



DESCRIPTION

LOTS 4-6 AND 11-13, AS SHOWN ON THE PLAT OF CRAIGHILLS THIRD ADDITION TOGETHER WITH A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHILLS COUNTY, ARKANSAS, SAID PARCEL INCLUDING A PORTION OF LOT 1, BLOCK C OF THE REPLAT OF CRAIGHILLS THIRD ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHILLS COUNTY, ARKANSAS; THENCE SOUTH 89°50'18" WEST, ALONG THE QUARTER SECTION LINE, 105.13 FEET; THENCE NORTH 00°51'30" EAST, 188.14 FEET TO THE POINT OF BEGINNING; THENCE NORTH 28°08'30" WEST, 533.18 FEET; THENCE NORTH 00°51'30" EAST, 16.98 FEET; THENCE SOUTH 89°50'18" WEST, 99.55 FEET; THENCE NORTH 00°51'30" EAST, 84.14 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 50.0 FEET, A CENTRAL ANGLE OF 131°19'39" AND A CHORD BEARING OF NORTH 28°41'21" WEST; SAID POINT ALSO LYING ON THE RIGHT-OF-WAY OF BLAIR COVE; THENCE NORTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, 189.61 FEET TO THE POINT OF A REVERSE CURVE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.0 FEET AND A CENTRAL ANGLE OF 20°45'50"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 9.06 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 280.38 TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 20°45'50" AND A CHORD BEARING OF SOUTH 89°50'18" WEST; SAID POINT ALSO LYING ON THE RIGHT-OF-WAY OF SYDNEY COVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, 3.06 FEET TO THE POINT OF REVERSE CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.0 FEET AND A CENTRAL ANGLE OF 202°56'44"; THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 111.0 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 132.11 FEET; THENCE NORTH 89°08'30" WEST, 298.11 FEET; THENCE SOUTH 00°51'30" WEST, 10.00 FEET; THENCE NORTH 89°08'30" WEST, 6.00 FEET; THENCE SOUTH 00°51'30" WEST, 146.00 FEET; THENCE NORTH 00°51'30" EAST, 215.51 FEET; THENCE SOUTH 89°08'30" EAST, 30.00 FEET; THENCE NORTH 00°51'30" EAST, 220.00 FEET; THENCE SOUTH 89°08'30" EAST, 200.00 FEET; THENCE SOUTH 00°51'30" WEST, 92.00 FEET; THENCE SOUTH 89°08'30" EAST, 53.61 FEET; THENCE NORTH 00°51'30" EAST, 15.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 230.0 FEET AND A CENTRAL ANGLE OF 18°42'38"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°34'08" EAST, 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 11°18'48"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°51'30" EAST, 5.11 FEET; THENCE SOUTH 89°42'28" EAST, 60.04 FEET; THENCE SOUTH 02°18'20" WEST, 128 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 230.0 FEET AND A CENTRAL ANGLE OF 11°18'48"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°51'30" WEST, 244.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'41"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 216.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 48°49'11"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°08'30" EAST, 81.51 FEET; CONTINUE THENCE SOUTH 89°08'30" EAST, 533.18 FEET; THENCE SOUTH 00°51'30" WEST, 380.65 FEET; THENCE CONTINUE SOUTH 00°51'30" WEST, 594.49 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 198,803 SQ.FT. OR 18.34 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE USE OF SAVANNAH HILLS, LLC.
2. SUBJECT PROPERTY IS NOT LOCATED WITHIN "ZONE AE" 100 YR FREQUENCY FLOOD ZONE AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY. FLOOD INSURANCE RATE MAP FOR CRAIGHILLS COUNTY, ARKANSAS, COMMUNITY PANEL 050301014C, PANEL 134 OF 200, EFFECTIVE DATE - SEPTEMBER 27, 1991.

OWNER'S CERTIFICATION

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

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 RIGHTS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/01/12

STATE OF ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR

ASSOCIATED ENGINEERING AND TESTING, LLC

NO. 299

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

6/D FOGLE MEMBER SAVANNAH HILLS, LLC

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: 870-932-1263

MINOR PLAT OF SAVANNAH HILLS AND REPLAT OF LOTS 4-6 & 11-13, BLK 'B' OF CRAIGHILLS THIRD ADDITION JONESBORO, ARKANSAS

LEGEND

- BOUNDARY LINE
- ADJACENT LOT LINES
- EASEMENT LINES
- FOUND 1-1/4" IRON PIPE
- SET 1-1/4" IRON PIPE W/ P8 #166 CAP

500-13N-04E-0-05-400-16-0766

REV	DATE	REVISIONS	DRAWN	CHKD

DRAWN: CCH	CHECKED: KLS	DATE: 11/01/12	SHEET: 1 OF 1
SCALE: 1" = 60'	CADD FILE: 096-006	DWG# 0413054-0018	