

PLANNED DEVELOPMENT

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



MICHAEL A. DANIELS - SURVEYOR
 ARKANSAS - 1563



Haywood, Kenward, Bare, and Associates, Inc.
 ARKANSAS - 234

| | |
|-------------------------------------|-------------|
| CLIENT: | |
| G & P DEVELOPMENT | |
| COPYRIGHT 2013, ALL RIGHTS RESERVED | |
| REVISIONS | |
| DATE | BY |
| 04/2013 | JM |
| DESCRIPTION | |
| REVISE #1 PER DRAINAGE SURVEY | |
| PROJECT NO. | |
| G022-0001-03 | |
| DRAWN BY | CHECKED BY |
| JUN | MAD |
| SCALE | |
| 1" = 50' | |
| DATE | DRAWING NO. |
| 05/02/13 | 31-62 |

CERTIFICATE OF PLANNED DEVELOPMENT:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING PARCEL OF LAND:
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°28'37" WEST, 356.01 FEET; THENCE SOUTH 00°40'17" WEST, 23.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°40'17" WEST, 1105.65 FEET; THENCE SOUTH 89°25'14" EAST, 296.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER 49 (STADIUM BOULEVARD) AS ESTABLISHED BY A PLAT OF SURVEY FOR FARMER ENTERPRISES, INC. BY PATRICK W. LEMLEY, P.S. 1549; THENCE SOUTH 00°39'14" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 172.52 FEET; THENCE SOUTH 89°46'12" WEST, LEAVING SAID RIGHT-OF-WAY, 620.21 FEET TO THE SOUTHEAST CORNER OF THE REVISED REPLAT OF MACON'S ADDITION; THENCE NORTH 00°33'22" EAST, ALONG THE EAST LINE OF SAID REVISED REPLAT OF MACON'S ADDITION, 984.46 FEET; THENCE SOUTH 89°55'08" EAST, 149.80 FEET; THENCE NORTH 00°46'07" EAST, 300.02 FEET; THENCE SOUTH 89°46'00" EAST, 175.79 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 9.74 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SUMO PLANNED DEVELOPMENT ADDITION

WE BEING THE AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH, AND LOCATION, AS SHOWN ON THE PLAT HEREON, AND SAID AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 2ND DAY OF MAY 2013
 BY NAME G & P DEVELOPMENT, LLC TITLE AGENT SIGNATURE *[Signature]*

SURVEYOR'S NOTES:

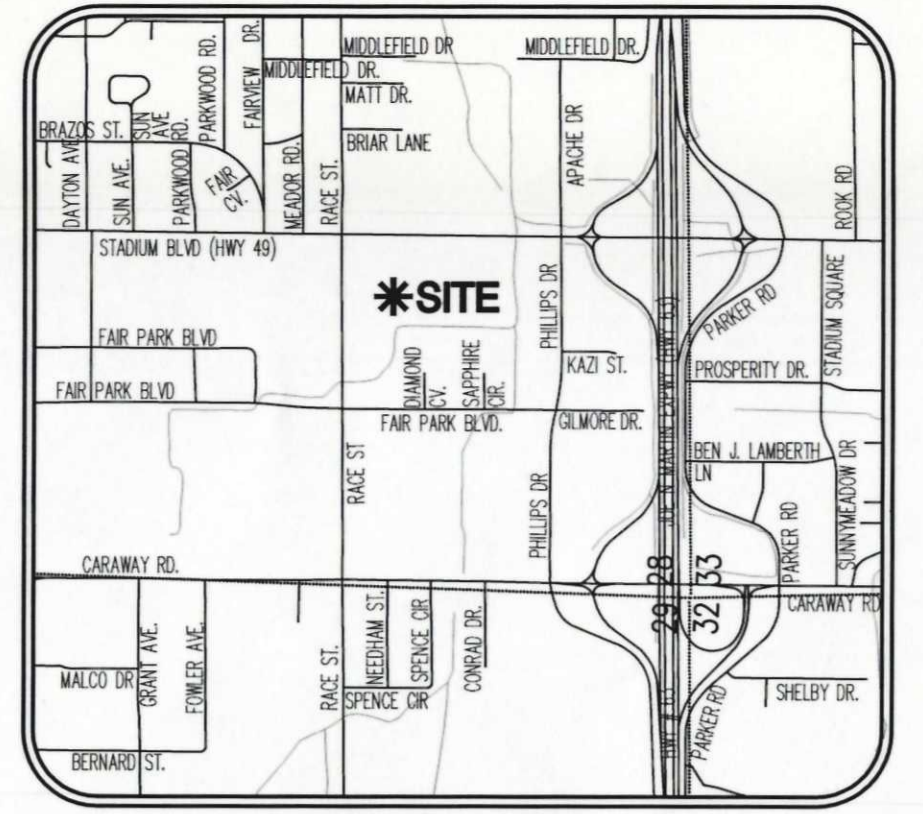
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301),
 LAT: 35°48'38.20585" S, LONG: 90°40'11.31968" W
 CON: 0.77403581; CAF: 99993547
- SUBJECT PROPERTY IS TIED TO JONESBORO G.P.S. MONUMENTS 1, 39, 65.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT, GERALD'S ADDITION, BY CLAY KENWARD, P.S. 256, FILED IN HKB DRAWING NUMBER 50-175.
 - PLAT OF SURVEY, BY J.L. SCRAPE, P.S. 515, FOR DALTON FARMER, FILED IN HKB DRAWING NUMBER 4-26, DATED SEPTEMBER 15, 1971.
 - RECORD PLAT, PHILLIPS ADDITION, BY DAN B. MILHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 7, DATED MAY 24, 1977.
 - RECORD REPLAT, REVISED REPLAT OF MACON'S ADDITION, BY KENNETH L. SCRAPE, P.S. 766, RECORDED IN BOOK C, PAGE 45, DATED JANUARY 9, 1998.
 - MINOR PLAT, CAPTAIN D'S, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK C, PAGE 183, DATED MARCH 29, 2007.
 - MINOR PLAT, ZANBY'S, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK C, PAGE 183, DATED MARCH 29, 2007.
 - PLAT OF SURVEY, BY PATRICK W. LEMLEY, P.S. 1549, FOR FARMER ENTERPRISES, INC., DATED FEBRUARY 21, 2008.
 - PLAT OF SURVEY, BY DANNY R. BURNS, P.S. 1590, JOB NUMBER 109155, DATED NOVEMBER 19, 2009.
- A PORTION OF THE SUBJECT PROPERTY LIES WITH IN THE 100-YEAR SPECIAL FLOOD HAZARD ZONE "AE" AND THE FLOODWAY, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.
- SUBJECT PROPERTY IS ZONED PLANNED DEVELOPMENT - COMMERCIAL.
- THE UNDERGROUND STORMWATER MANAGEMENT SYSTEMS ARE PRIVATELY OWNED AND ARE SUBJECT TO INDIVIDUAL AGREEMENTS OR EASEMENTS. THE CITY OF JONESBORO IS NOT LIABLE OR RESPONSIBLE FOR THE MANAGEMENT, MAINTENANCE, OR FUNCTIONALITY OF SAID PRIVATE STORMWATER MANAGEMENT SYSTEM. DO NOT CALL THE CITY OF JONESBORO, ARKANSAS WITH ANY COMPLAINTS OR QUESTIONS REGARDING THE SAID PRIVATE STORMWATER MANAGEMENT SYSTEM.

PLANNED COMMON SPACE TABLE:

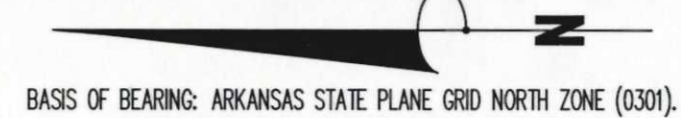
| LOT # | TOTAL ACREAGE | COMMON SPACE |
|-------------------|---------------|--------------|
| LOT 1 | 1.19 | 0.3 |
| LOT 2 | 2.27 | 0.5 |
| LOT 3 | 1.58 | 0.2 |
| LOT 4 | 1.45 | 0.1 |
| LOT 5 | 2.04 | 0.3 |
| LOT 6 | 1.21 | 0.1 |
| TOTAL DEVELOPMENT | 9.74 | 1.5 |

CURVE TABLE:

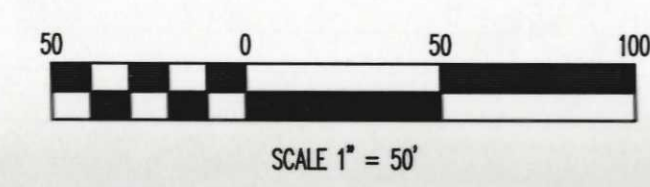
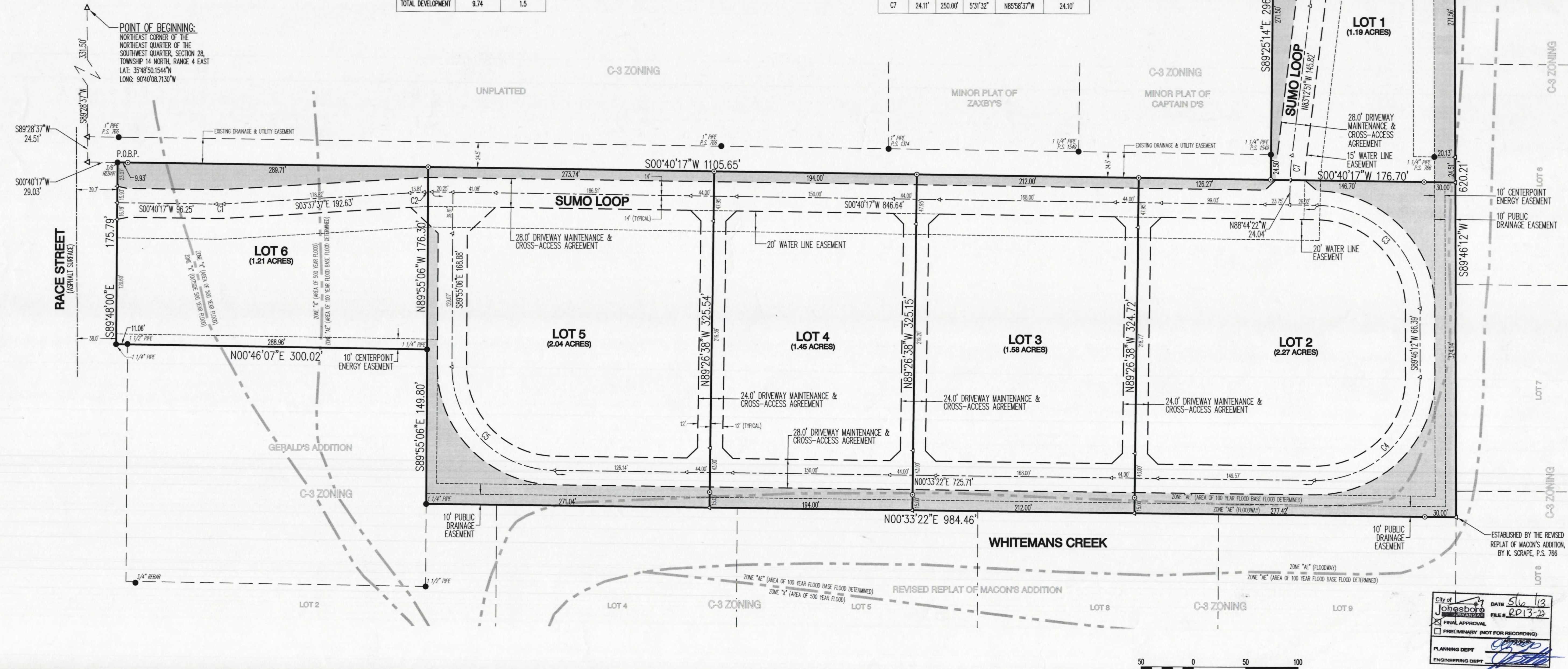
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|---------|---------|-----------|---------------|--------------|
| C1 | 7.50' | 100.00' | 47°54' | S01°28'40"E | 7.50' |
| C2 | 7.50' | 100.00' | 47°54' | S01°28'40"E | 7.50' |
| C3 | 155.51' | 100.00' | 89°05'56" | S45°31'4"W | 140.30' |
| C4 | 158.45' | 100.00' | 90°47'10" | N44°50'15"W | 142.39' |
| C5 | 156.25' | 100.00' | 89°31'33" | N45°19'08"E | 140.83' |
| C6 | 54.16' | 500.00' | 67°22'4" | N86°19'02"W | 54.14' |
| C7 | 24.11' | 250.00' | 53°13'2" | N85°58'37"W | 24.10' |



VICINITY MAP
 (NOT TO SCALE)



BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301).



SCALE 1" = 50'

PLANNED DEVELOPMENT