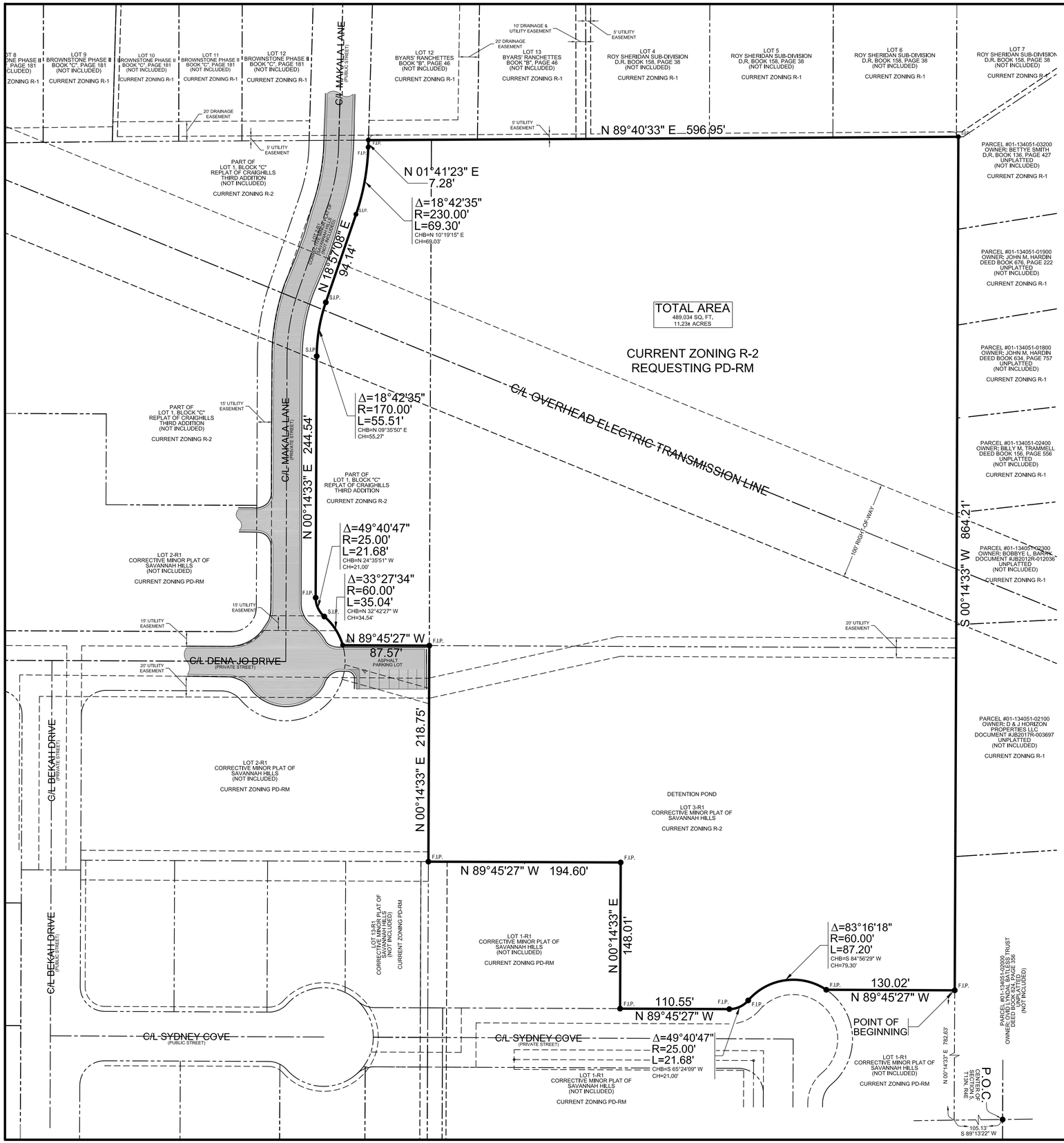
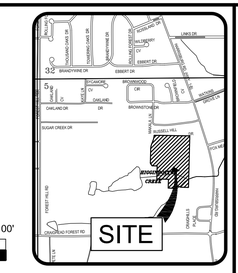


BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

50' 25' 0' 50' 100'

GRAPHIC SCALE

IN FEET



VICINITY SKETCH

NOT TO SCALE

LEGEND

= BOUNDARY LINE
= ADJACENT LOT LINES
= EASEMENT LINES
F.I.P. = FOUND 1-1/4" IRON PIPE W/ PLS #766 CAP
S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:

R-2 TO **PD-RM**

SIGNED THIS 17 DAY OF NOVEMBER, 2017. SIGNATURE:

PDW PROPERTIES, LLC.

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR PDW PROPERTIES, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY IS CURRENTLY ZONED R-2. R-2 ZONING IS DEFINED AS MULTI-FAMILY LOW DENSITY DISTRICT, THE SURROUNDING PROPERTY IS ZONED R-1, R-2 AND PD-RM.
   BUILDING SETBACKS FOR R-2 ARE:
   FRONT= 25' SIDE= 7.5' REAR= 20'
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. MINOR PLAT OF SAVANNAH HILLS AND REPLAT OF LOT 4-6 & 11-13, BLOCK "B" OF CRAIGHILLS THIRD ADDITION AS RECORDED IN PLAT CABINET "C", PAGE 237, PUBLIC RECORD OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   B. PLAT OF CRAIGHILLS THIRD ADDITION AS RECORDED IN PLAT CABINET "C", PAGE 185, PUBLIC RECORD OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, SAID PARCEL INCLUDING A 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, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°13'22" WEST, ALONG THE QUARTER SECTION LINE, A DISTANCE OF 105.13 FEET; THENCE NORTH 00°14'33" EAST, DEPARTING FROM SAID QUARTER SECTION LINE, A DISTANCE OF 782.63 FEET TO THE POINT OF BEGINNING AND THE SOUTHEAST CORNER OF LOT 3-R1 AS SHOWN ON THE CORRECTIVE MINOR PLAT OF SAVANNAH HILLS AND REPLAT OF LOTS 4-6, 11-13 & 16, BLOCK "B" OF CRAIGHILLS THIRD ADDITION; THENCE NORTH 89°45'27" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 130.02 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00, A CENTRAL ANGLE OF 83°16'18", A CHORD BEARING OF SOUTH 84°56'29" WEST AND A CHORD DISTANCE OF 79.30 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 87.20 FEET TO THE POINT OF A REVERSE CURVEATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47", A CHORD BEARING OF SOUTH 65°24'09" WEST AND A CHORD DISTANCE OF 21.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 21.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°45'27" WEST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 110.55 FEET; THENCE NORTH 00°14'33" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 148.01 FEET; THENCE NORTH 89°45'27" WEST, CONTINUING ALONG SOUTHERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 194.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3-R1; THENCE NORTH 00°14'33" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG THE WESTERLY LINE OF SAID LOT 3-R1, A DISTANCE OF 218.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 3-R1; THENCE NORTH 89°45'27" WEST, DEPARTING SAID WESTERLY LINE AND ALONG THE NORTHERLY LINE OF LOT 2-R1 OF SAID CORRECTIVE PLAT, A DISTANCE OF 87.57 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 33°27'34", A CHORD BEARING OF NORTH 32°42'27" WEST AND A CHORD DISTANCE OF 34.54 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID LOT 2-R1, A DISTANCE OF 35.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 49°40'47", A CHORD BEARING OF NORTH 24°35'51" WEST AND A CHORD DISTANCE OF 21.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-R1, A DISTANCE OF 21.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°14'33" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 244.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 18°42'35", A CHORD BEARING OF NORTH 09°35'50" EAST AND A CHORD DISTANCE OF 55.27 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 55.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18°57'08" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 18°42'35", A CHORD BEARING OF NORTH 10°19'15" EAST AND A CHORD DISTANCE OF 69.03 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 69.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°41'23" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID LOT 2-1R, A DISTANCE OF 7.28 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 12 OF THE PLAT OF BYARS' RANCHETTES; THENCE NORTH 89°40'33" EAST, ALONG THE SOUTH LINE OF SAID BYARS' RANCHETTES AND THE SOUTH LINE OF THE PLAT OF ROY SHERIDAN SUB-DIVISION, A DISTANCE OF 596.95 FEET; THENCE SOUTH 00°14'33" WEST, DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 864.21 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 489,034 SQ. FT. OR 11.23 ACRES, MORE OR LESS.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. 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 BOUNDARY SURVEY: 03/24/2017

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

REZONING PLAT

PDW PROPERTIES, LLC

SAVANNAH HILLS PHASE III PROJECT
LYING IN THE NW1/4, SECTION 5, T13N, R4E,
CRAIGHEAD CO., JONESBORO, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS
BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
SIGNATURE
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-13N-04E-0-05-410-16-1637

CADD FILE: 17128-002	SCALE: 1"=50'
DATE: 10/19/17	SHEET
DWG#: 0413054-0020	1 OF 1