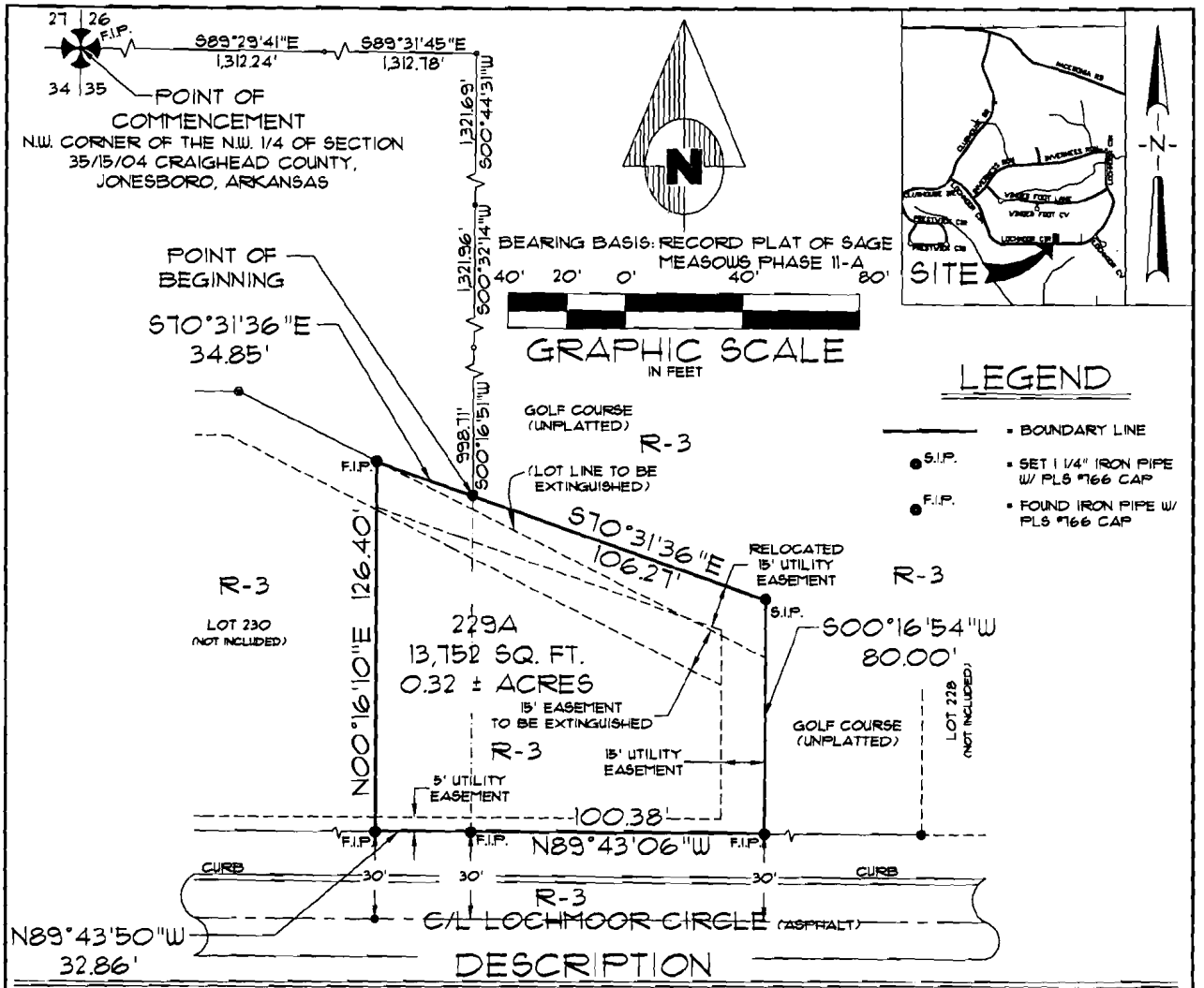

DESCRIPTION

LOT 229 OF SAGE MEADOWS PHASE 11-A TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, TOGETHER WITH A PARCEL OF LAND LYING WITHIN SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35 AFORESAID: THENCE SOUTH 89°29'41" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,312.24 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°31'45" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,312.78 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°44'31" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,321.69 FEET TO A POINT, SAID POINT BEING THE SOUTH-EAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°32'14" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1,321.96 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°16'51" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 998.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL: THENCE SOUTH 70°31'36" EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 106.27 FEET TO A POINT: THENCE SOUTH 00°16'54" WEST A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LOCHMOOR CIRCLE SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 229 OF SAGE MEADOWS PHASE 11-A TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LINE OF LOT 229 AS FOLLOWS: NORTH 89°43'06" WEST A DISTANCE OF 100.38 FEET, NORTH 89°43'50" WEST A DISTANCE OF 32.86 FEET TO THE SOUTHWEST CORNER OF LOT 229: THENCE NORTH 00°16'10" EAST DEPARTING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF SAID LOT 229, A DISTANCE OF 126.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 229: THENCE SOUTH 70°31'36" EAST DEPARTING SAID NORTHWEST CORNER, A DISTANCE OF 34.85 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 13,752 SQ.FT. OR 0.32 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SAGE MEADOWS DEVELOPMENT, INC. AND IS NOT ASSIGNABLE.

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.

SAGE MEADOWS DEVELOPMENT, INC.

BOB TROUTT
PRESIDENT

© Copyright 2006 A.E. & T., LLC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DAY MADE A BOUNDARY SURVEY ON 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 NOTED, HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 07/21/06

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
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

SAGE MEADOWS PHASE 11-A
REPLAT OF LOT 229
JONESBORO, ARKANSAS

DATE	REVISIONS	BY

DRAWN: KLWG	CHECKED: KLS	DATE: 08/07/06	SHEET
SCALE: 1" = 40'	CADD FILE: 96113214-001	DWG#: 0415354.0030	1 OF 1