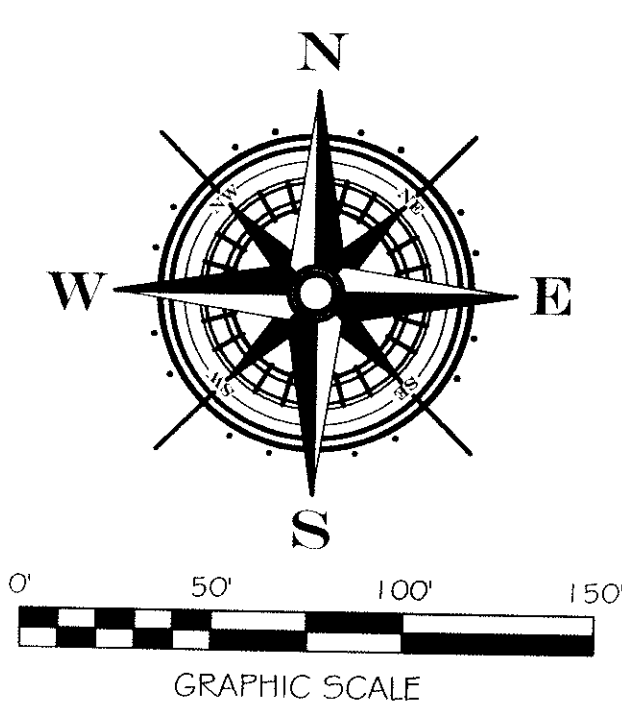


RECORDED
CANDACE EDWARDS
CRAIGHEAD COUNTY
RECORDATION
05/18/2015 10:55AM
Devin Mahan, C.



MAINTENANCE AGREEMENT FOR VILLAGE AT SAGE MEADOWS, COUNTY RECORDS-JB2014R ON 3-07-2014.

LOT 1
124105.1 SQ. FT.
2.85 ACRES
PD-16 ZONING

PROPOSED 20' TO 25' WIDE DRAINAGE EASEMENT ABANDONMENT AREA

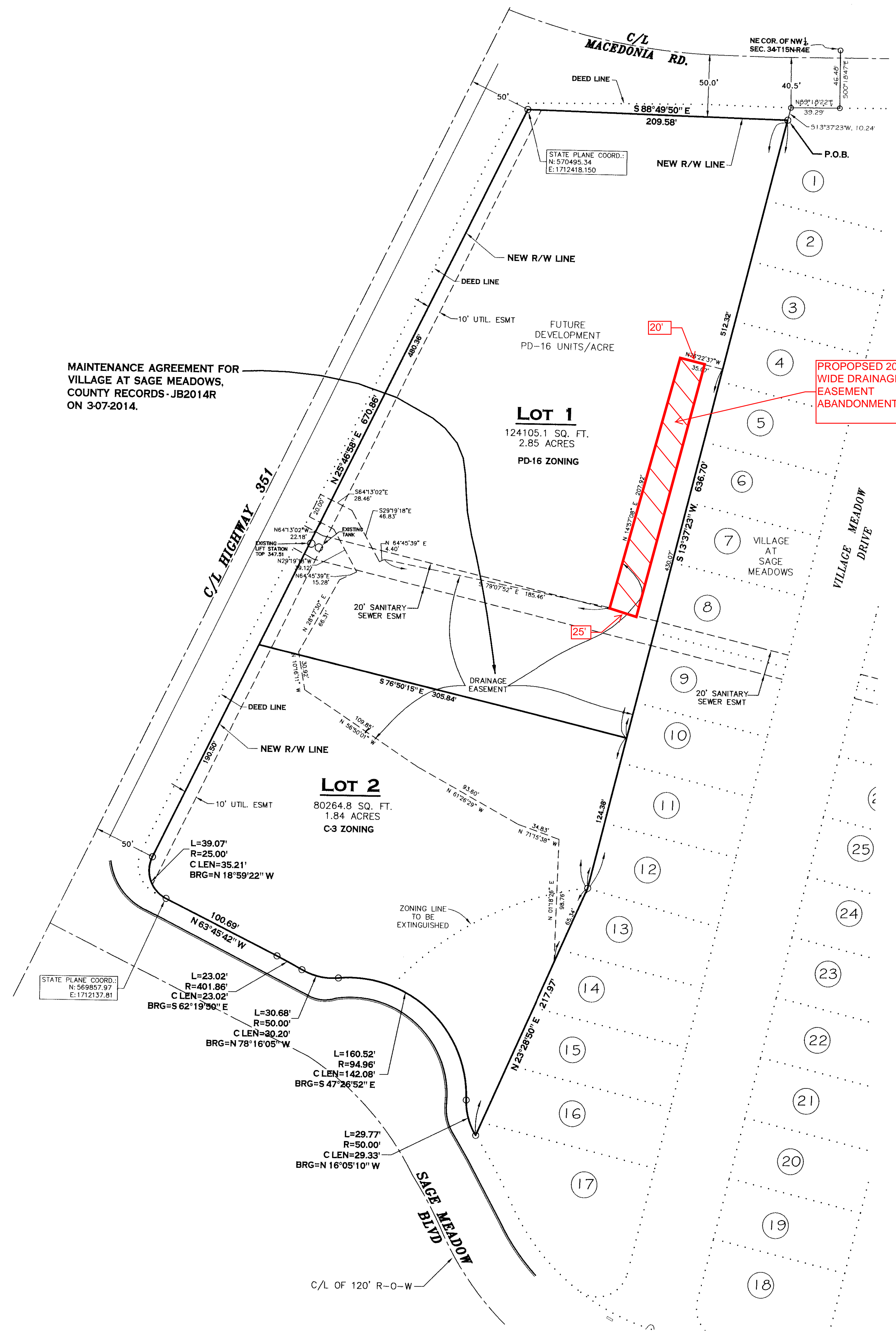
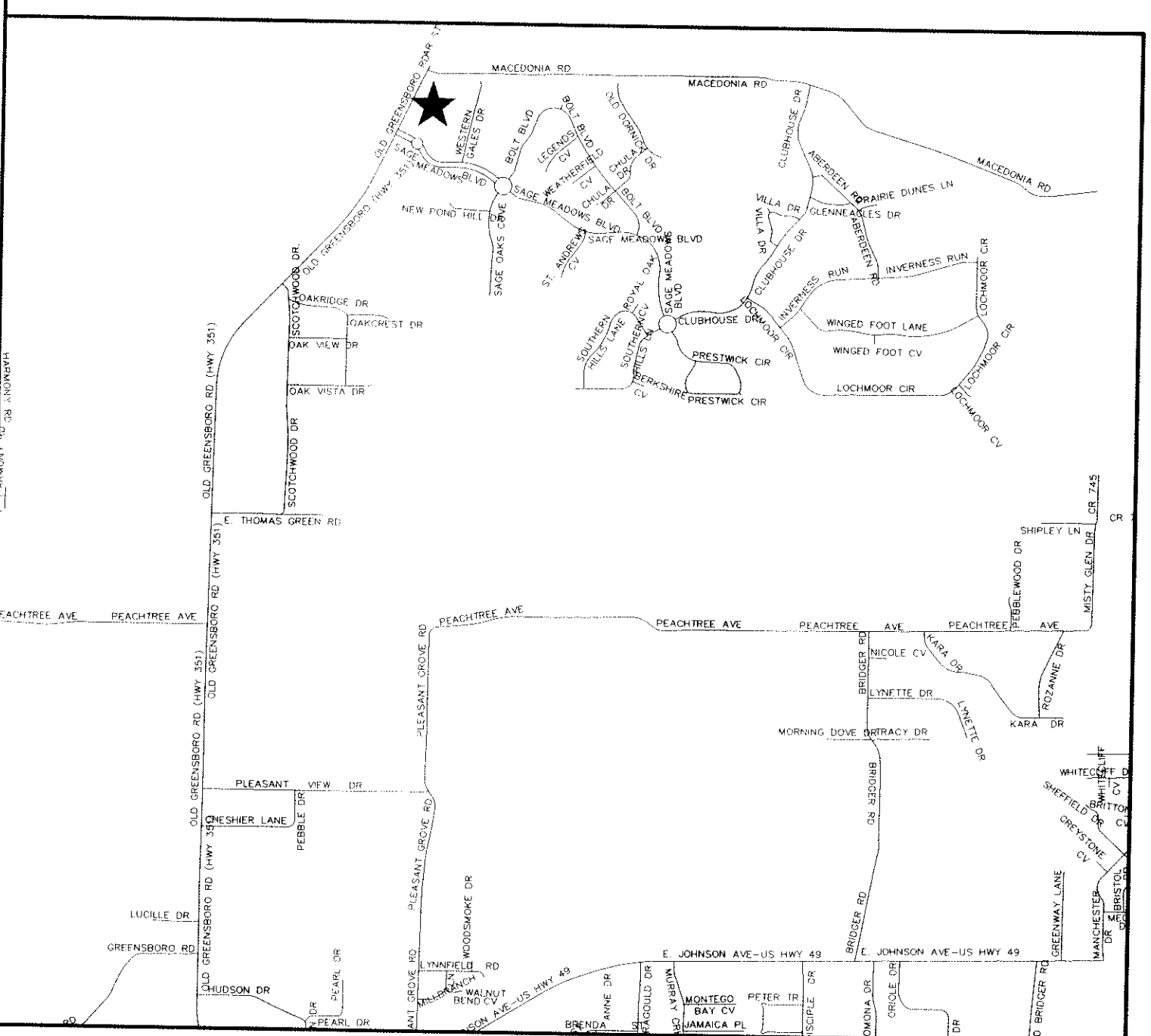
VILLAGE AT SAGE MEADOWS PHASE II MINOR PLAT

JONESBORO, ARKANSAS

THIS PLAT NULLIFIES AND VOIDS ANY PREVIOUSLY PLATTED LOT LINES, EASEMENTS, AND RIGHTS-OF-WAY.

NOTES:

- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 300,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES PREVIOUS SURVEYS.
- 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED ON THE PLAT.
- 5) OWNER: DAVID ONSTEAD
- 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN NO. 05031C0042 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 7) PRIOR TO DEVELOPMENT OWNER OR CONSULTANT SHOULD CONFER WITH CITY OF JONESBORO TO VERIFY BUILDING SETBACK DIMENSIONS.



LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 15 North, Range 4 East, and also being a part of the Village at Sage Meadows Phase 1-E (never developed) in Craighead County, Arkansas being more particularly described as follows:

From the Northeast corner of the Northwest Quarter of said Section 34, Run S00°18'47"E a distance of 46.48 ft. to a point; Thence S89°18'22"W along said South right of way line a distance of 39.29 ft. to a point; thence S13°37'23"W a distance of 10.24 ft. to a point on the South right of way line of Macedonia Road and the POINT OF BEGINNING; Thence leaving said right of way line, Run S13°37'23"W a distance of 636.70 ft. to a point; Thence S23°28'50"W a distance of 217.97 ft. to a point on the North right of way line of Sage Meadows Blvd; thence run along said North right of way line as follows: run along a curve to the right, said curve having an arc length of 29.77 ft., a radius of 50.00 ft., a chord length of 29.33 ft. and a chord bearing of N16°05'10"W to a point, run along a curve to the left, said curve having an arc length of 160.52 ft., a radius of 94.96 ft., a chord length of 142.08 ft. and a chord bearing of N47°26'52"W to a point, run along a curve to the right, said curve having an arc length of 30.68 ft., a radius of 50.00 ft., a chord length of 30.20 ft. and a chord bearing of N78°16'05"W to a point, run along a curve to the left, said curve having an arc length of 23.02 ft., a radius of 401.86 ft., a chord length of 23.02 ft. and a chord bearing of N62°19'50"W to a point; thence N63°45'42"W a distance of 100.69 ft. to a point, thence along a curve to the right, said curve having an arc length of 39.07 ft., a radius of 25.00 ft., a chord length of 35.21 ft., and a chord bearing of N18°59'22"W to a point; thence leaving said North right of way line of Sage Meadows Blvd; thence N25°46'58"E along the East right of way line of Highway 351 a distance of 670.86 ft. to a point; thence leaving said East right of way line, run S88°49'50"E along the aforesaid South right of way line of Macedonia Road, a distance of 209.58 ft. to a point, said point being the POINT OF BEGINNING, containing 4.69 acres and being subject to easements as shown and any other easements 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.

CERTIFICATE OF OWNERSHIP:

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.

David Onstead

State of Arkansas
County of Craighead
A TRUE COPY I CERTIFY
CANDACE EDWARDS, CIRCUIT COURT CLERK
By: *[Signature]*

RECORDED PAGE 254
DATE 5-18-15 TIME 1:55 PM
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY: *[Signature]*

Job No.	114014	Scale	1"=50'
Date	09-18-14	Section	34
Township	15N	Range	04E
County	CRAIGHEAD	Drawn By:	RE
Checked by:	GH	Sheet No.	1 of 1

PLANNERS SURVEYORS ENGINEERS

203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net

MINOR PLAT
PT. NW 1/4 SEC. 34, T15N, R4E
JONESBORO, ARKANSAS
FOR
DAVID ONSTEAD

