

DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°45'31" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 438.38 FEET; THENCE SOUTH 89°23'51" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 932.10 FEET; THENCE SOUTH 00°36'03" EAST A DISTANCE OF 169.81 FEET; THENCE SOUTH 89°23'51" WEST A DISTANCE OF 66.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 184.46 FEET, A CHORD BEARING OF NORTH 69°10'03" WEST AND A CHORD DISTANCE OF 83.09 FEET TO THE POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 29.00 FEET ALONG AN ARC LENGTH OF 8.09 FEET; THENCE SOUTH 89°23'51" WEST A DISTANCE OF 135.10 FEET; THENCE NORTH 00°45'31" EAST A DISTANCE OF 568.33 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 89°23'51" EAST, ALONG SAID NORTH LINE, 133.28 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 606,181 SQ. FT. OR 13.92 ACRES, MORE OR LESS, SUBJECT TO PATRICK STREET RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.

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

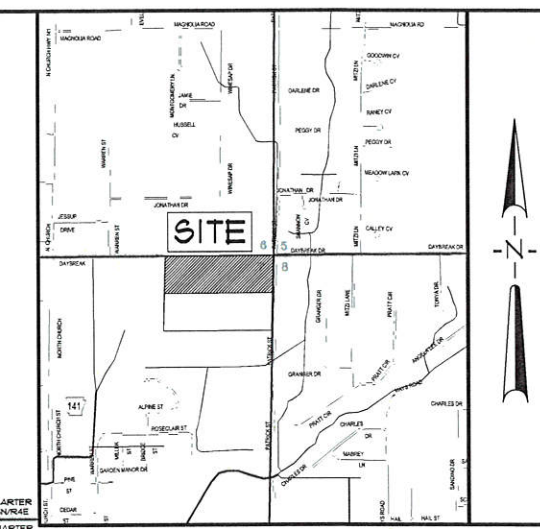
OWNER'S CERTIFICATION

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.

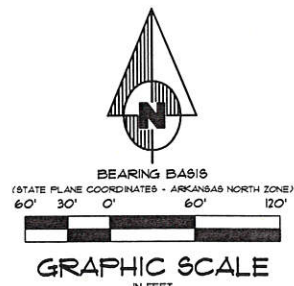
KUL PROPERTIES, LLC
STEVE PERRY, AGENT

POINT OF BEGINNING

NE CORNER
SEC. 7, T4N, R4E
(IND. MAG SPIKE W/ PS #563 CAP
14' SOUTH & 14' WEST)



VICINITY SKETCH
NOT TO SCALE



LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- F.R.B.
- S.I.P.
- FOUND REBAR
- SET 1-1/4" IRON PIPE W/ PS #549 CAP

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" IN EFFECT ON THIS DATE.

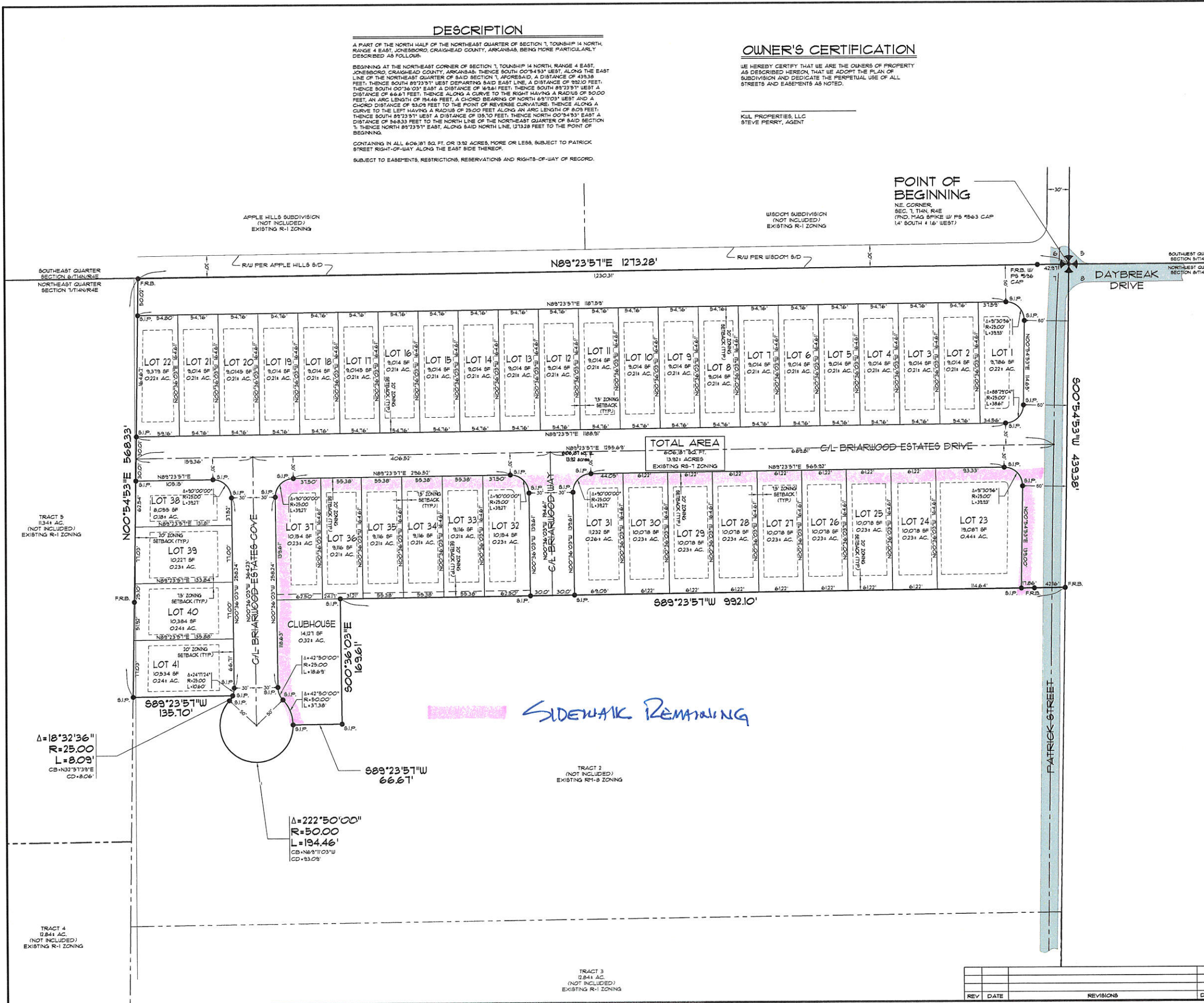
DATE OF TOPOGRAPHIC SURVEY: 01/21/2016



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

ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING AND LAND SURVEYING SERVICES
103 SOUTH CHURCH STREET • P.O. BOX 1462 • JONESBORO, AR 72403
PH: 810-935-3594 FAX: 810-935-1263

RECORD PLAT
BRAIRWOOD ESTATES
KUL PROPERTIES, LLC
JONESBORO, ARKANSAS



REV	DATE	REVISIONS	DRAWN	C-K/D	DATE	SHEET

SOUTHEAST QUARTER SECTION 6/T4N,R4E
NORTHEAST QUARTER SECTION 7/T4N,R4E

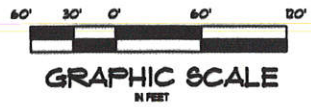
SOUTHWEST QUARTER SECTION 6/T4N,R4E
NORTHEAST QUARTER SECTION 8/T4N,R4E

TRACT 5
13.44 AC.
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 2
(NOT INCLUDED)
EXISTING R-1 ZONING

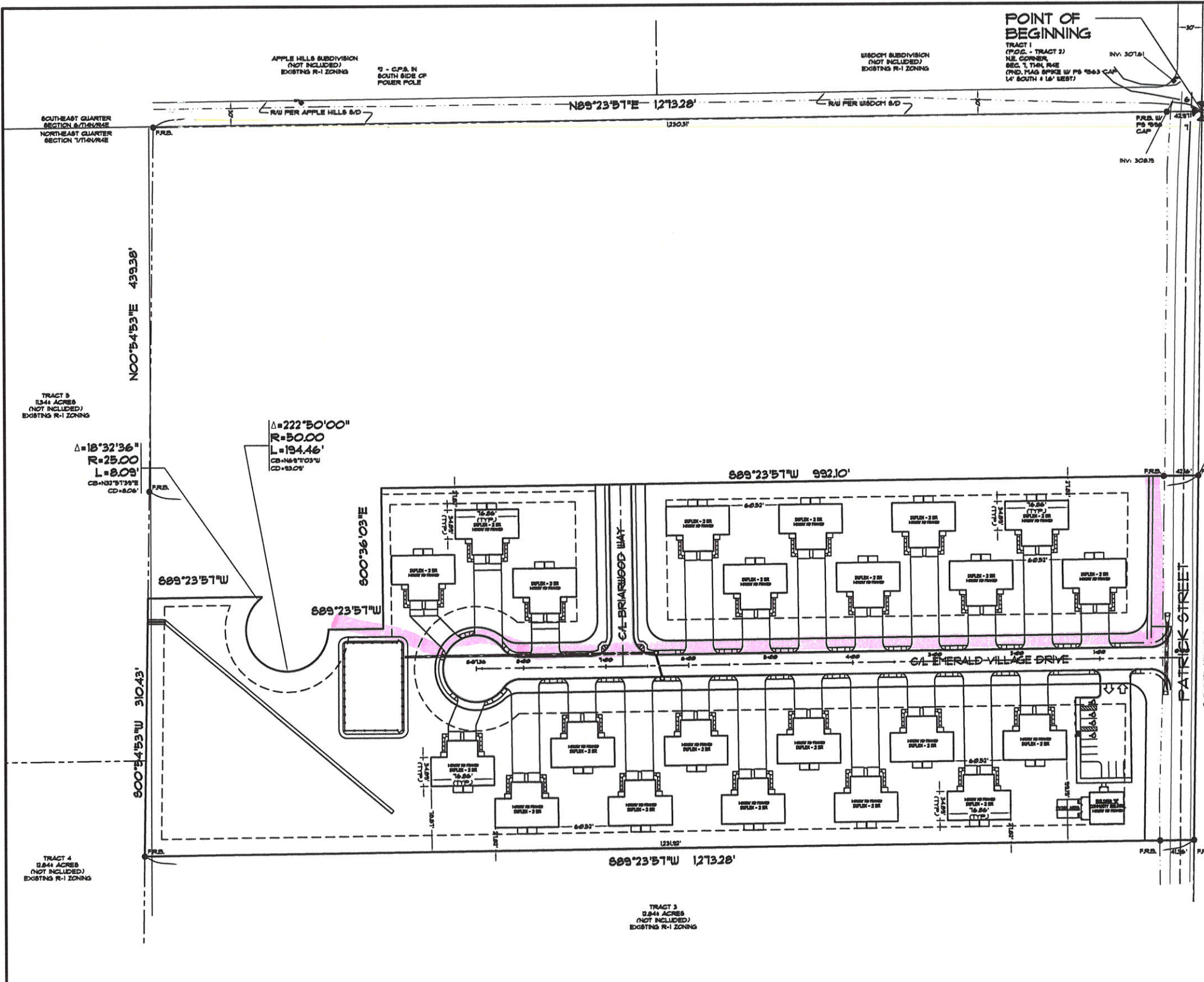
TRACT 4
12.84 AC.
(NOT INCLUDED)
EXISTING R-1 ZONING

TRACT 3
12.84 AC.
(NOT INCLUDED)
EXISTING R-1 ZONING



GENERAL NOTES

1. SITE LAYOUT BASED ON ARCHITECT'S INFORMATION.
2. SUBJECT PROPERTY IS CURRENTLY ZONED R-9. R-9 ZONING IS DEFINED AS LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-3 & R-1. THE BUILDING SETBACK FOR R-9 ZONING ARE:
FRONT: 33'
SIDE: 10'
REAR: 20'
3. SUBJECT PROPERTY DOES NOT LIE IN THE FLOOD PLAIN 'ZONE AE', ACCORDING TO PANEL 44 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE - SEPTEMBER 21, 1991.
4. PARKING AREAS AND DRIVES SHALL BE CONCRETE PAVING WITH CONCRETE CURB AND GUTTER (8"). ALL CONCRETE SHALL BE 3500 PSI WITH 6"x6" W/4x4 U/LP.
5. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE SHOWN. CURB RADII SHOWN AT BACK OF CURB.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE SHOWN.



600°54'53"W 439.98'

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POINT OF BEGINNING TRACT 2

1 - CPA IN WEST SIDE OF POWER POLE



ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL ENGINEERING AND LAND SURVEYING SERVICES
 103 SOUTH CHURCH STREET - P.O. BOX 1467 - JONESBORO, AR 72403
 PH: 870-932-3994 FAX: 870-932-1263

SITE LAYOUT
EMERALD VILLAGE
KUL PROPERTIES, OOC
JONESBORO, ARKANSAS

REV	DATE	DESCRIPTION	BY	CHKD	SCALE	DATE	SHEET
1	04/05/16	REVISED SANITARY SEWER ALIGNMENT PER CUL	JPE	JPE	DRAIN CCH/EPC	02/28/2016	8/21
		REVISIONS			SCALE: 1" = 60'	CADD FILE: 000-501-01-0004	009