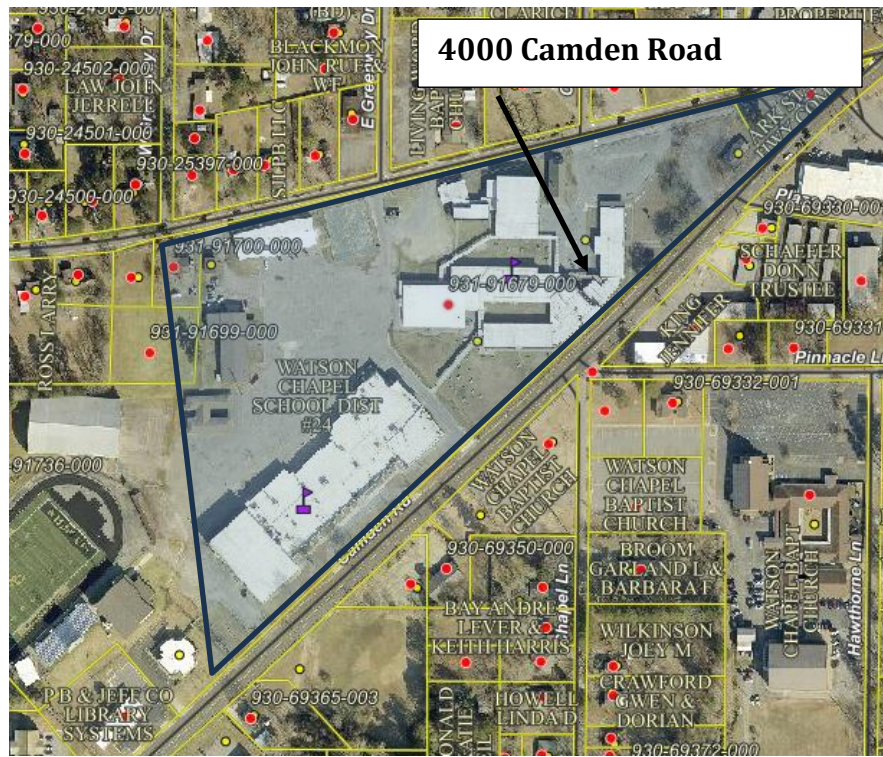
Given the nature of the request and the unique location along 2 major thoroughfares surrounded by primarily commercial property staff recommends approval



**Zoning Map**

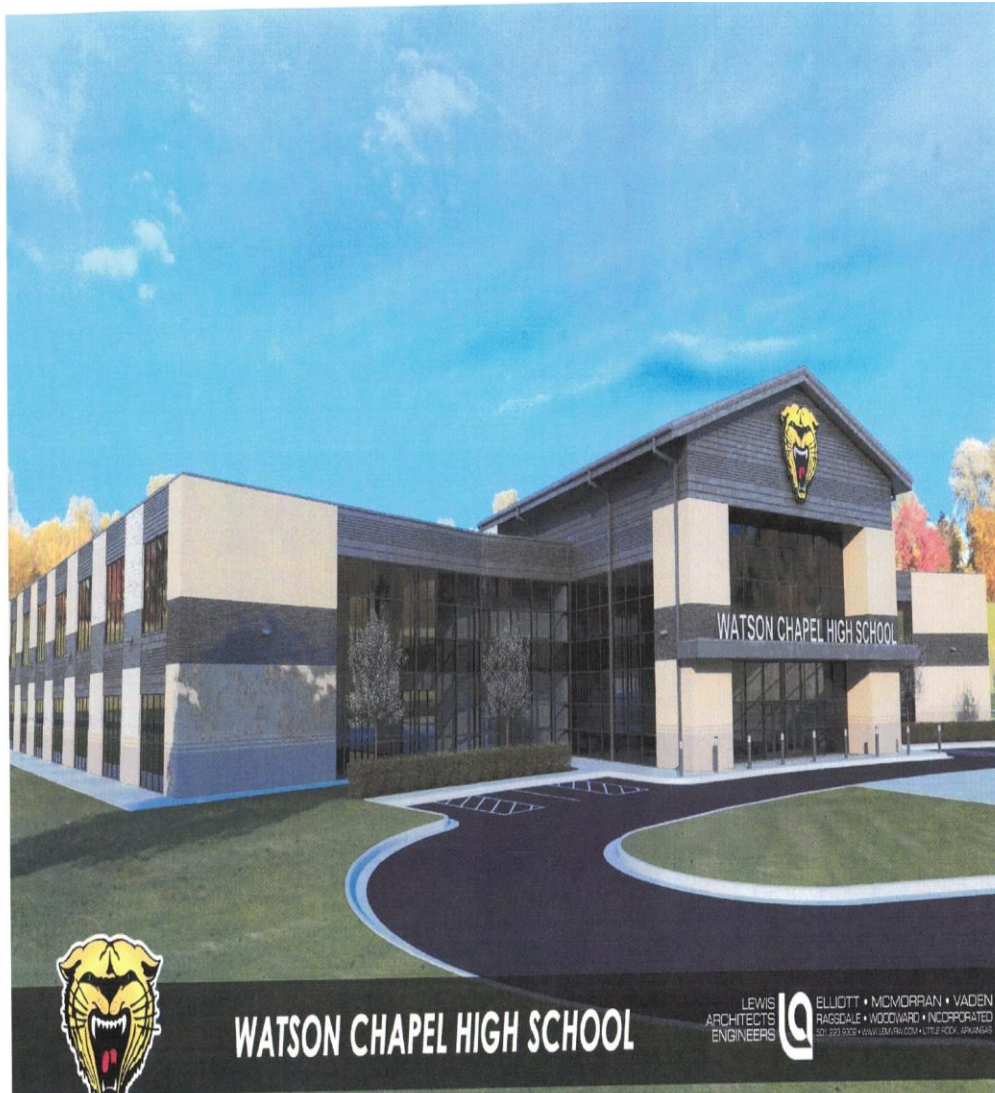
# VARIANCE

# AGENDA ITEM #1 4000 CAMDEN ROAD MARCH 25<sup>TH</sup>, 2025



**Ownership Aerial**





New sign image



Old sign image



New construction (north along Hwy 79)



New Construction front view Hwy 79



Front looking southwest



Front looking southwest – Main building and Arena



Arena mid campus





Arena midcampus

Case No. 2025-251



# CITY OF PINE BLUFF, ARKANSAS

## Board of Zoning Adjustment Variance

Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.*

Address/Location of Property: 4000 Camden Rd  
Legal Description: Part of SW 1/4 of NE 1/4, Sect 24, Township 16 South Range 10 West  
Size of Property (acres): 30.52 Current Zoning: R-1 Ward: \_\_\_\_\_  
Variance Requested: property is zone R which only allows 1-wall sign, 48 sq ft. we are requesting an increase  
Reason for Request: in square footage. Requesting 455.3 square feet for the signage submitted with application.

<u>Applicant / Agent</u>	<u>Property Owner (Must be filled out if different)</u>
Name: <u>Condram Signs</u>	Name: <u>Watson Chapel School Dist.</u>
Address: <u>1107 E Harding Pine Bluff AR 71601</u>	Address: <u>4100 Camden Rd Pine Bluff AR 71603</u>
Telephone: <u>870-534-5210</u>	Telephone: <u>870-874-0220</u>
Email: <u>heri@condramsigns.com</u>	Email: <u>jhowington@wemail.k12.ar.us</u>
Fax: <u>870-534-5217</u>	Fax: _____

Additional information/comments: \_\_\_\_\_

Heri Stewart \_\_\_\_\_  
Applicant / Business Owner Signature Date 2/28/2025

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

<u>Keith McGee</u> _____ Signature Date <u>2/28/2025</u>	_____ Signature Date _____
Printed Name <u>Keith McGee</u>	Printed Name _____
Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)	Owner _____ or Authorized Agent _____ (Check one)

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 telephone: (870) 730-2020 fax: (870) 730-2170.*



# CITY OF PINE BLUFF, ARKANSAS

## Department of Inspection & Zoning

200 East 8<sup>th</sup> Avenue, Suite 101

Pine Bluff, Arkansas 71601

Tel: (870) 730-2020

Fax: (870) 730-2170

### SIGN PERMIT APPLICATION

<b>PERMIT NO. ISSUED:</b>		<b>DATE:</b>
Property Address: 4000 Camden Rd		Parcel No. (If Known)
Property Owner: Watson Chapel School District	Phone:	Email Address:

<b>Sign Contractor:</b> <b>Condray Signs</b>		
Address: 1107 E. Harding		
City: Pine Bluff	State: AR	Zip: 71601
Phone: 870-534-5210	Email Address: emma@condraysigns.com	
Arkansas Contractor's License# 0078190425	Privilege #: 87348	

#### INFORMATION & DOCUMENTS REQUIRED FOR ZONING REVIEW

Site Plan	Sign Drawings
Type of Construction: New	Zoning Designation:
Flood Plain: Yes / No (Please Circle)	Flood Zone:
<b>CONTRACTED PRICE OF PROJECT: \$</b> 41085.16	

#### APPLICANT'S CERTIFICATION

I certify that the answers submitted on same are true and complete to the best of my knowledge.	
Print Name & Title: Emma Brann, Secretary	Date: 2/26/25
Signature: <i>Emma Brann</i>	

#### OFFICE USE ONLY COMMENTS

--

# Archway Graphic Designs

# Purchase Order

1202 Business Park Drive  
Suite 1  
Little Rock, AR 72204  
501-224-0227

DATE  
2/25/2025

P.O. NO.  
8523

**VENDOR**  
Condray Signs  
1107 E. Harding Avenue  
Pine Bluff, AR 71601

**SHIP TO**

**PHONE**  
870-534-5210

**SALES ORDER**  
13086

**TERMS**  
Net 10

**Account Rep**  
Bart Lusk

QTY	DESCRIPTION	RATE	AMOUNT
1	Baldwin & Shell Watson Chapel High School 4000 Camden Road Pine Bluff, AR 71603  Fabricated .125 aluminum Internal LED Illumination Yellow - TBD Red - TBD Green - TBD Black returns and trim  34" x 5" Bottom rail mount to GC supplied mounting stubs White Translucent Acrylic faces East side of building  WATSON CHAPEL HIGH SCHOOL	15,013.51	15,013.51
1	119" x 140" x 5" Flex Face w/ liquid UV laminate Flush mount w/ machine screws East side of building  WILDCAT HEAD	10,936.52	10,936.52
1	72" x 83" x 5" Acrylic face Concealed stud mount Interior West Wall  WILDCAT HEAD	4,920.43	4,920.43
1	10" x 2" Halo illumination Black Faces Interior West Wall  WATSON CHAPEL HIGH SCHOOL	6,177.70	6,177.70
<b>Total</b>			

# Archway Graphic Designs

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**P.O. NO.**  
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1107 E. Harding Avenue  
Pine Bluff, AR 71601

**SHIP TO**

**PHONE**  
870-534-5210

**SALES ORDER**  
13086

**TERMS**  
Net 10

**Account Rep**  
Bart Lusk

QTY	DESCRIPTION	RATE	AMOUNT
1	119" x 140" x 5" Flex Face w/ liquid UV laminate Flush mount w/ machine screws West side of building  <b>WILDCAT HEAD</b>	10,936.52	10,936.52
1	24" x 5" White Translucent Acrylic faces Flush mount, mechanical connection Entry  <b>WATSON CHAPEL HIGH SCHOOL</b>	4,198.61	4,198.61
	Permits  Property Owner: Watson Chapel School District 4100 Camden Road Pine Bluff, AR 71603  Contact: Jennifer Howington 870-718-0939 jhowington@wcmail.k12.ar.us	0.00	0.00
1	Permit Procurement	180.00	180.00
<b>Total</b>			<b>\$52,363.29</b>



751" / 62'-7"

34"

# WATSON CHAPEL HIGH SCHOOL

6'-8"    8'-0"    8'-0"    8'-0"    8'-0"    8'-0"    8'-0"    7'-0"  
Mounting Stub Placement

.25" Aluminum Back

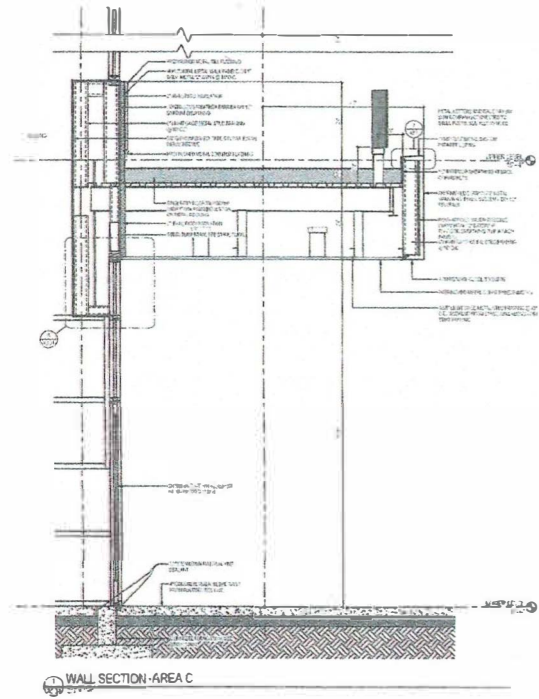
5"

Back

2" x 4" square tube

Metal square tube support stub 3" x 3" by contractor

END VIEWS



### Specs



Return Color - Black



Trim Color - Black



Face - White Translucent Acrylic

**Description:** Ext Building Letters

**Size:** See above

**Construction:** Fabricated aluminum channel letters with acrylic faces  
Internal LED Illumination

**Font:** Proxima Nova Condensed Extrabold

**Mounting:** Bottom rail mount to GC  
supplied mounting stubs



A Complete Architectural  
Sign Solution Group

Archway Graphic Designs  
1202 Business Park  
Suite 1  
Little Rock, AR 72204  
501.224.0227  
ArchwayGraphic.Com

### PROJECT

Baldwin & Shell  
  
Watson Chapel  
High School  
  
Pine Bluff, AR

### DATE

SO 13086

01-22-20<sup>25</sup>

### DISCLAIMER

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PROJECT:

Baldwin & Shell

Watson Chapel  
High School

Pine Bluff, AR

DATE:

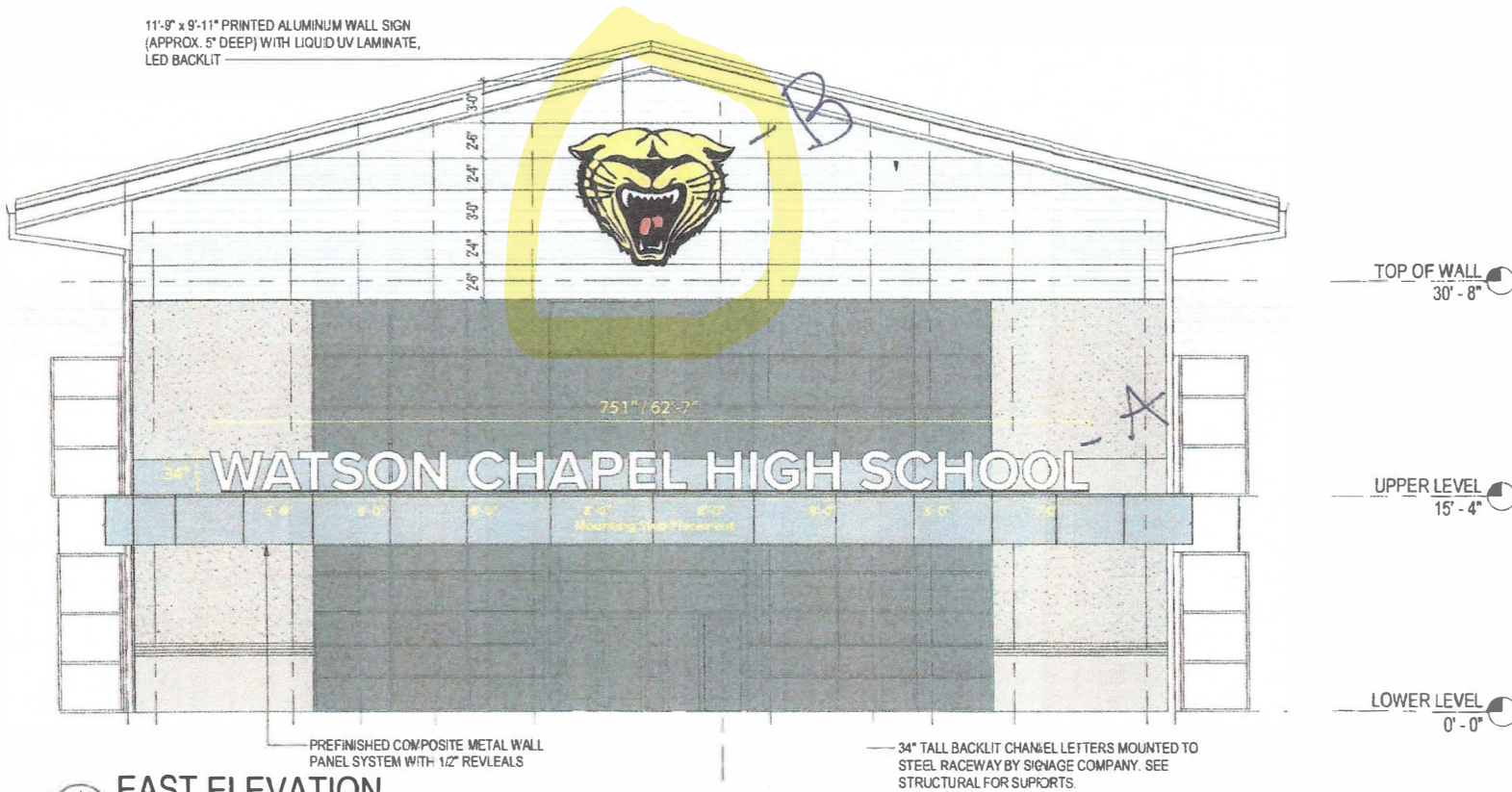
SO 13086

02-03-2025

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11'-9" x 9'-11" PRINTED ALUMINUM WALL SIGN  
(APPROX. 5" DEEP) WITH LIQUID UV LAMINATE,  
LED BACKLIT



1 EAST ELEVATION  
A3.3 1/8" = 1'-0"

Specs

		
Return Color - Black	Yellow - TBD	Green - TBD
		
Trim Color - Black	Face - White Translucent Acrylic	Red - TBD

Description: Ext Building Letters

Size: See above

Construction: Fabricated aluminum channel letters  
Internal LED Illumination

Font: **Proxima Nova Condensed Extrabold**

Mounting: Bottom rail mount to GC  
supplied mounting stubs



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 Little Rock, AR 72204  
 501.224.0227  
 ArchwayGraphic.Com

PROJECT

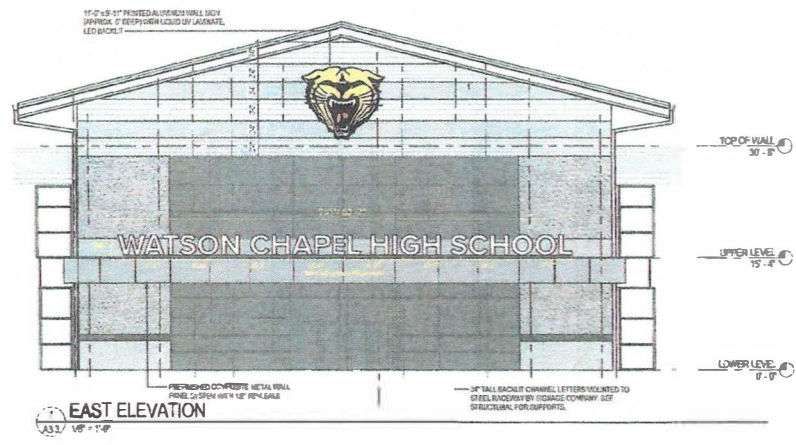
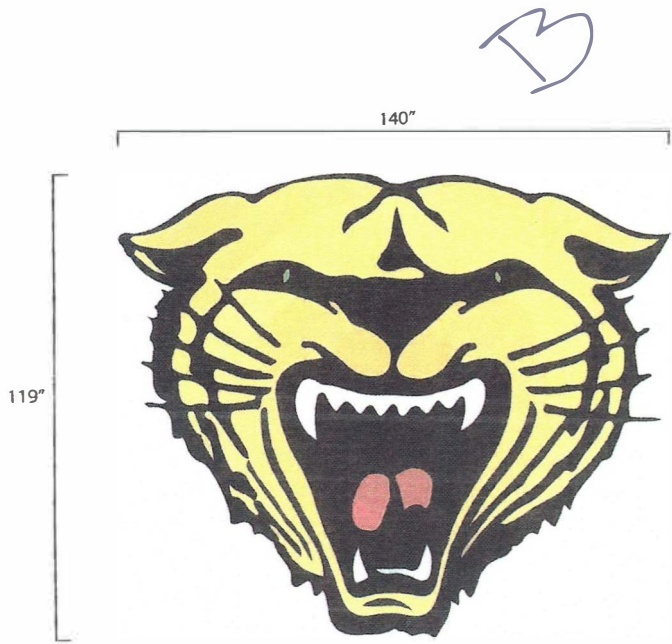
Baldwin & Shell  
  
 Watson Chapel High School  
  
 Pine Bluff, AR

DATE




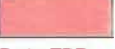
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Specs

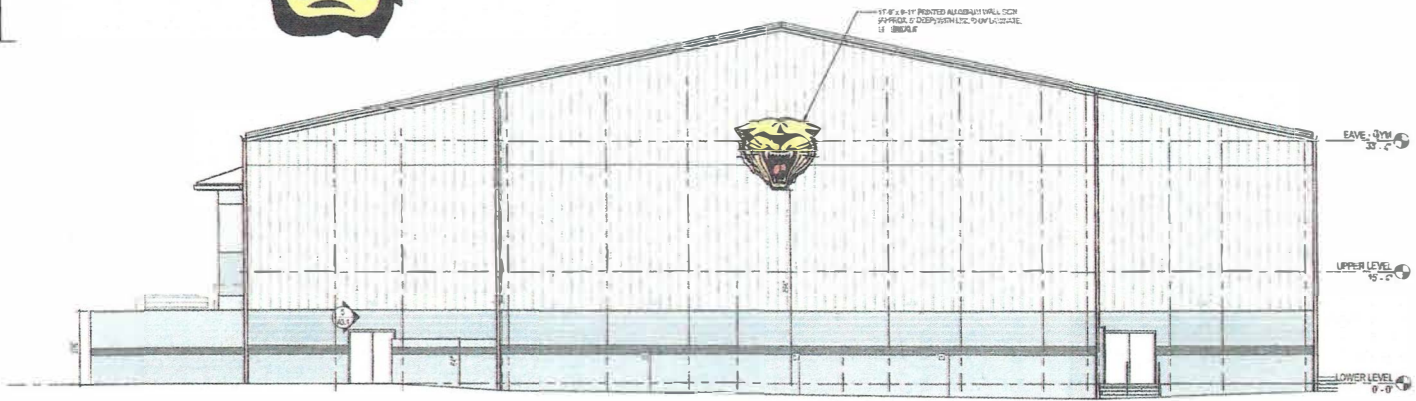
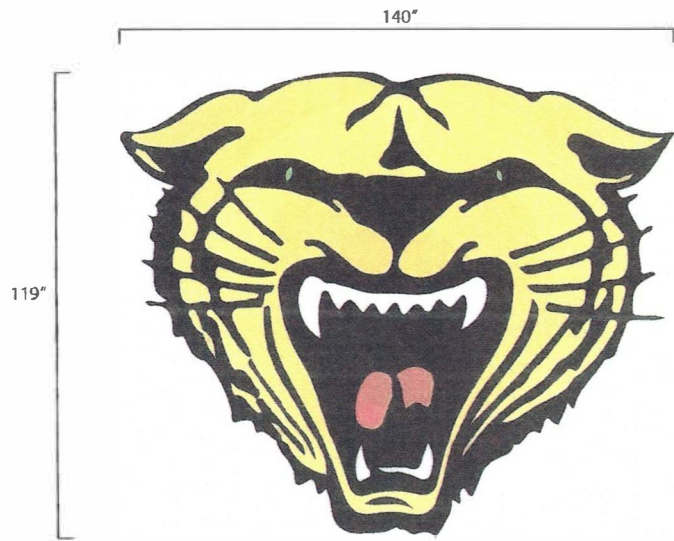
		
Return Color - Black	Yellow - TBD	Green - TBD
		
Trim Color - Black	Face - White Translucent Acrylic	Red - TBD

Description: Ext Building Letters  
 Size: See above  
 Font: **Proxima Nova  
 Condensed Extrabold**

Construction: Fabricated aluminum channel logo with digitally printed Flex Face Internal LED Illumination  
 Mounting: Flush mount to wall with machine screws



E



3 AREA A - WEST ELEVATION  
A3.1 1/16" = 1'-0"

Specs

Return Color - Black	Yellow - TBD	Green - TBD
Trim Color - Black	Face - White Translucent Acrylic	Red - TBD

Description: Ext Building Letters  
 Size: See above  
 Font: **Proxima Nova**  
**Condensed Extrabold**

Construction: Fabricated aluminum channel logo with digitally printed Flex Face Internal LED Illumination  
 Mounting: Flush mount to wall with machine screws



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PROJECT

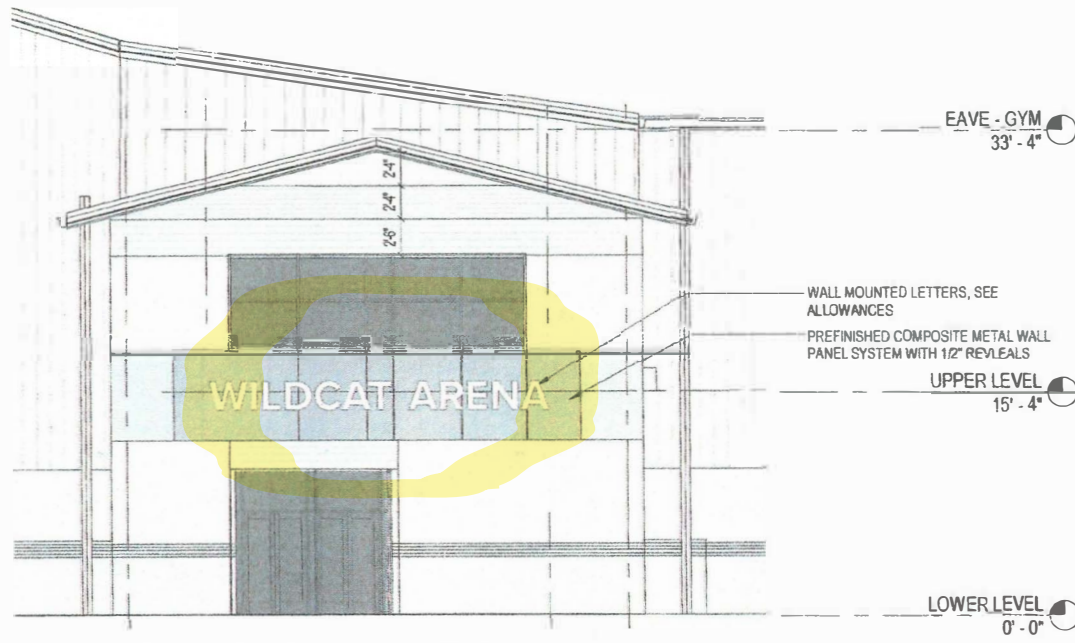
Baldwin & Shell  
 Watson Chapel High School  
 Pine Bluff, AR

DATE

SO 13086  
 02-03-2025

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**1**  
A3.1 **AREA A - ENTRY ELEVATION**  
1/8" = 1'-0"

**Specs**

Return Color - Black  

 Trim Color - Black    Face - White Translucent Acrylic

**Description:** Ext Building Letters    **Construction:** Fabricated aluminum channel letters with acrylic faces  
 Internal LED Illumination  
**Size:** See above    **Font:** **Proxima Nova Condensed Extrabold**  
**Mounting:** Flush mount to wall, mechanical connection



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**PROJECT**

Baldwin & Shell  
  
Watson Chapel High School  
  
Pine Bluff, AR

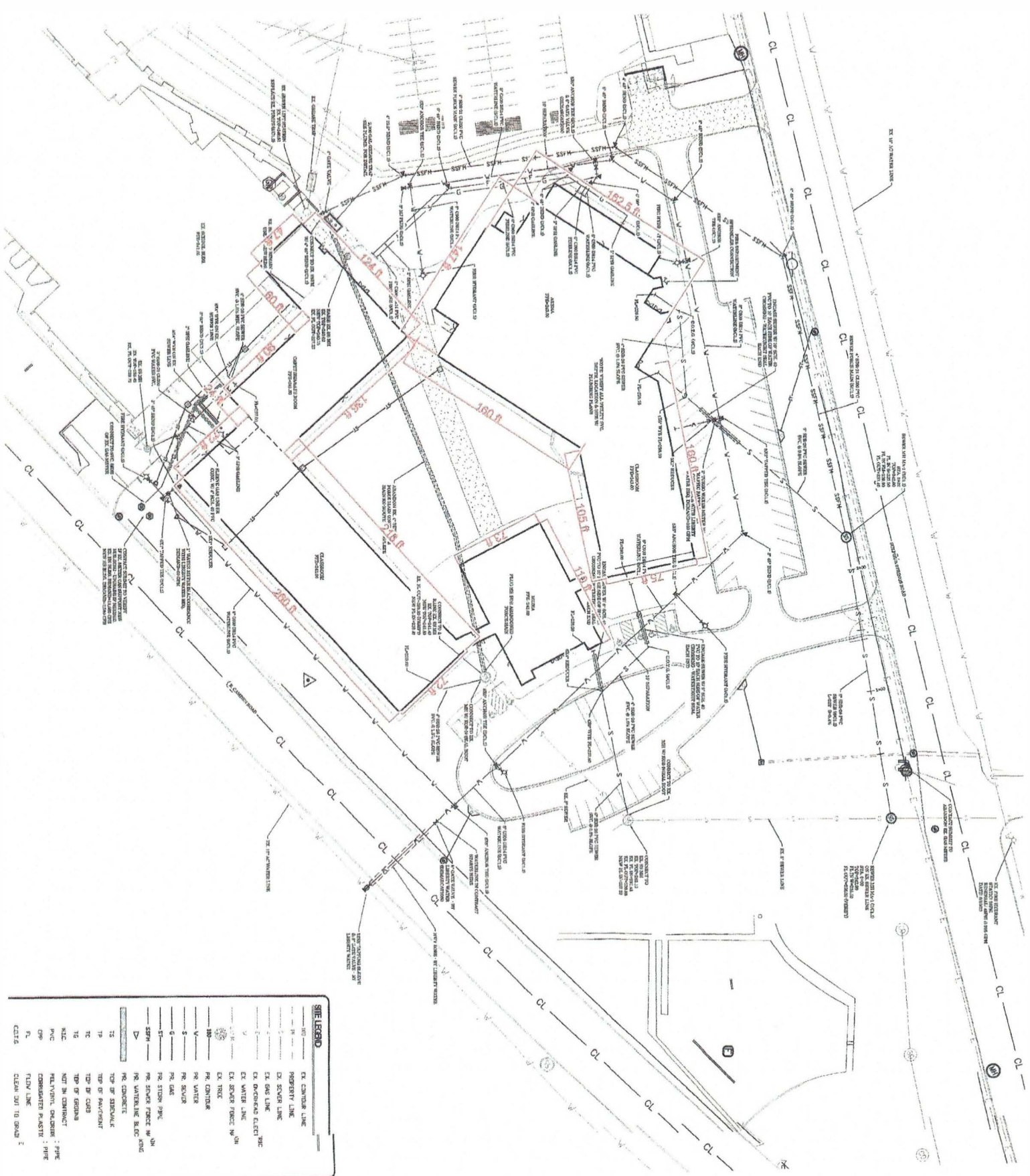
**DATE**

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01-22-2025

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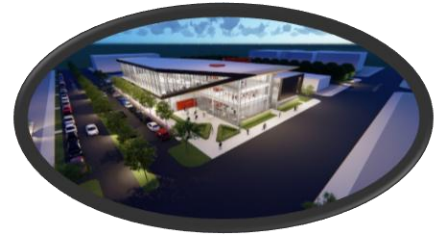




**SITE LEGEND**

---	EX. CURTAIN LINE
---	PROPERTY LINE
---	EX. SEWER LINE
---	EX. GAS LINE
---	EX. DECORATED ELECTRIC
---	EX. WATER LINE
---	EX. SEWER FORCE MAIN
---	EX. TREE
---	PR. CENTER
---	PR. WATER
---	PR. SEWER
---	PR. GAS
---	PR. STORM
---	PR. SEWER FORCE MAIN
---	PR. WATERLINE BELOC.
---	PR. CONCRETE
---	TOP OF SUBGRADE
---	TOP OF PAVEMENT
---	TOP OF CURB
---	TOP OF EXISTING
---	NOT IN CONTACT
---	PIPE
---	FLAT/VERT. DIMENSION
---	CORNER/VERT. DIMENSION
---	PIPE
---	FLOW LINE
---	CLEAR DIM. TO GRADE

**CITY OF PINE BLUFF  
PLANNING COMMISSION  
MARCH 25<sup>TH</sup>, 2025 4:00 p.m.  
City Hall Council Chambers  
200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: February 25<sup>th</sup>, 2025**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as office spaces and recreational use. The property is zoned B-6.3 – University Drive District Tier 3.

**COMMITTEE REPORTS: NONE**

**ADJOURNMENT**

**Complete Agendas can be found online at [www.searpc.com](http://www.searpc.com) . Click on the calendar date of the meeting.**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

---

**SUBJECT:** Use Permit on Review Request (UPOR) by 315 Investments, LLC – Tina Fletcher to utilize the property at 1401 Bell Street as office spaces and recreational use. The property is zoned B-6.3 – University Drive District Tier 3.

**APPLICANT:** 315 Investments, LLC – Tina Fletcher

**ZONING AND LAND USES:** B-6.3 – University Drive District Tier 3.

ZONING:	North:	B-6.3 – University District Tier 3	LAND USE:	North:	Vacant
	South:	B-6.3 – University District Tier 3		South:	S.F. Residential
	East:	B-6.5 – University District Tier 5		East:	Lake Saracen
	West:	B-6.3 – University District Tier 3		West:	S.F. Residence / Vacant

**HISTORY**

No similar requests in this area.

**REVIEW COMMENTS**

Applicant is requesting approval to utilize 1401 Bell as space for offices and recreational uses. The site previously housed Pine Bluff Foods an industrial wholesale facility that had been around since the 1960's. The area was zoned R-3, Residential until December 2015 at which time the zone was changed to the current B-6.3 classification. Pine Bluff Foods operated as a nonconforming use because of both its type of use and lack of site improvements (parking).

The B-6 zone was created to allow greater flexibility and allows mixed use developments. A key component of this zone includes design and architecture standards. The primary goal of the design and architecture standards were for properties fronting on University Avenue. Since this property is three blocks off of University Avenue staff will not focus on the design and architecture requirements.

This request is for the applicant to also use the site as a recreational facility. The other use, office space is a permitted use and therefore allowed without a UPOR request. The primary recreational use noted by the applicant is “yoga” related events. Based on information gleaned from past experiences with yoga training, staff believes the use would be low impact not requiring bulky equipment or noise. In general, the term recreational facility is vague and could include anything from a gymnasium, fitness center, and indoor courts down to yoga events and Zumba workouts. No definition exists in this ordinance that defines “Recreational use”.

In the applicant's statement it mentions that "if / when local laws change, our hope would be to host professional events such as weddings, corporate retreats et cetera". Note the use as an event center is not being considered today.

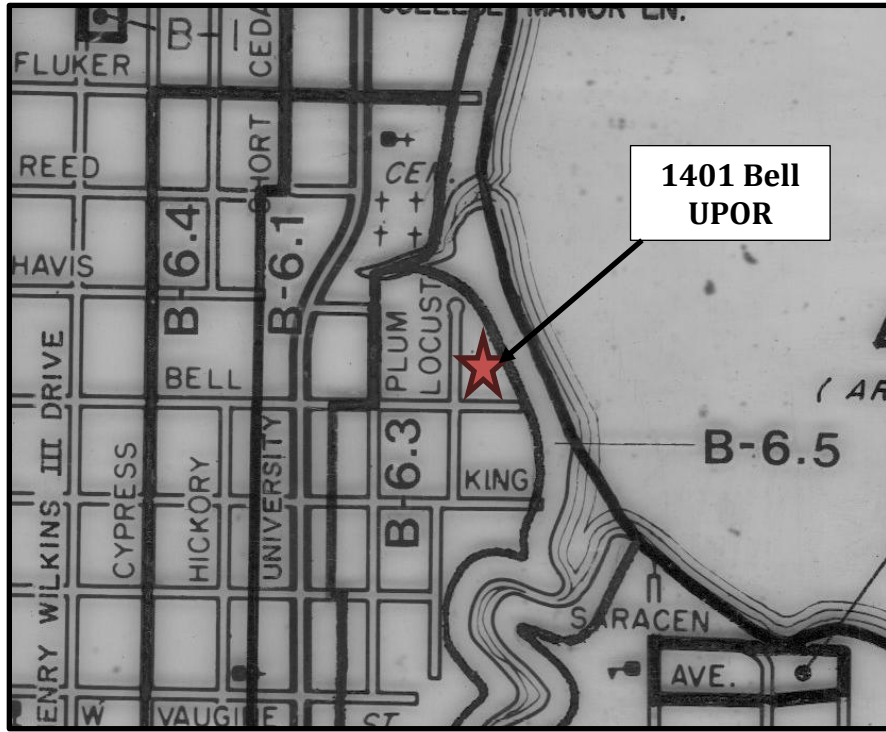
A property survey and primitive existing building layout is included but an actual site plan is not provided which makes determining parking requirements difficult.

**RECOMMENDATION**

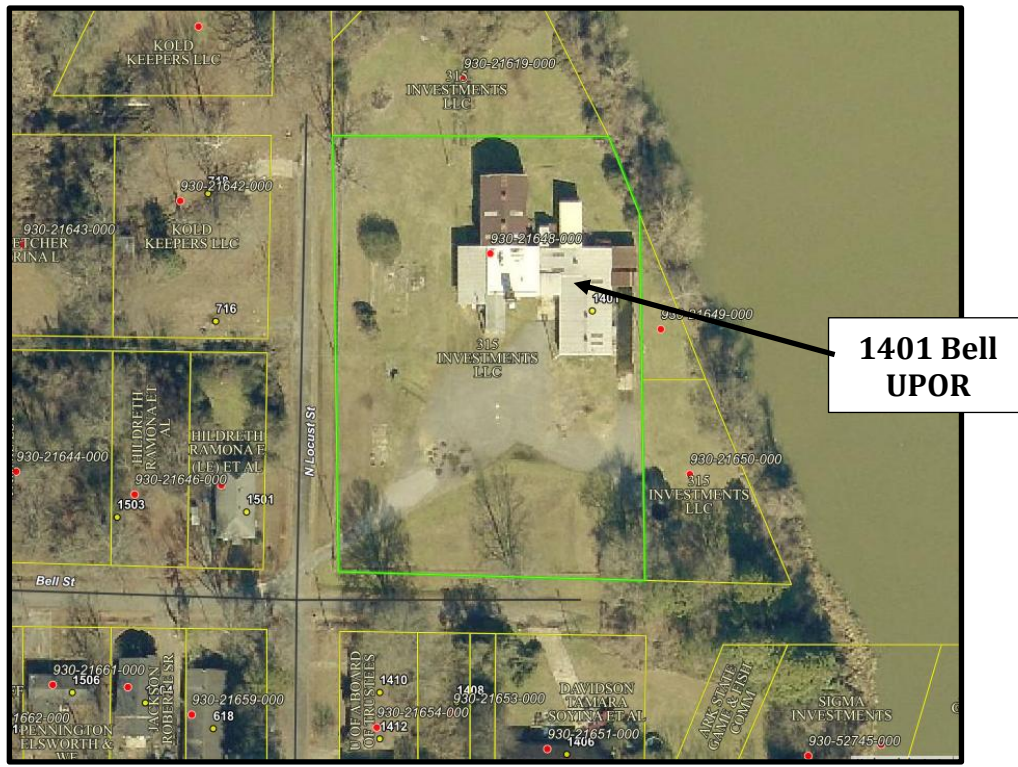
Staff believes based on the buildings location on the parcel that the proposed use as noted should have little to no impact on the area. Since it is an existing building three blocks off University Avenue exterior design and architecture requirements should not prevent occupancy of the building; however, since the site was last used over three years ago therefore losing its nonconforming status current zoning standards need to be met.

Therefore, staff recommends approval subject to:

- Submittal and approval of plans that indicate interior building usage in order to determine parking needs
- Submittal and approval of an improved parking layout and installation to meet current code requirements
- Fire and Inspection departments approval



**Zoning Map**



**Ownership map**



**UPOR**

**AGENDA ITEM #1  
1401 BELL  
MARCH 25<sup>TH</sup>, 2025**



**Aerial Photo**



**Building view from entrance off Bell and Locust**



**Building view from entrance off Bell and Locust (Lake Saracen in background)**

**UPOR**

**AGENDA ITEM #1  
1401 BELL  
MARCH 25<sup>TH</sup>, 2025**



**South side of building former primary access**



South side of buildings – access point (gravel parking)



West side of buildings



North side of buildings



North side of buildings



West side of buildings



West side of buildings



West side of parcel along Lake Saracen



**Residences south of 1401 Bell**



**Residence located across Locust from site entrance**



**Camper hooked up to water and electricity**





# CITY OF PINE BLUFF, ARKANSAS

## USE PERMITTED ON REVIEW (UPOR)

### Application

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
*Your application will not be placed on the Planning Commission agenda until this information is provided.*

Business or Applicant Name: 315 Investments LLC

Business Location: (address or lot, block, or nearest intersection) \_\_\_\_\_  
1401 Bell Street, Pine Bluff, Arkansas 71601 Property/Parcel ID No. 930-21648-000

Size of Property (acres): 2.72 Current Zoning: B-6.3 Ward: 4

#### Applicant / Business Owner

Name: 315 Investments LLC  
Address: 1401 Bell Street  
Pine Bluff, Arkansas 71601  
Telephone: (501) 977-3290  
Email: 315invest@gmail.com  
Fax: \_\_\_\_\_

#### Property Owner (Must be filled out if different)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Who will run the business? Business Owners Number of employees: 4  
Number of off-street parking spaces required: 0 Number provided: Up to 40  
Are there any special licenses for your business? No (explain) \_\_\_\_\_  
Will you require a sign? Yes

Applicant / Business Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

<u>Tina L. Fletcher</u> Signature	<u>3/3/2025</u> Date	<u>[Signature]</u> Signature	<u>3/3/25</u> Date
<u>Tina L. Fletcher</u> Printed Name		<u>TRINA FLETCHER</u> Printed Name	
Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)		Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)	

Submission Deadline: 3/3/25 Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*

**YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY**

**315 Investments, LLC**  
1401 Bell Street  
Pine Bluff, Arkansas 71601  
315invest@gmail.com  
(501) 977-3290

March 3, 2025

Planning Commission  
Pine Bluff, Arkansas

**Subject: Request for Approval of Proposed Use - Office Space**

Dear Planning Commission Members,

I am writing to formally request approval for the proposed use of the property located at 1401 Bell Street, Pine Bluff, Arkansas 71601. The property is currently a vacant commercial building previously used as a meat sourcing company referred to as Pine Bluff Foods.

We are seeking approval to utilize the property as a premier **office space** that will target current organizations such as non and for-profit businesses to host meetings. We will also allow individuals to rent space within the building for working/business purposes (i.e. traditional work day hours, remote work, work related planning meetings). Yoga related events would be the recreational activity we'd like to include along with business meetings.

In the future, if/when local laws/rules change, our hope would be to host professional events such as weddings, corporate retreats, community gatherings, and private events. Our vision is to create a welcoming space that enhances the local community by providing a scenic and functional venue for various occasions.

The proposed use aligns with the character of the surrounding area and will contribute positively to the local economy by attracting local and statewide visitors, supporting local vendors, and creating job opportunities. As this project is neither a demolition or rebuild, we plan to make necessary renovations to ensure compliance with zoning regulations, safety codes, and environmental considerations. Our goal is to preserve the integrity of the property while enhancing its functionality for community engagement.

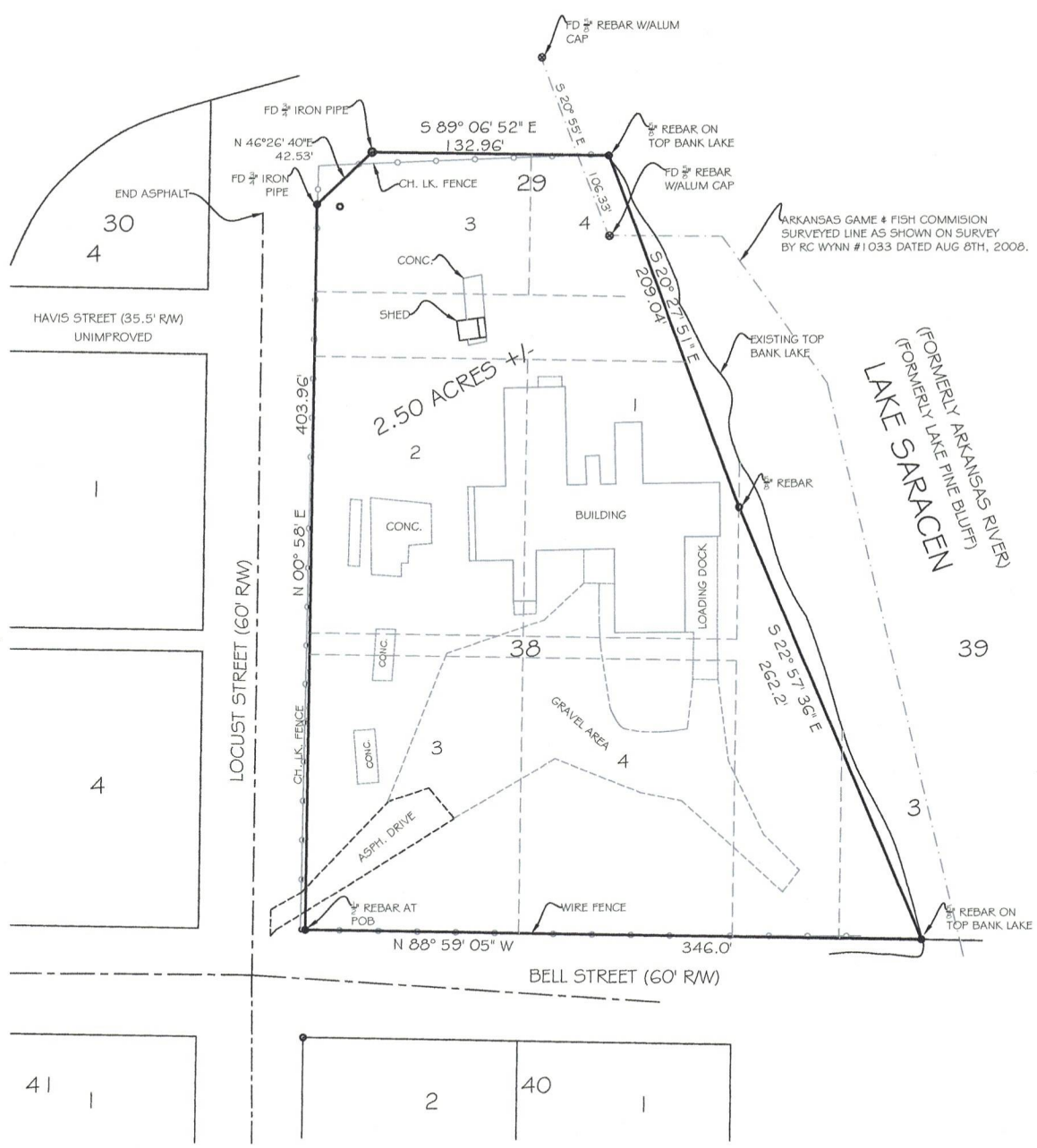
We appreciate your time and consideration of our request. Please let us know if additional information or documentation is required. We look forward to working with you to bring this project to life.

Sincerely,

**Tina Fletcher, Owner**  
**Trina Fletcher, Owner**  
315 Investments, LLC

WASHOUT

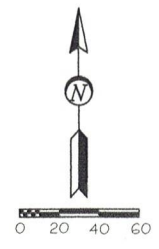
37



LEGAL DESCRIPTION FROM DEED:  
 THAT PART OF BLOCKS TWENTY-NINE (29), THIRTY-EIGHT (38) AND THIRTY-NINE (39) OF GEISREITERS  
 SUBDIVISION TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS; SAME BEING LOCATED  
 IN THE FRACTIONAL NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE  
 9 WEST OF THE 5TH P. M. . MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK THIRTY-EIGHT (38), THENCE NORTH 0  
 DEGREES 58 MINUTES EAST 404.0 FEET; THENCE NORTH 45 DEGREES 58 MINUTES EAST 42.4  
 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES EAST 132.95 FEET TO THE BANK OF THE OLD  
 ARKANSAS RIVER, NOW LAKE PINE BLUFF; THENCE SOUTH 20 DEGREES 36 MINUTES EAST ALONG  
 SAID BANK 209.6 FEET; THENCE SOUTH 22 DEGREES 57 MINUTES EAST ALONG SAID BANK 261.5  
 FEET TO A POINT ON THE SOUTH LINE OF BLOCKS THIRTY-EIGHT (38) AND THIRTY-NINE (39); THENCE  
 NORTH 89 DEGREES 02 MINUTES WEST 346.0 TO THE POINT OF BEGINNING.

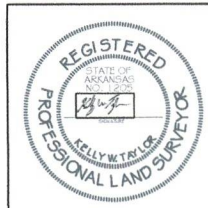
BUILDING SET BACK LINES AND EASEMENTS ARE SHOWN AS ON RECORDED PLAT IF ANY ARE SHOWN  
 HERE.

I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE  
 AREA.



BASIS OF BEARING IS THE WEST LINE OF BLOCK 38  
 AS NOTED IN THE DEED PROVIDED BY CLIENT

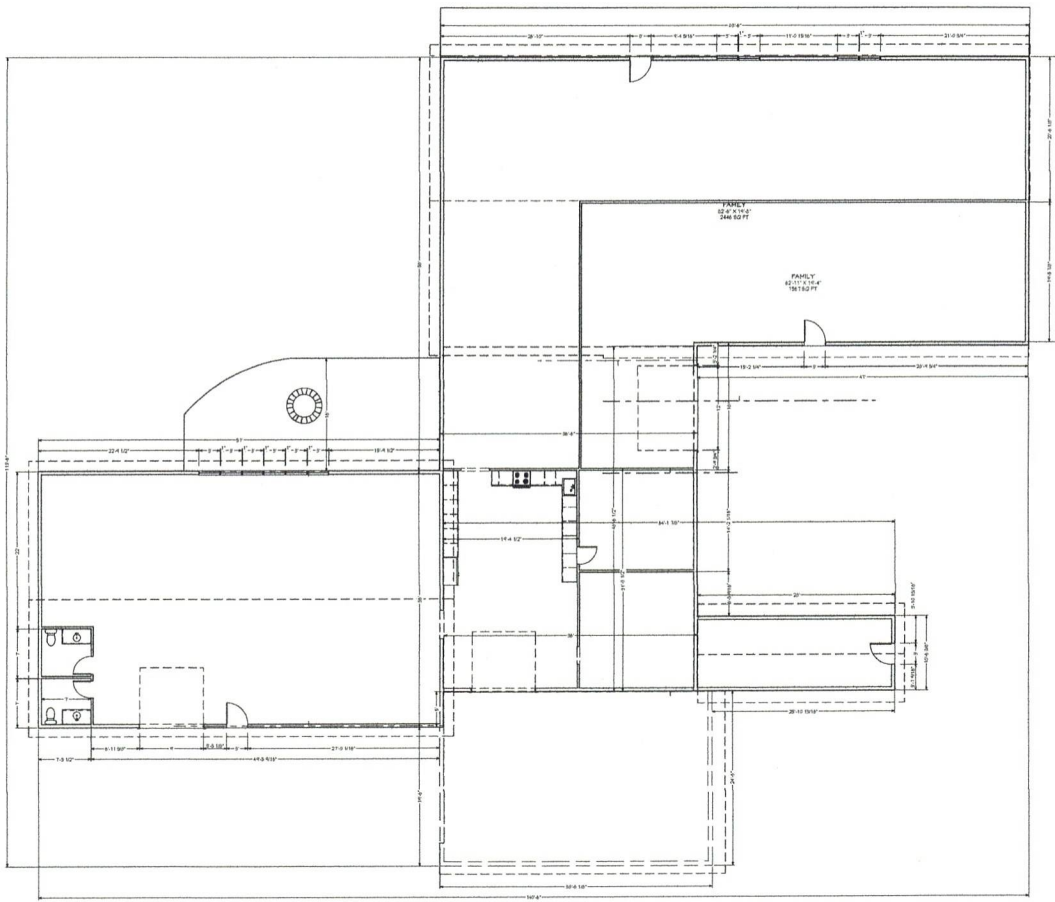
BEARINGS AND DISTANCES SHOWN ON FACE OF SURVEY  
 HAVE BEEN MEASURED IN THE FIELD; RECORD ARE IN  
 LEGAL DESCRIPTION AND MAY VARY SLIGHTLY.



**TAYLOR SURVEYING**  
 P. O. BOX 21415, WHITE HALL, AR, 71612  
 Office 870-535-7970 - Cell 870-540-6581  
 email address: taylorpls1205@gmail.com

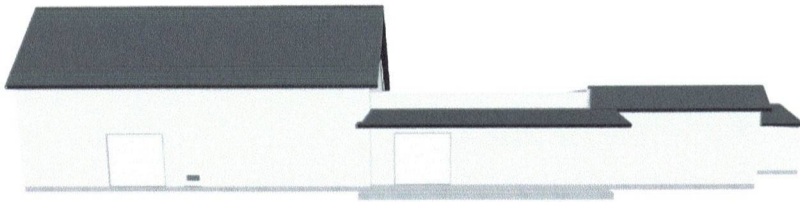
SURVEYED FOR:  
 315 INVESTMENTS LLC.  
 1401 BELL STREET  
 PINE BLUFF, AR

DATE: 01-26-2023      SCALE: 1" = 60'



LIVING AREA  
14'0" x 10'0"  
140.00 FT²

1st Floor



A-1	SHEET	SCALE	DATE	DRAWINGS PROVIDED BY:	PROJECT DESCRIPTION:	SHEET TITLE:	NO.	DESCRIPTION	BY	DATE	
				Jared Langston	Bell Street	remodel					