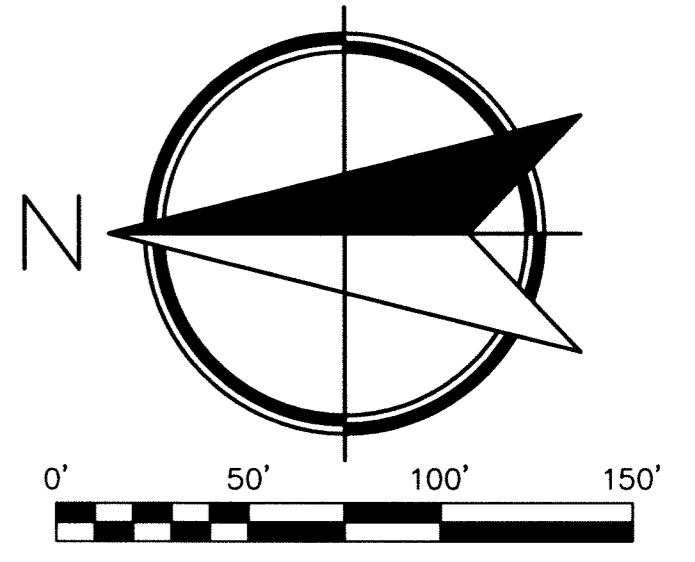




CURVE #	L	R	C LEN	BRG
CURVE #1	89.24'	R=200.00'	1256'46"	W
CURVE #2	74.16'	R=300.00'	73.97'	BRG=N 18'38'49" E
CURVE #3	39.35'	R=200.00'	39.29'	BRG=N 05'55'41" E
CURVE #4	61.46'	R=200.00'	61.22'	BRG=S 73'04'30" E
CURVE #5	76.86'	R=200.00'	76.39'	BRG=N 75'16'51" E
CURVE #6	32.34'	R=470.00'	32.33'	BRG=N 88'15'42" E
CURVE #7	75.85'	R=170.00'	75.22'	BRG=S 12'56'46" W
CURVE #8	39.27'	R=250.00'	35.36'	BRG=S 70'43'43" W
CURVE #9	39.27'	R=250.00'	35.36'	BRG=S 19'16'17" W
CURVE #10	81.58'	R=330.00'	81.37'	BRG=N 18'38'49" E
CURVE #11	45.26'	R=230.00'	45.18'	BRG=N 05'55'41" E
CURVE #12	33.45'	R=170.00'	33.40'	BRG=N 05'55'41" E
CURVE #13	46.73'	R=270.00'	46.67'	BRG=N 16'31'23" E
CURVE #14	20.02'	R=270.00'	20.01'	BRG=N 23'36'17" E
CURVE #15	39.27'	R=250.00'	35.36'	BRG=N 70'43'43" E
CURVE #16	28.20'	R=225.00'	28.18'	BRG=N 67'51'44" W
CURVE #17	58.27'	R=225.00'	58.10'	BRG=N 78'52'18" W
CURVE #18	34.06'	R=495.00'	34.05'	BRG=N 88'15'42" W
CURVE #19	30.62'	R=445.00'	30.61'	BRG=N 88'15'42" W
CURVE #20	67.25'	R=175.00'	66.84'	BRG=N 75'16'51" W
CURVE #21	39.27'	R=250.00'	35.36'	BRG=N 19'16'17" W
CURVE #22	39.27'	R=250.00'	35.36'	BRG=N 70'43'43" E
CURVE #23	69.14'	R=225.00'	68.87'	BRG=N 73'04'30" W
CURVE #24	15.49'	R=50.00'	15.42'	BRG=S 89'14'56" W
CURVE #25	33.61'	R=50.00'	32.98'	BRG=S 61'07'09" W
CURVE #26	29.17'	R=50.00'	28.76'	BRG=S 25'08'54" W
CURVE #27	29.17'	R=50.00'	28.76'	BRG=S 08'16'42" E
CURVE #28	32.38'	R=50.00'	31.81'	BRG=S 43'32'31" E
CURVE #29	47.37'	R=50.00'	45.62'	BRG=S 89'14'05" E
CURVE #30	31.44'	R=50.00'	30.93'	BRG=N 45'36'28" E
CURVE #31	30.77'	R=250.00'	28.87'	BRG=S 62'51'25" W
CURVE #32	53.78'	R=175.00'	53.37'	BRG=N 73'04'30" W
CURVE #33	39.27'	R=250.00'	35.36'	BRG=N 19'16'17" W
CURVE #34	29.80'	R=230.00'	29.78'	BRG=S 22'00'59" W
CURVE #35	79.82'	R=230.00'	72.52'	BRG=S 09'14'02" W



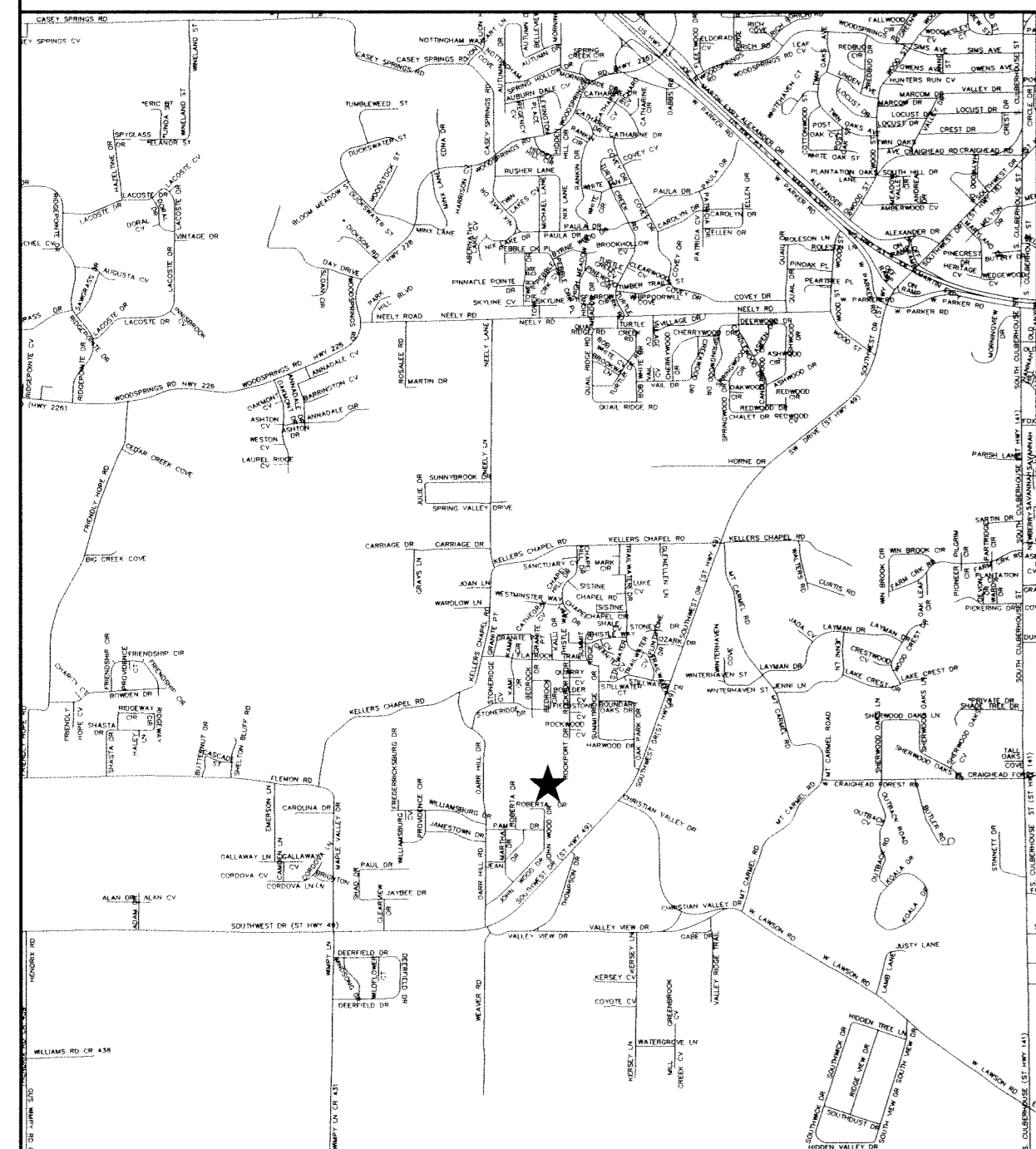
LEGAL DESCRIPTION:
 Part of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas, and being more particularly described as follows:
 from the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 2,
 run N89°27'21"E a distance of 1292.23 ft. to a point;
 thence run S00°45'55"E a distance of 658.04 ft. to a point;
 thence run S89°57'16"E a distance of 485.20 ft. to a point;
 thence run S00°13'59"E a distance of 979.75 ft. to a point;
 thence run N82°35'24"W a distance of 167.65 ft. to a point;
 thence run N86°17'26"W a distance of 338.21 ft. to a point;
 thence run S84°54'45"W a distance of 100.29 ft. to a point;
 thence run S00°09'19"W a distance of 195.33 ft. to a point;
 thence run S89°45'31"W a distance of 204.42 ft. to a point;
 thence run N00°17'28"E a distance of 482.23 ft. to a point;
 thence run N25°43'43"E a distance of 730.15 ft. to a point, said point being the point of beginning, containing 16.07 acres, and being subject to any encumbrances of record.

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.

VALLEY VIEW MANOR

JONESBORO, ARKANSAS

CITY OF JONESBORO
 Jonesboro, AR
 PRELIMINARY
 FINAL
 AS NOTED
 SITE PLAN
 _____ PLANNING
 _____ ENGINEERING
 03/12/14 DATE



LEGEND

- These standard symbols will be found in the drawing.
- ⊙ EXISTING SEWER MANHOLE
 - W — WATER LINE
 - S — EXISTING SANITARY SEWER LINE
 - - - S - - - PROPOSED SANITARY SEWER LINE
 - ⊕ PROPOSED WATER METER
 - ⊙ PROPOSED SEWER MANHOLE
 - S/B BUILDING SETBACK
 - U.E. UTILITY EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - D.E. DRAINAGE EASEMENT
 - FIRE HYDRANT
 - ⊗ FIRE HYDRANT
 - △ FIRE HYDRANT
 - TRANSFORMER
 - FLOW ARROWS

RIGHT-OF-WAY RESERVED FOR FUTURE TIE-IN. CONSTRUCTION OF STREET NOT REQUIRED IN THIS AREA.

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.

Carroll Caldwell
 Carroll Caldwell, member Madison Estates LLC

Eric Clark
 Eric Clark, member Madison Estates LLC

Randy Haral
 Randy Haral, member Madison Estates LLC

- NOTES:**
- 1) BEARINGS BASED ON GPS OBSERVATION.
 - 2) THE CLOSURE PRECISION OF THE EXTERIOR BOUNDARY IS IN EXCESS OF 1" IN 100,000'.
 - 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES WHAT LEGAL DESCRIPTION PROVIDED, LEGAL OF A LARGER TRACT, OUR OWN RESEARCH AT THE COURTHOUSE, TITLE BINDER PROVIDED.
 - 4) ALL PINS SET ARE "X" REBAR, UNLESS NOTED OTHERWISE.
 - 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND UNINCORPORATED AREAS, COMMUNITY PANEL NO. 0503010500, DATED 09/27/01.
 - 6) NO FENCING TO BE CONSTRUCTED INSIDE DRAINAGE AND SANITARY SEWER EASEMENTS.

Civilogic
 203 Southwest Dr. - Jonesboro, AR - (870) 932-7680 - www.civilogic.net

RECORD PLAT
 VALLEY VIEW MANOR
 JONESBORO, ARKANSAS
 FOR
 MADISON ESTATES, LLC

Date	Scale	Job No.	Sheet No.
06-07-13	1"=50'	113036	
Section	Township	Range	County
2	13N	03E	CRAIGHEAD

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