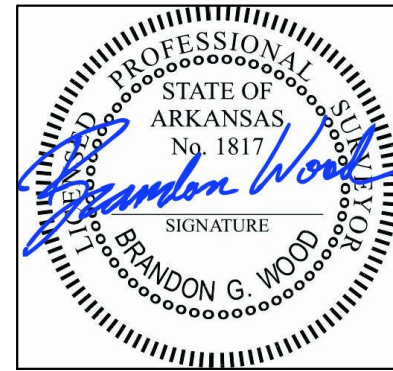
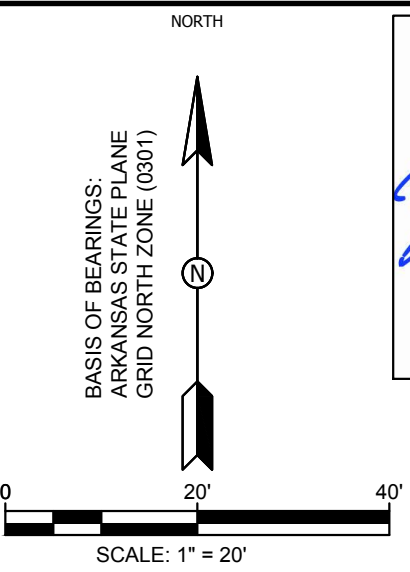
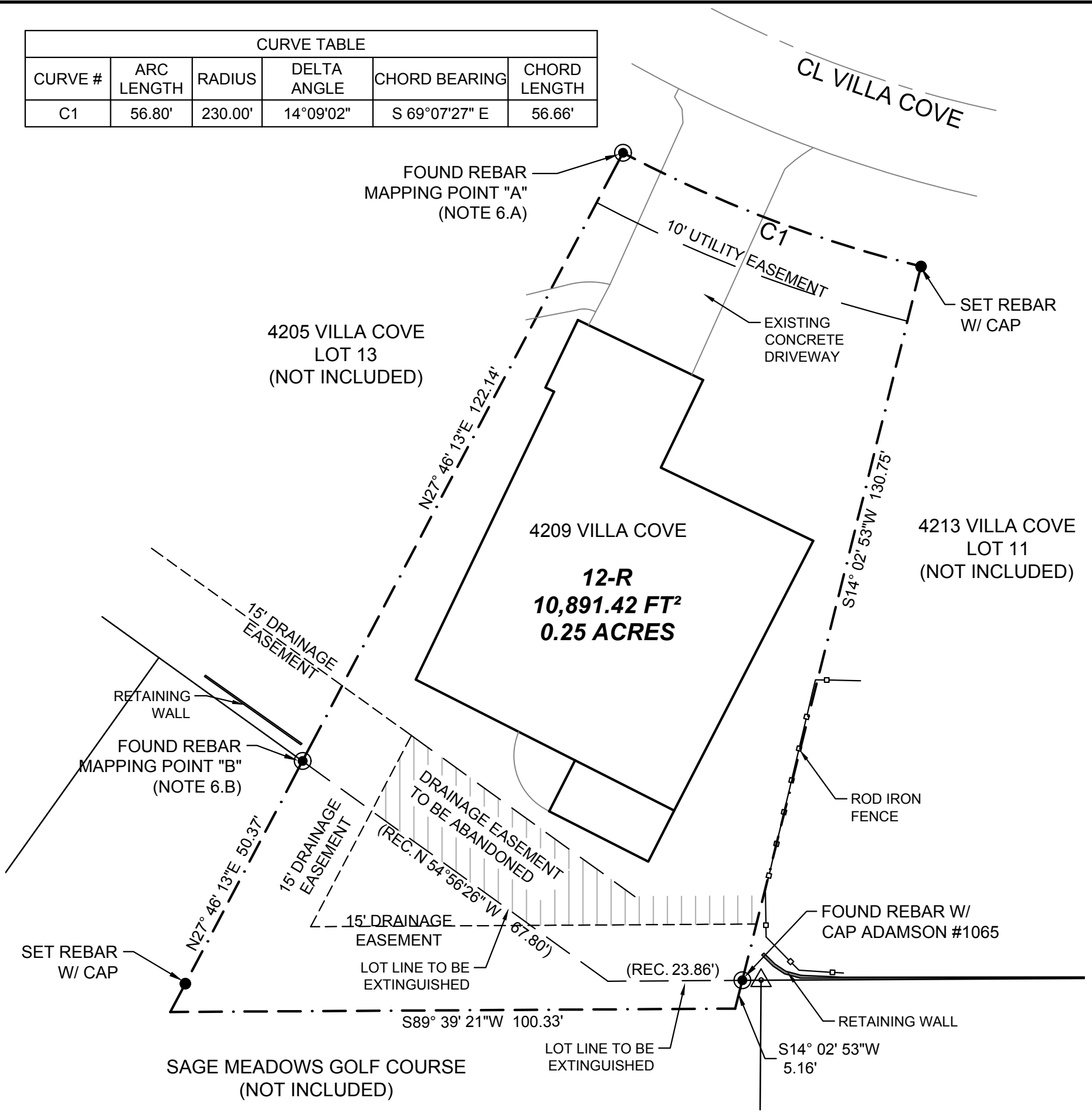


CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.80'	230.00'	14°09'02"	S 69°07'27" E	56.66'



LEGEND	
	FOUND IRON PIPE (AS NOTED)
	FOUND REBAR (AS NOTED)
	SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
	CALCULATED CORNER
	COTTON PICKER SPINDLE (AS NOTED)
	PK / MAG NAIL (AS NOTED)
	MONUMENT (AS NOTED)
	BENCHMARK (CONTROL POINT)
	BOUNDARY LINE
	EASEMENT LINE
	ROAD CENTERLINE
	OVERHEAD ELECTRIC
	POWER POLE
	TELEPHONE PEDESTAL
	SANITARY SEWER MANHOLE

DESCRIPTION:
 FUTRELL REPLAT OF LOT 12 OF THE VILLAS AT SAGE MEADOWS PHASE II RECORDED IN PLAT CABINET 'C', PAGE 251, LOCATED IN CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, JONESBORO ARKANSAS.
 HAVING AN AREA OF 10,894.42 SQUARE FEET, 0.25 ACRES MORE OR LESS, BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROAD EASEMENTS.

- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
 - SUBJECT PROPERTY IS ZONED R-3. BUILDING SETBACKS: FRONT - 20', SIDE - 7.5', REAR - 20'.
 - THE PROPERTY DOES NOT LIE IN THE FLOODPLAIN BY GRAPHICAL PLOTTING AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0061C, EFFECTIVE DATE SEPTEMBER 27, 1991.
 - THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - PLAT - THE VILLAS AT SAGE MEADOWS PHASE II, CRAIGHEAD COUNTY COURTHOUSE, PLAT CABINET 'C', PAGE 251, DATED 9/12/2014.
 - MAPPING POINTS:
 - NORTHING: 568,747.61; EASTING: 1,717,024.61
 - NORTHING: 568,639.54; EASTING: 1,716,967.70

OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: _____ PRINTED NAME: _____
 SIGNATURE: _____ SIGNATURE: _____
 TITLE: _____ TITLE: _____

SURVEYOR'S CERTIFICATION:
 I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
 BRANDON G. WOOD, P.S. # 1817

STATE CODE: 500-15N-04E-0-35-420-16-1817

BRANDON G. WOOD
 ARKANSAS SURVEYOR
 # 1817

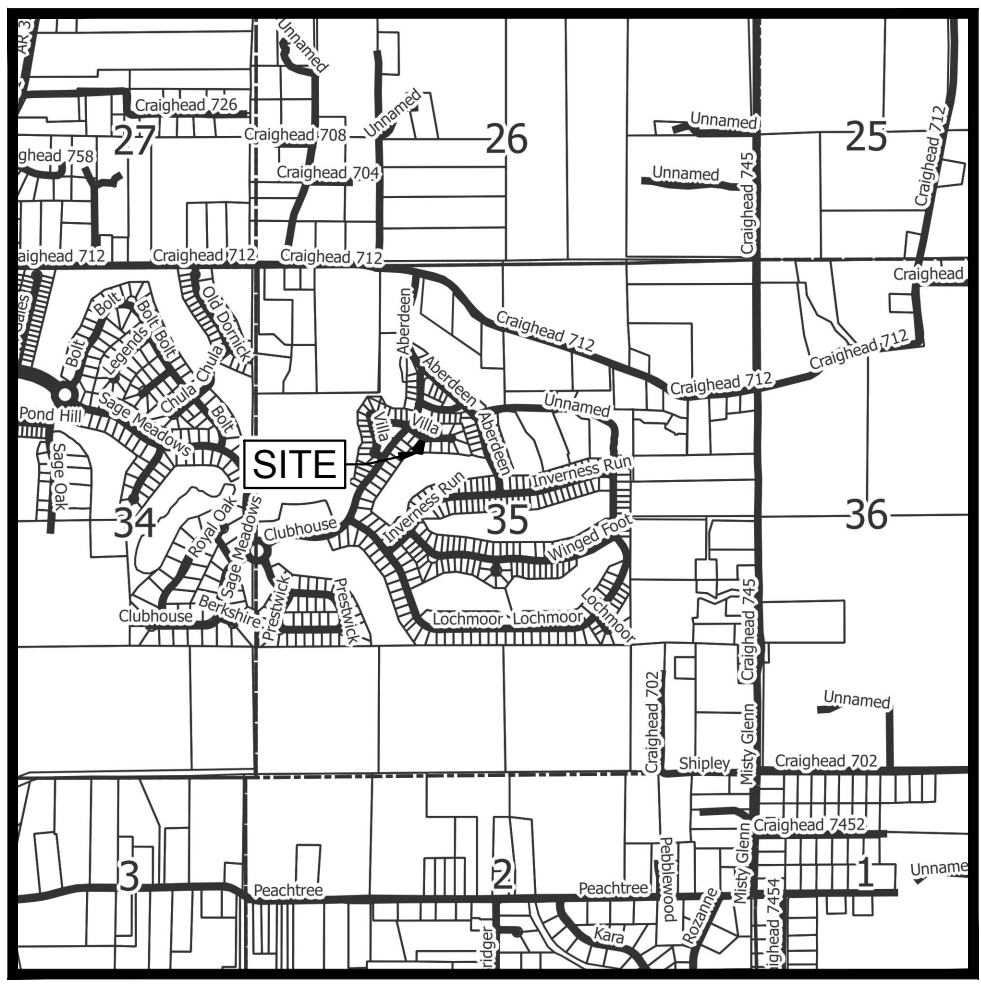
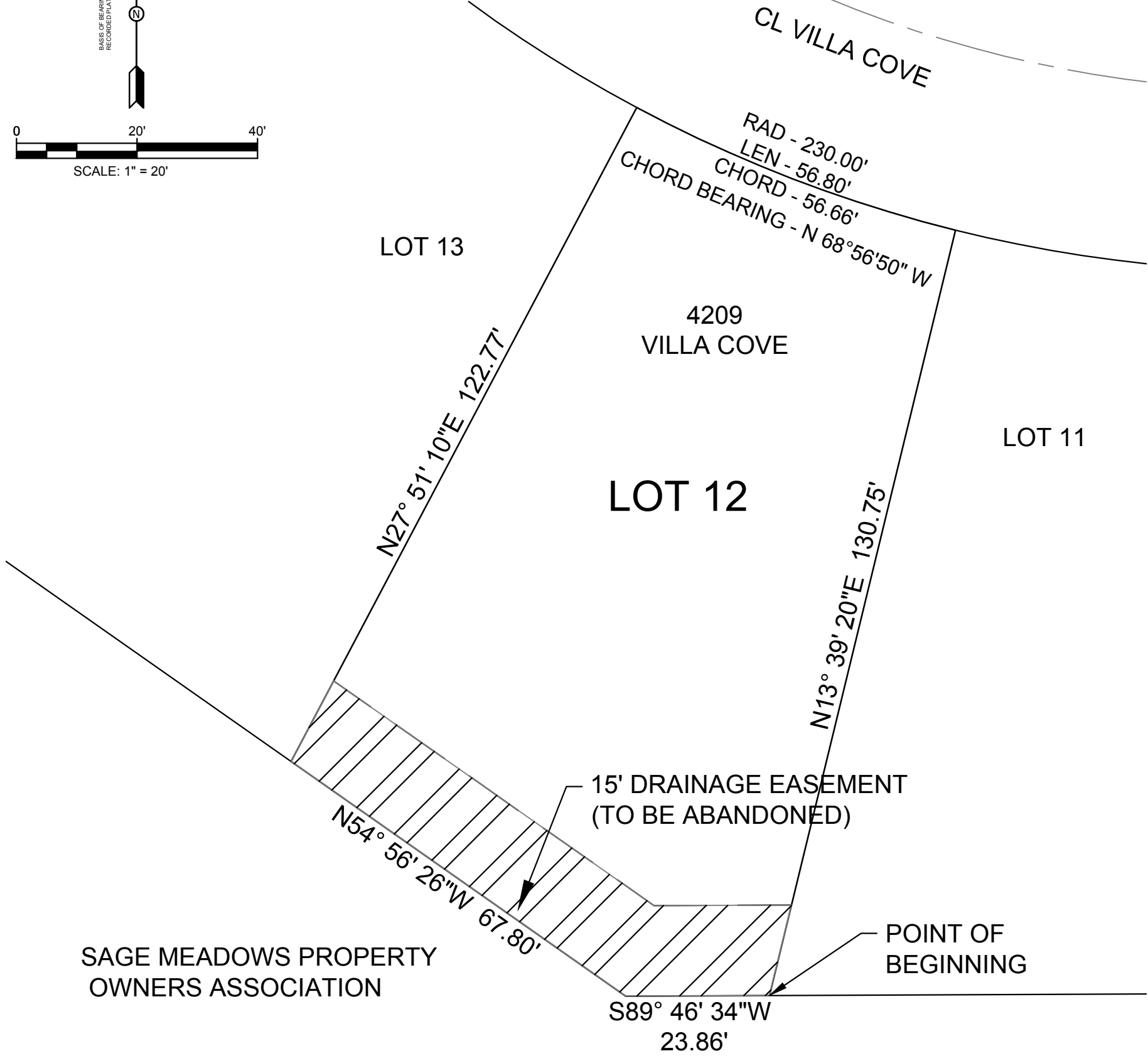
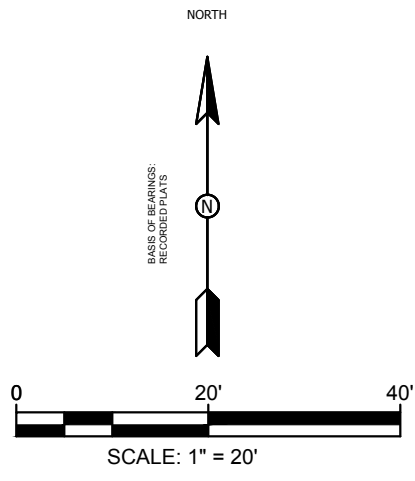
FUTRELL REPLAT OF LOT 12 OF THE VILLAS AT
 SAGE MEADOWS PHASE II
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

CLIENT: TONY & KIM FUTRELL

DATE: 4/9/17
 REV: _____

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
 ENGINEERING & SURVEYING
 112 CR 7625
 BROOKLAND, AR 72417
 PH: (870) 930-7504
 FAX: (870) 972-0027
 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM



DESCRIPTION OF EASEMENT TO BE ABANDONED:
 A PART OF LOT 12 OF THE VILLAS AT SAGE MEADOWS PHASE II RECORDED IN PLAT CABINET "C", PAGE 251, CRAIGHEAD COUNTY, ARKANSAS, SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 From the Southeast Corner of said Lot 12; thence South 89°46'34" West 23.86 feet; thence North 54°56'26" West 67.80 feet; thence North 27°51'10" East 15.12 feet; thence South 54°56'26" East 64.93 feet; thence North 89°46'34" East 22.80 feet; thence South 13°39'20" West 15.45 feet to the point of beginning proper, having an area of 1,345.37 square feet, 0.03 acres more or less.



BRANDON G. WOOD
 ARKANSAS SURVEYOR
 # 1817

ABANDONMENT PLAT
 FOR LOT 12 OF THE VILLAS AT SAGE MEADOWS PHASE II
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

CLIENT: TONY & KIM FUTRELL

DATE: 2/27/17
 REV:

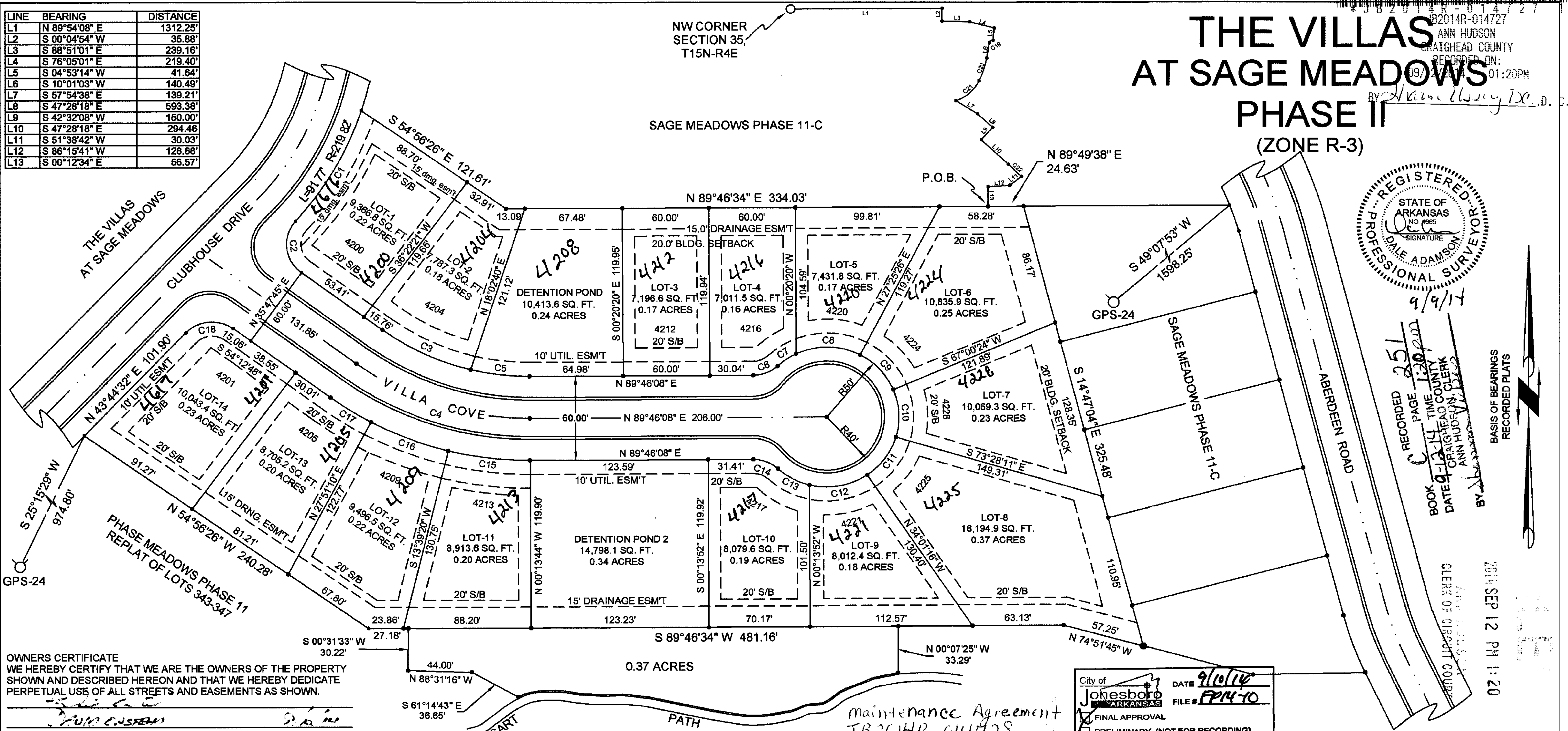
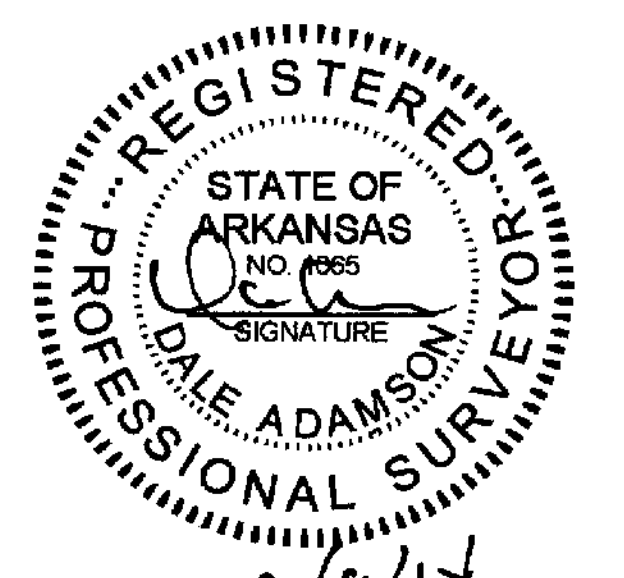
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LINE	BEARING	DISTANCE
L1	N 89°54'08" E	1312.25'
L2	S 00°04'54" W	35.88'
L3	S 88°51'01" E	239.16'
L4	S 76°05'01" E	219.40'
L5	S 04°53'14" W	41.64'
L6	S 10°01'03" W	140.49'
L7	S 57°54'38" E	139.21'
L8	S 47°28'18" E	593.38'
L9	S 42°32'08" W	150.00'
L10	S 47°28'18" E	294.46'
L11	S 51°38'42" W	30.03'
L12	S 86°15'41" W	128.68'
L13	S 00°12'34" E	56.57'

NW CORNER SECTION 35, T15N-R4E

THE VILLAS AT SAGE MEADOWS PHASE II (ZONE R-3)



OWNERS CERTIFICATE
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN.

OWNERS SIGNATURE: *[Signature]* DATE: *[Date]*

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	219.82'	91.77'	91.10'	N 30°00'21" E	23°55'08"
C2	25.00'	41.60'	36.96'	N 06°32'22" W	95°20'25"
C3	170.00'	67.49'	67.05'	S 65°00'04" E	22°44'52"
C5	170.00'	41.11'	41.01'	S 83°18'11" E	13°51'22"
C6	25.00'	18.68'	18.25'	N 68°21'27" E	42°49'22"
C7	50.00'	15.64'	15.58'	N 55°54'30" E	17°55'28"
C8	50.00'	45.86'	44.27'	S 88°51'10" E	52°33'12"
C9	50.00'	34.54'	33.86'	S 42°47'05" E	39°34'58"
C10	50.00'	34.75'	34.05'	S 03°05'01" E	39°49'10"
C11	50.00'	34.17'	33.51'	S 36°24'09" W	39°09'10"
C12	50.00'	41.85'	40.64'	S 79°57'27" W	47°57'24"
C13	50.00'	25.03'	24.77'	N 61°43'32" W	28°40'38"
C14	25.00'	18.69'	18.26'	N 68°48'33" W	42°50'39"
C15	230.00'	57.04'	56.89'	N 83°07'36" W	14°12'32"
C16	230.00'	56.80'	56.66'	N 68°56'50" W	14°09'01"
C17	230.00'	33.10'	33.07'	N 57°44'59" W	8°14'41"
C18	25.00'	35.80'	32.82'	N 84°46'22" E	82°03'40"
C19	25.00'	41.41'	36.84'	N 57°28'12" E	94°54'17"
C20	780.00'	214.49'	213.74'	N 17°27'17" E	15°45'21"
C21	352.00'	274.45'	267.55'	S 03°25'46" W	44°40'25"
C22	250.00'	29.09'	29.07'	S 44°08'18" E	6°40'01"

A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 35, T15N-R4E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NW CORNER OF SAID SECTION 35; THENCE N 89°54'08" E 1312.25 FEET; THENCE S 00°04'54" W 35.88 FEET; THENCE S 88°51'01" E 239.16 FEET; THENCE S 76°05'01" E 219.40 FEET; THENCE S 04°53'14" W 41.64 FEET; THENCE ON A CURVE TO THE LEFT RADIUS 25.00 FEET ARC LENGTH 41.41 FEET; THENCE S 10°01'03" W 140.49 FEET; THENCE ON A CURVE TO RIGHT RADIUS 780.00 FEET ARC LENGTH 214.49 FEET; THENCE ON A CURVE TO THE LEFT RADIUS 352.00 FEET ARC LENGTH 274.45 FEET; THENCE S 57°54'38" E 139.21 FEET; THENCE S 47°28'18" E 593.38 FEET; THENCE S 42°32'08" W 150.00 FEET; THENCE S 47°28'18" E 294.46 FEET; THENCE ON A CURVE TO THE RIGHT RADIUS 250.00 FEET ARC LENGTH 29.09 FEET; THENCE S 51°38'42" W 30.03 FEET; THENCE S 86°15'41" W 128.68 FEET; THENCE S 00°12'34" E 56.57 FEET TO THE POINT OF BEGINNING; THENCE N 89°49'38" E 24.63 FEET; THENCE S 14°47'04" E 325.48 FEET; THENCE N 74°51'45" W 57.25 FEET; THENCE S 89°46'34" W 481.16 FEET; THENCE N 54°56'26" W 240.28 FEET; THENCE N 43°44'32" E 101.90 FEET; THENCE ON A CURVE TO THE RIGHT RADIUS 25.00 FEET ARC 35.80 FEET; THENCE S 54°12'48" E 15.06 FEET; THENCE N 35°47'45" E 60.00 FEET; THENCE ON A CURVE TO THE RIGHT RADIUS 25.00 FEET ARC 41.60 FEET CHORD BEARING N 06°32'22" W 36.96 FEET; THENCE ON A CURVE TO THE LEFT RADIUS 219.82 FEET ARC 91.77 FEET CHORD BEARING N 30°00'21" E 91.10 FEET; THENCE S 54°56'26" E 121.61 FEET; THENCE N 89°46'34" E 334.03 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES, MORE OR LESS.

City of **Jonesboro** ARKANSAS DATE **9/10/14** FILE # **FP14-10**

FINAL APPROVAL PRELIMINARY (NOT FOR RECORDING)

PLANNING DEPT. *[Signature]* ENGINEERING DEPT. *[Signature]*

PLAT OF SURVEY
C & O ENTERPRISES LLC
 P.O. BOX 19068, JONESBORO, AR 72403

ADAMSON SURVEYING, 1504 BRANCHWOOD LANE, JONESBORO ARKANSAS, 72404 PH: 932-5900 PLAN SCALE: 1" = 60.00'

REVISION: 9/9/2014 DATE: 02/05/2014 SHEET ONE OF ONE