

EXISTING R-1 ZONING TO REQUESTED C-3 L.U. ZONING:
LEGAL DESCRIPTION – TRACT 1:

A part of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:
 BEGIN at the Southwest corner of the Northeast Quarter of the Southeast Quarter, said Section 2;
 thence N00°12'45"W a distance of 740.67 ft. to a point on the Westerly right of way line of Christian Valley Drive;
 thence S66°23'59"E along said right of way line a distance of 29.31 ft. to a point on a curve; thence run along said right of way line along a curve to the right, said curve having a radius of 552.62 ft., an arc of 618.39 ft., a chord length of 586.51 ft. and a chord bearing of S33°55'26"E to a point;
 thence S01°13'10"E along said right of way line a distance of 446.22 ft. to a point; thence leaving said right of way line, run N89°26'24"W a distance of 201.26 ft. to a point; thence N00°19'52"W a distance of 198.83 ft. to a point;
 thence N88°56'32"W a distance of 158.23 ft. to the POINT OF BEGINNING, containing 5.79 acres, subject to the actual rights of way of Christian Valley Drive.

LEGAL DESCRIPTION – TRACT 2:

A part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:
 From the Southwest corner of the Northeast Quarter of the Southeast Quarter, said Section 2,
 run N00°12'45"W a distance of 849.98 ft. to a point on the Eastern right of way line of Christian Valley Drive, said point being the POINT OF BEGINNING;
 thence leaving said right of way line, continue N00°12'45"W a distance of 29.57 ft. to a point;
 thence S89°03'54"E a distance of 459.53 ft. to a point;
 thence S17°04'11"W a distance of 328.61 ft. to a point on the Easterly right of way line of Christian Valley Drive;
 thence run along said right of way line along a curve to the left, said curve having a radius of 652.62 ft., an arc of 401.49 ft., a chord length of 395.09 ft. and a chord bearing of N48°21'38"W to a point;
 thence N66°23'59"W along said right of way line a distance of 73.44 ft. to the POINT OF BEGINNING, containing 1.50 acres,
 to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED RM-16 ZONING:
LEGAL DESCRIPTION – TRACT 3:

A part of the Northeast Quarter of the Southeast Quarter, Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:
 From the Southwest corner of said Northeast Quarter of the Southeast Quarter, said section 2, run N00°12'45"W a distance of 879.55 ft. to a point;
 thence S89°03'54"E a distance of 210.85 ft. to the POINT OF BEGINNING;
 thence N00°22'35"W a distance of 449.75 ft. to a point;
 thence N89°16'58"E a distance of 1105.30 ft. to a point;
 thence S00°00'35"E a distance of 966.12 ft. to a point;
 thence N76°28'11"W a distance of 310.05 ft. to a point;
 thence N66°01'17"W a distance of 430.86 ft. to a point;
 thence S53°59'36"W a distance of 260.43 ft. to a point on the Easterly right of way line of Christian Valley Drive;
 thence following a curve to the left and along said Easterly right of way line, said curve having a radius of 652.59 ft., an arc of 100.32 ft., a chord length of 100.21 ft. and a chord bearing of N26°19'41"W to a point; thence leaving said right of way line, run N17°04'11"E a distance of 328.61 ft. to a point;
 thence N89°03'54"W a distance of 248.68 ft. to the POINT OF BEGINNING, containing 19.52 acres,
 subject to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED C-4 L.U. ZONING:
LEGAL DESCRIPTION – TRACT 4:

A part of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:
 From the Southwest corner of the Northeast Quarter of the Southeast Quarter, run S88°56'32"E a distance of 158.23 ft. to a point;
 thence S00°19'52"E a distance of 198.83 ft. to a point;
 thence S89°26'24"E a distance of 301.31 ft. to a point on the Easterly right of way of Christian Valley Drive, said point being the POINT OF BEGINNING;
 thence N01°13'10"W along said right of way line a distance of 447.97 ft. to a point on a curve; thence run along said Easterly right of way line along a curve to the left, said curve having a radius of 652.57 ft., an arc of 230.97 ft., a chord length of 229.76 ft. and a chord bearing of N11°47'01"W to a point; thence leaving said right of way line,
 run N53°59'36"E a distance of 260.43 ft. to a point;
 thence S66°01'17"E a distance of 430.86 ft. to a point;
 thence S76°28'11"E a distance of 310.05 ft. to a point;
 thence S00°00'35"E a distance of 394.90 ft. to a point;
 thence S00°07'47"W a distance of 191.65 ft. to a point;
 thence N89°26'24"W a distance of 849.01 ft. to the POINT OF BEGINNING, containing 13.94 acres, subject to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED RS-4 ZONING:
LEGAL DESCRIPTION – TRACT 5:

A part of the Southeast Quarter of Section 2 and part of the Southwest Quarter of Section 1, all in Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:
 From the Southwest corner of the Northeast Quarter of the Southeast Quarter, run S88°56'32"E a distance of 158.23 ft. to a point;
 thence S00°19'52"E a distance of 198.83 ft. to a point;
 thence S89°26'24"E a distance of 301.30 ft. to the POINT OF BEGINNING;
 thence continue S89°26'24"E a distance of 849.01 ft. to a point;
 thence N00°07'47"E a distance of 191.66 ft. to a point;
 thence S89°36'10"E a distance of 593.57 ft. to a point;
 thence S19°32'10"W a distance of 213.37 ft. to a point;
 thence N89°25'10"E a distance of 210.86 ft. to a point and the West right of way line of Mt. Carmel Road;
 thence run along said right of way line as follows:
 S25°06'10"W a distance of 45.28 ft. to a point,
 S19°44'10"W a distance of 101.92 ft. to a point,
 S15°06'10"W a distance of 100.19 ft. to a point,
 S13°39'10"W a distance of 95.44 ft. to a point,
 S12°59'10"W a distance of 153.62 ft. to a point, thence leaving said right of way line;
 thence S89°25'10"W a distance of 590.28 ft. to a point;
 thence S00°45'45"E a distance of 220.24 ft. to a point on the North-easterly right of way line of Christian Valley Drive;
 thence run along said Northeastly right of way line as follows:
 S76°13'52"W a distance of 168.11 ft. to a point,
 then along a curve to the right, said curve having a radius of 550.00 ft., an arc of 425.47 ft., a chord length of 414.94 ft. and a chord bearing of N81°36'26"W to a point;
 then along a curve to the right, said curve having a radius of 604.47 ft., an arc of 161.65 ft., a chord length of 161.17 ft. and a chord bearing of N51°47'04"W to a point;
 then along a curve to the right, said curve having a radius of 550.00 ft., an arc of 416.30 ft., a chord length of 406.44 ft. and a chord bearing of N22°26'22"W to a point;
 N00°45'19"W a distance of 215.97 ft. to a point, said point being the POINT OF BEGINNING, containing in all, 22.29 acres, subject to the actual rights of way of Christian Valley Drive.

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.

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.

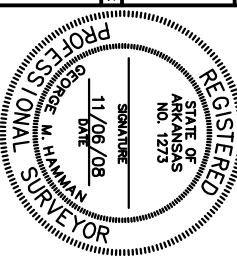
NOTES:
 FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS. COMMUNITY PANEL NO. 0503100150 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

SEE SH. 1 OF 2 FOR BOUNDARY PLAT.

ENGINEERS PLANNERS SURVEYORS

Civilogic

REZONING PLAN FOR VINEYARD DEVELOPMENT GROUP, LLC JONESBORO, ARKANSAS



Date	Scale	Job No.	Sheet No.
11/06/08	1"=200'	108202	2 of 2
Section	Township	Range	County
1 & 2	13N	3E	CRAIGHEAD

