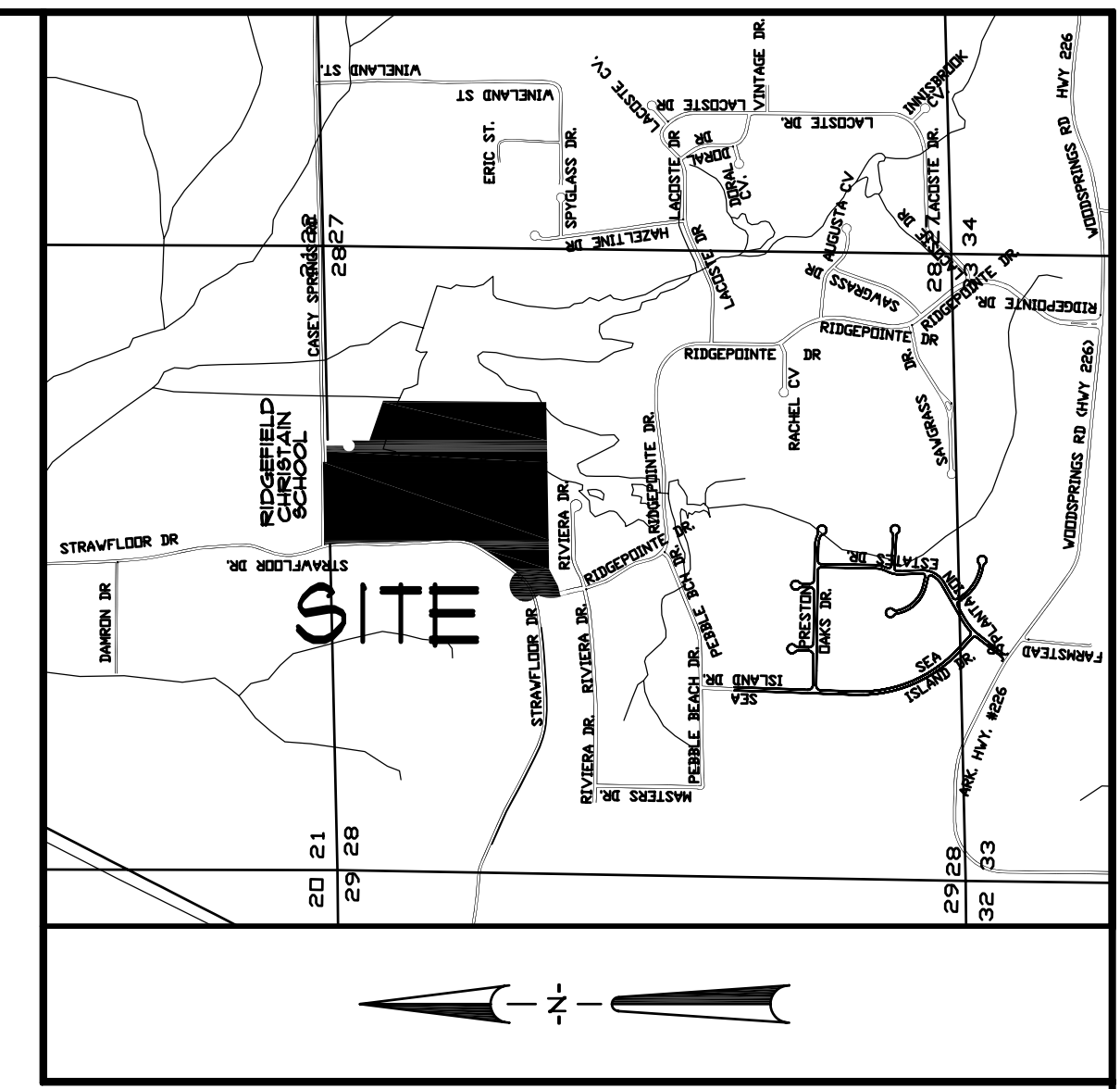


TOTAL
2,308,390 SQ. FT.
52.99 ± ACRES



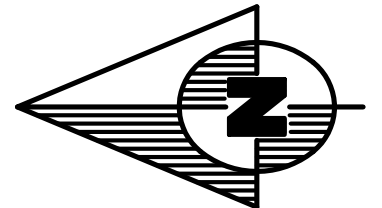
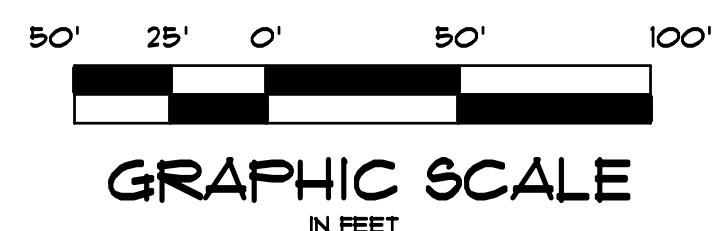
VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

LOTS 3, 4 AND 5 OF THE RECORD PLAT OF CASEY COVE TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS TOGETHER WITH PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER TOGETHER WITH PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL BEING IN SECTION 28, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 88°58'32" EAST ALONG THE NORTH LINE OF SAID LOT 3, 142.88 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28, 13.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°58'32" EAST 109.19 FEET; THENCE SOUTH 00°19'29" WEST DEPARTING SAID NORTH LINE, 32.21 FEET TO THE NORTHWEST CORNER OF LOT 3 OF THE RECORD PLAT OF CASEY COVE TO THE CITY OF JONESBORO AS RECORDED IN THE PUBLIC RECORDS IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 88°54'26" EAST ALONG THE NORTH LINE OF SAID LOT 3, 142.88 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°19'29" WEST ALONG THE EAST LINE OF SAID LOT 3, 142.88 FEET TO A POINT ON THE RIGHT OF WAY LINE OF CASEY COVE; THENCE SOUTH 00°19'29" WEST ALONG SAID RIGHT OF WAY LINE, HAVING A RADIUS OF 5000 FEET AND WHOSE RADIUS POINT BEARS SOUTH 01°06'49" EAST; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 231°34'12", A DISTANCE OF 202.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°33'13" EAST ALONG SAID RIGHT OF WAY LINE, 4.53 FEET TO THE NORTHEAST CORNER OF LOT 5 OF CASEY COVE; THENCE SOUTH 00°19'29" WEST ALONG SAID RIGHT OF WAY LINE OF SAID LOT 5, 142.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 10°29'19" EAST DEPARTING SAID SOUTHWEST CORNER OF LOT 5, 13.38 FEET; THENCE SOUTH 11°39'52" EAST 92.22 FEET; THENCE SOUTH 12°08'45" EAST 18.88 FEET; THENCE SOUTH 69°56'10" EAST 39.61 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 00°28'06" WEST ALONG SAID LINE, 19.88 FEET TO A POINT ON THE NORTH LINE OF RIDGE POINTE PHASE II-A; THENCE ALONG THE NORTH LINE OF RIDGE POINTE PHASE II-A AND RIDGE POINTE PHASE B AS FOLLOWS, SOUTH 89°01'15" WEST 143.18 FEET, SOUTH 62°05'22" WEST 16.51 FEET, SOUTH 16°53'04" WEST 92.19 FEET; THENCE NORTH 15°06'51" WEST DEPARTING SAID NORTH LINE, 29.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.0 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°41'26", A DISTANCE OF 19.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°34'39" EAST 12.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 506.76 FEET SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STRAUFLOR DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°02'21", A DISTANCE OF 349.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 39°03'46" EAST 289.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 474.41 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°20'39", A DISTANCE OF 308.99 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°16'49" WEST 207.16 FEET; THENCE NORTH 01°49'45" WEST 43.93 FEET; THENCE NORTH 00°11'39" WEST 200.41 FEET; THENCE NORTH 02°48'49" WEST 16.16 FEET; THENCE NORTH 06°28'44" WEST 65.91 FEET TO THE POINT OF BEGINNING.

BEARING BASIS: ARKANSAS STATE PLANE
GRID COORDINATE NORTH ZONE



- LEGEND**
- - - - - BOUNDARY LINE
 - - - - - ZONING SETBACK LINE
 - - - - - EASEMENT LINE
 - F.I.P.
 - S.I.P.
 - SET 1/4" IRON PIPE W/ FLG 1549 CAP
 - CITY OF JONESBORO G.P.S. MONUMENT

OWNER'S CERTIFICATION

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

JOHN T. SLOAN, PRESIDENT
P & J DEVELOPMENT COMPANY

CONTAINING IN ALL 2,308,390 SQ. FT. OR 52.99 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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 SURVEY: 05/11/06

SURVEYOR'S NOTE:

1. THE FLOWAGE EASEMENT ON LOTS 6 THROUGH 18 IS DETERMINED BY FOLLOWING THE 321 CONTOUR LINE ACROSS THE LOTS. AREA BELOW SAME CONTOUR LINE IS CONTROLLED BY THE BIG LAKE WATER SHED DISTRICT AND IS SUBJECT TO FLOODING.
2. R-1 ZONING: SINGLE-FAMILY MEDIUM DENSITY DISTRICT SETBACKS:
FRONT: 25'
SIDE: 15'
REAR: 25'

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

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: 870-935-1263

RECORD PLAT
SLOAN LAKE ESTATES
JONESBORO, ARKANSAS

SHEET 5 OF 21
SHEET 6 OF 21

01/31/07	MAPC-FINAL	CLB	DRAWN: CLB/KJG	CHECKED: PUL	DATE: 01/31/07	SHEET
DATE	REVISIONS	BY	SCALE: 1" = 50'	QADD FILE: 028-807-4	DWG#: 031428.L0004	5 OF 20