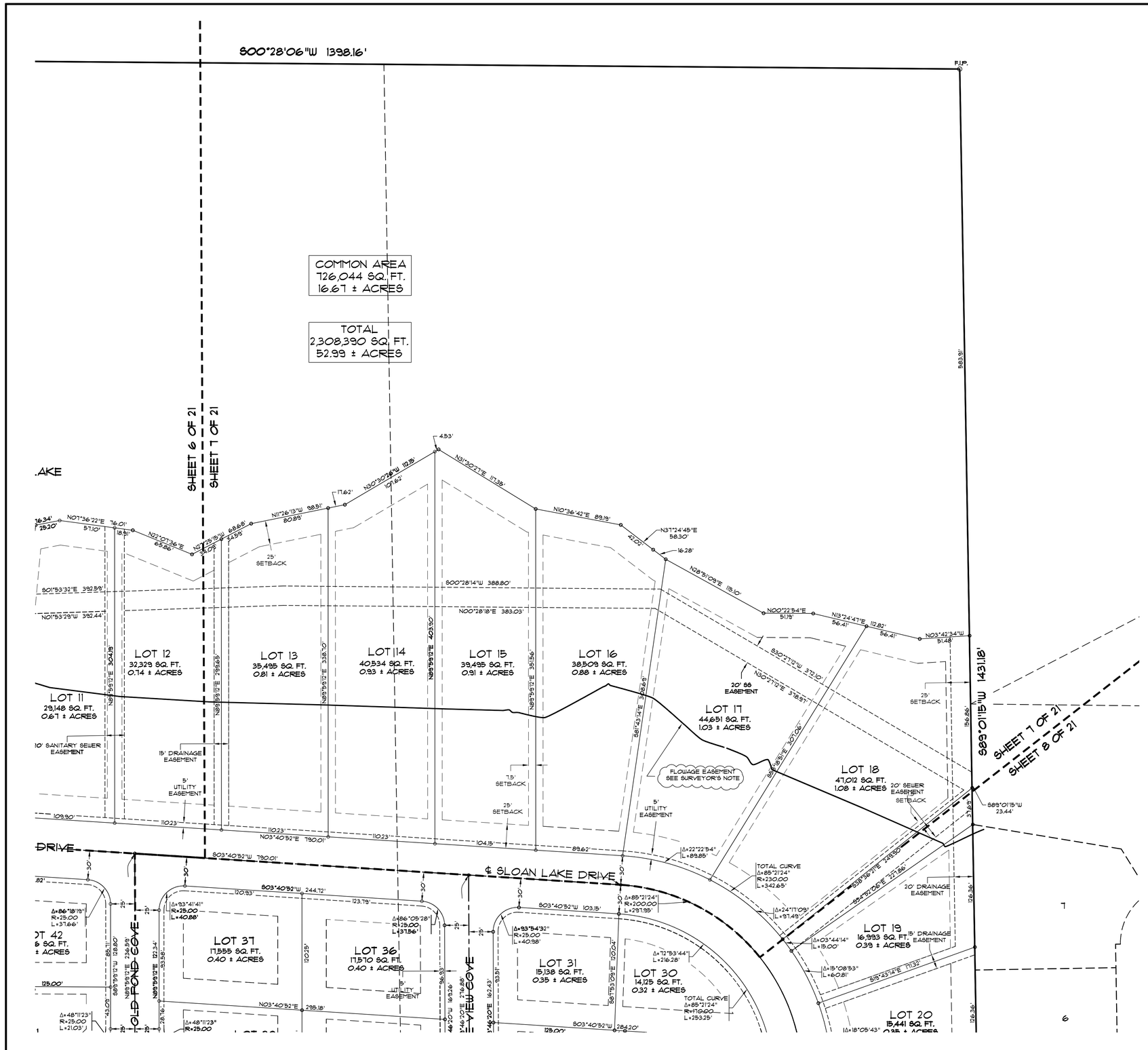

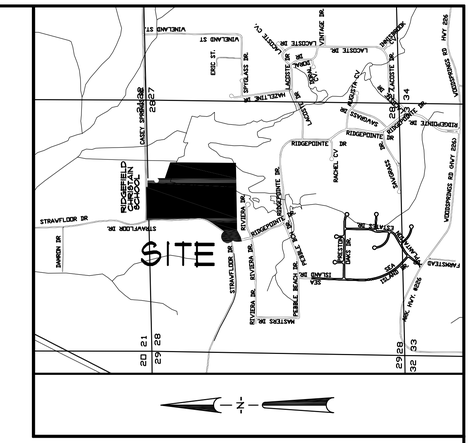

VICINITY SKETCH

NOT TO SCALE

BEARING BASIS: ARKANSAS STATE PLANE GRID COORDINATE NORTH ZONE

50' 25' 0' 50' 100'

GRAPHIC SCALE

IN FEET

LEGEND

- BOUNDARY LINE
- ZONING SETBACK LINE
- EASEMENT LINE
- F.I.P.
- S.I.P.
- FOUND IRON PIPE
- SET 1 1/4" IRON PIPE W/ PLS #549 CAP
- GPS XX — CITY OF JONESBORO GPS MONUMENT

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 SOUTHEAST QUARTER OF THE NORTHWEST 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 THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28, 73.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°58'32" EAST 705.19 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, 142.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°19'29" WEST ALONG THE EAST LINE OF SAID LOT 3, 142.85 FEET TO A POINT ON THE RIGHT OF WAY LINE OF CASEY SPRINGS COVE, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 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 END OF SAID CURVE; THENCE SOUTH 89°33'13" EAST ALONG SAID RIGHT OF WAY LINE, 4.53 FEET TO THE NORTHWEST CORNER OF LOT 5 OF CASEY COVE; THENCE SOUTH 00°19'29" WEST ALONG THE EAST LINE OF SAID LOT 5, 145.74 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 70°29'19" EAST DEPARTING SAID SOUTHEAST CORNER OF LOT 5, 113.38 FEET; THENCE SOUTH 11°39'52" EAST 92.22 FEET; THENCE SOUTH 12°08'48" EAST 119.28 FEET; THENCE SOUTH 69°56'10" EAST 35.61 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, 1398.16 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 6 AS FOLLOWS, SOUTH 89°01'15" WEST 1431.18 FEET, SOUTH 62°09'22" WEST 169.11 FEET, SOUTH 76°53'04" WEST 92.13 FEET; THENCE NORTH 13°06'51" WEST DEPARTING SAID NORTH LINE, 28.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°41'26", A DISTANCE OF 79.04 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°34'35" EAST 12.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°28'23", A DISTANCE OF 58.88 FEET TO THE POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 506.76 FEET SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STRAWFLOOR DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°02'27", A DISTANCE OF 345.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°03'46" EAST 289.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 473.47 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°20'35", A DISTANCE OF 308.99 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°16'49" WEST 207.76 FEET; THENCE NORTH 01°48'45" WEST 432.53 FEET; THENCE NORTH 00°47'38" WEST 204.81 FEET; THENCE NORTH 02°48'49" WEST 167.46 FEET; THENCE NORTH 06°28'44" WEST 65.91 FEET TO THE POINT OF BEGINNING.

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.

OWNER'S CERTIFICATION

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

JOHN T. SLOAN, PRESIDENT
F & J DEVELOPMENT COMPANY

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

PATRICK W. LEMLEY
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 1549

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

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: 7.5'
   REAR: 25'

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

DATE	REVISIONS	BY
07/31/07	MAPC-FINAL	CLB

DRAWN: CLB/KLG	CHECKED: PWL	DATE: 07/31/07	SHEET
SCALE: 1" = 50'	CADD FILE: 2003-SCP-R	DWG#: 0314281.0004	7 OF 20

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