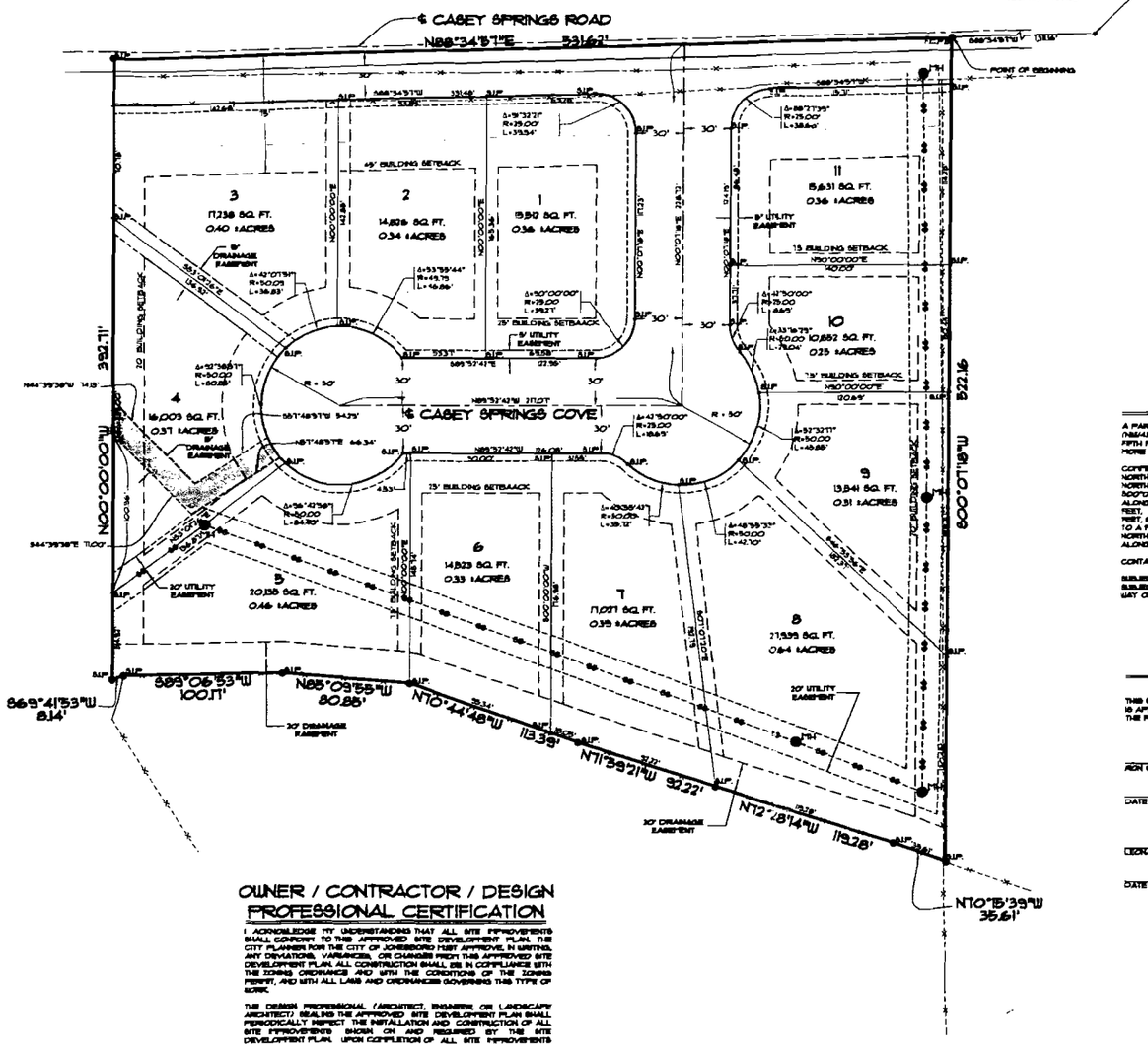

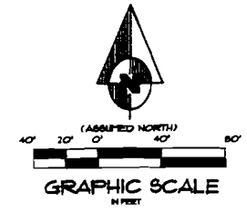

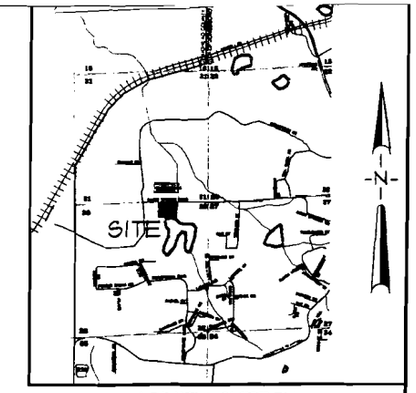

VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- FOUND IRON PIPE
- SET IRON PIPE W/ PLS #314 CAP
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- EXISTING FENCE LINE

DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼) OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE S88°34'57"W 1,325.6 FEET ALONG THE NORTH LINE OF SAID SECTION 28 TO THE POINT OF BEGINNING, THENCE S00°01'05"E 322.16 FEET TO A POINT ON AN EXISTING FENCE, THENCE ALONG SAID FENCE AS FOLLOWS: N10°15'39"W 35.61 FEET, N12°18'14"W 119.28 FEET, N11°38'21"W 92.22 FEET, N10°44'48"W 113.39 FEET, N85°03'55"W 80.88 FEET, S89°06'53"W 100.11 FEET TO A POINT, THENCE S41°41'53"W 8.14 FEET TO A POINT, THENCE N00°00'00"E 392.71 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 28, THENCE N88°34'57"E 331.62 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING EXPIRE 9.33 ACRES (732,512 SQ. FT.)

SUBJECT TO A ROAD RIGHT OF WAY ALONG THE NORTH SIDE THEREOF, SUBJECT TO EASEMENTS, RESTRICTION, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

ENGINEER'S NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK: IS CUT IN THE WEST SIDE OF 48" OAK TREE LOCATED NORTH OF CASEY SPRINGS ROAD AND 100' WEST OF RIDGEFIELD SCHOOL DRIVEWAY. ELEV. = 307.33 (MSL).
3. SUBJECT PROPERTY DOES NOT LIE IN THE FLOODPLAIN NOR IN THE FLOODWAY.
4. SCREENING AND BUFFERING ARE NOT APPLICABLE.
5. LANDSCAPING PLAN NOT APPLICABLE.
6. EASEMENTS ARE AS SHOWN.
7. COMMON OPEN SPACE AND AMENITIES ARE NOT APPLICABLE.
8. NO HISTORICAL STRUCTURES ARE LOCATED ON SUBJECT PROPERTY.
9. EXISTING FIRE HYDRANT APPROX. 60 FEET NORTH AND 300 FEET WEST OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.
10. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

APPROVAL STATEMENT

THIS SITE DEVELOPMENT, INCLUDING SUPPORTING PLANS AND DOCUMENTS, IS APPROVED BY THE CITY OF JONESBORO, ARKANSAS AS SIGNIFIED BY THE FOLLOWING SIGNATURES:

RON SHIPLEY, ACTING CITY PLANNER — CLAUDE MARTIN, CITY ENGINEER

DATE — DATE

LEONARD JADRICH, FIRE MARSHALL

DATE

SURVEYOR'S NOTES

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCH MARK: IS CUT IN WEST SIDE OF 48" OAK TREE, LOCATED NORTH OF CASEY SPRINGS ROAD 100 FT. WEST OF RIDGEFIELD CHRISTIAN SCHOOL DRIVEWAY. ELEV. 307.33
3. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF P & J DEVELOPMENT, INC. AND IS NOT ASSIGNABLE.

OWNER / CONTRACTOR / DESIGN PROFESSIONAL CERTIFICATION

I ACKNOWLEDGE MY UNDERSTANDING THAT ALL SITE IMPROVEMENTS SHALL CONFORM TO THIS APPROVED SITE DEVELOPMENT PLAN. THE CITY PLANNER FOR THE CITY OF JONESBORO MUST APPROVE, IN WRITING, ANY DEVIATIONS, VARIANCES, OR CHANGES FROM THIS APPROVED SITE DEVELOPMENT PLAN. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE ZONING ORDINANCE AND WITH THE CONDITIONS OF THE ZONING PERMIT, AND WITH ALL LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK.

THE DESIGN PROFESSIONAL (ARCHITECT, ENGINEER, OR LANDSCAPE ARCHITECT) SEALING THE APPROVED SITE DEVELOPMENT PLAN SHALL PERIODICALLY INSPECT THE INSTALLATION AND CONSTRUCTION OF ALL SITE IMPROVEMENTS SHOWN ON AND REQUIRED BY THE SITE DEVELOPMENT PLAN. UPON COMPLETION OF ALL SITE IMPROVEMENTS AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DESIGN PROFESSIONAL SHALL SUBMIT A LETTER TO THE CITY PLANNER VERIFYING THAT CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT PLAN.

P & J DEVELOPMENT COMPANY — CONTRACTOR

DATE — DATE

DESIGN PROFESSIONAL

DATE

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

P & J DEVELOPMENT COMPANY
JOHN SLOAN, PRESIDENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS".

DATE OF BOUNDARY SURVEY: 09/11/04

JOHN M. BARLEY
PROFESSIONAL LAND SURVEYOR
ARKANSAS CERTIFICATE NO. 1344

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL OF SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
109 SOUTH CHURCH STREET - JONESBORO, AR 72401
PHONE 870-932-3994 FAX: 870-935-0169

REVISED RECORD PLAT
CASEY COVE
JONESBORO, ARKANSAS

DATE	REVISIONS	BY
03/11/05	REVISE LOTS 1 AND 11	JHE
10/11/04	REVISIONS PER CITY ENGINEER	JHE

DRAWN: CLB	CHECKED: JHE	DATE: 09/11/04	SHEET
SCALE: 1" = 40'	CADD FILE: 03111-14-R	DWG: C04381.0003	4 OF 5

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