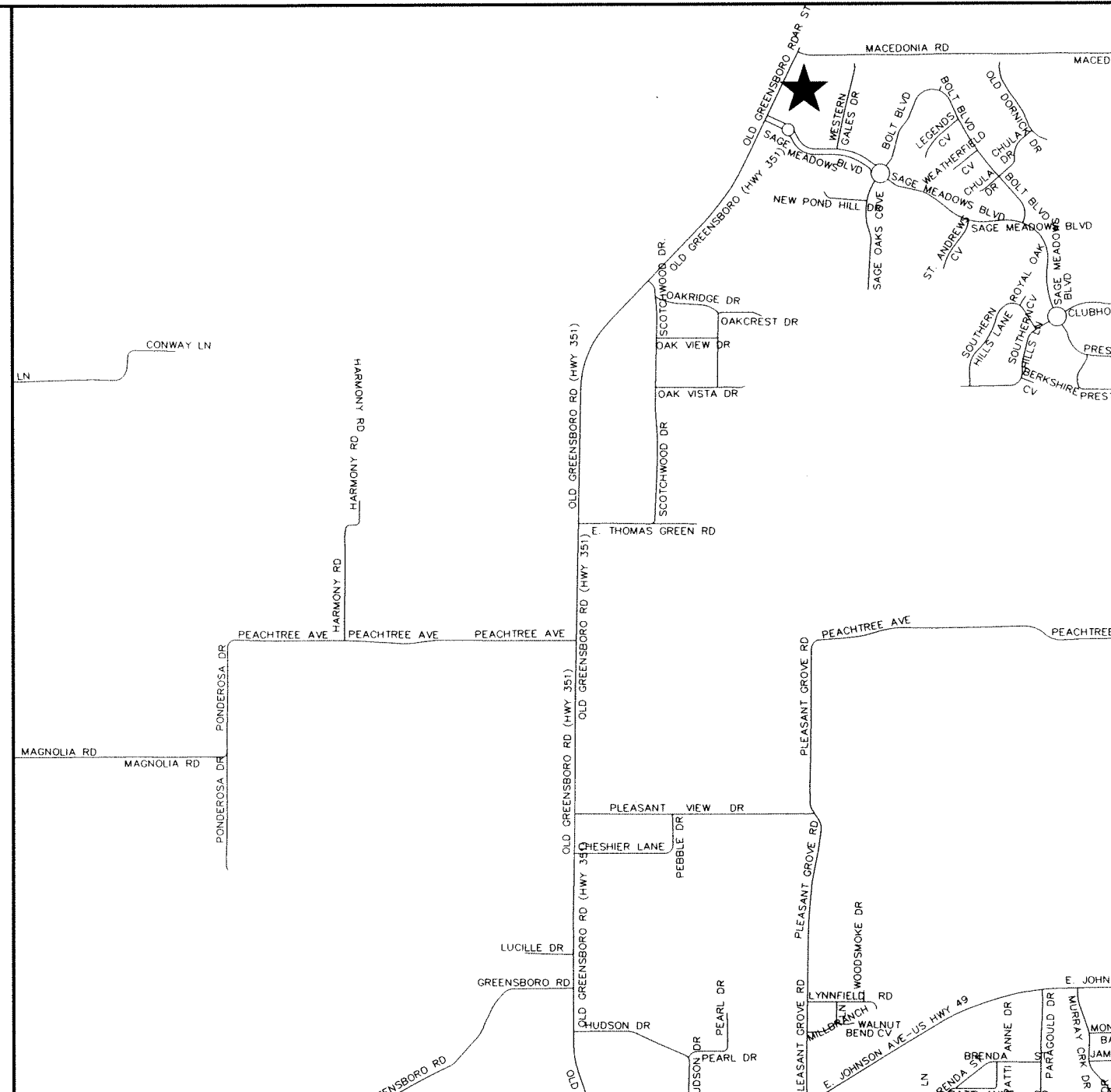
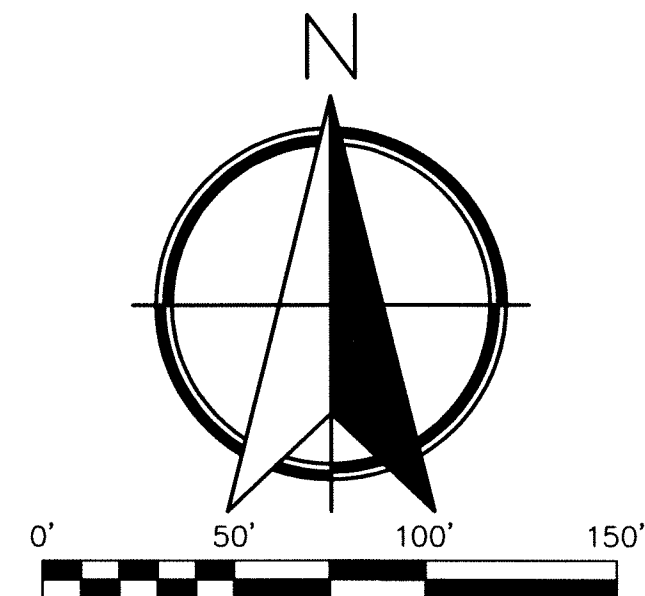


LEGEND

These standard symbols will be found in the drawing.

- SEWER SERVICE LINE
- REDUCER
- EXISTING SANITARY SEWER LINE
- WATER VALVE
- WATER VALVE
- FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- WATER METER
- WATER LINE
- LIGHT POLE
- S/B SETBACK
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT

FUTURE
DEVELOPMENT
PL 6 UNITS/ACRE



LEGAL DESCRIPTION:

A part of the North half of Section 34, Township 15 North, Range 4 East, and also being a part of the Village at Sage Meadows Phase I-E (never developed) in Craighead County, Arkansas being more particularly described as follows:

From the Northeast corner of the Northwest Quarter of said Section 34,
Run S00°18'47"E a distance of 46.48 ft. to a point on the South right of way line of Macedonia Road and the POINT OF BEGINNING;
Thence N89°18'50"E along said South right of way line a distance of 247.62 ft. to a point;
Thence leaving said right of way line,
Run S13°37'23"W a distance of 1020.50 ft. to a point on the Northerly right of way line of Sage Meadows Boulevard;
Thence run along said Northerly right of way line as follows:
N89°59'36"W a distance of 89.76 ft. to a point,
Then run along a curve to the right, said curve having a radius of 183.36 ft., an arc of 213.50 ft., a chord length of 201.64 ft. and a chord bearing of N56°43'31"W to a point,
Then run along a curve to the left, said curve having a radius of 401.88 ft., an arc of 56.23 ft., a chord length of 56.18 ft. and a chord bearing of N29°11'37"W to a point,
Thence leaving said Northerly right of way line of Sage Meadows Boulevard;
Run N23°28'50"E a distance of 217.97 ft. to a point;
Thence N13°37'23"E a distance of 646.94 ft. to a point on aforesaid South right of way line of Macedonia Road;
Thence N89°18'22"E along said South right of way line a distance of 39.29 ft. to the POINT OF BEGINNING, containing 6.45 acres.

THE VILLAGE AT SAGE MEADOWS JONESBORO, ARKANSAS

THIS PLAT NULLIFIES AND VOIDS ANY
PREVIOUSLY PLATTED LOT LINES,
EASEMENTS, AND RIGHTS-OF-WAY.

CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

OWNER'S CERTIFICATION:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

K&G Properties, LLC by K. Miller

NOTES:

- 1) BEARINGS BASED ON GPS OBSERVATION.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 50,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
- 4) ALL PINS SET ARE 1/2" RED, UNLESS NOTED OTHERWISE.
- 5) OWNER: K & G PROPERTIES, LLC.
- 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO. ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0042 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 7) ALL ACCESS TO LOTS 1, 17, 18, AND 36 SHALL BE FROM VILLAGE MEADOW DRIVE.

City of Jonesboro, Arkansas	DATE 12/23/13
FILE # F413-02	
<input checked="" type="checkbox"/> FINAL APPROVAL	
<input type="checkbox"/> PRELIMINARY (NOT FOR RECORDING)	
PLANNING DEPT	APPROVED BY:
ENGINEERING DEPT	

ENGINEERS	PLANNERS	SURVEYORS
Civilogic		
203 Southwest Dr., Jonesboro, AR (870)932-7880 - www.civilogic.net		
RECORD PLAT PROPOSED SUBDIVISION JONESBORO, ARKANSAS FOR K & G PROPERTIES, LLC		

Date	Scale	Job No.	Sheet No.
03-26-13	1"=50'	112146	
Section 34	Township 15N	Range 04E	County CRAIGHEAD
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES			1 of 9
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