



**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.

*McKNIGHT FALLS, LLC*  
 By: *Donald R. Roberts, Member*

**LEGAL DESCRIPTION:**

A part of Lot 1 of Harmon Kathleen Street Minor Plat of a part of the North Half of the Southwest Quarter of Section 23, Township 14 North, Range 4 East, Jonesboro, Arkansas, being more particularly described as follows:  
 From the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 23, run N89°42'45"W a distance of 250.65 ft. to the POINT OF BEGINNING; thence N89°42'45"W a distance of 1055.02 ft. to a point; thence N89°43'34"W a distance of 1263.25 ft. to a point on the East right of way line of Kathleen Street; thence N00°23'08"E along said right of way line a distance of 20.10 ft. to a point; thence leaving said right of way line, run S89°43'29"E a distance of 198.69 ft. to a point; thence N00°38'08"E a distance of 208.55 ft. to a point; thence N89°47'18"W a distance of 198.78 ft. to a point on aforesaid East right of way of Kathleen Street; thence run along said East right of way line as follows: N01°30'46"E a distance of 362.18 ft. to a point on a curve; run along curve to the right, said curve having a radius of 171.88 ft., an arc of 97.33 ft., a chord length of 96.03 ft. and a chord bearing of N19°22'09"E to a point, N33°33'43"E a distance of 406.56 ft. to a point; thence leaving said East right of way line, run S63°17'37"E along the centerline of a ditch a distance of 2294.49 ft. to a point, said point being the POINT OF BEGINNING, containing 28.03 acres and being subject to a 20 foot ingress/egress easement shown on a previous survey by Dale Adamson filed for record at Circuit Clerks office of Craighead County in Survey Book I at Page 123 in favor of City Water & Light and shown hereon and subject to 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.

**NOTES:**

- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
- 2) THIS SURVEY WAS COMPLETED USING A PENTAX PCS-2S AND HAS A CLOSURE PRECISION OF 1" IN 100,000', AND AN ANGULAR ERROR OF 00'00"00" PER ANGLE, AND WAS NOT ADJUSTED.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 500,000'.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION AND PREVIOUS SURVEYS PROVIDED.
- 5) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 6) BASIS OF BEARINGS FROM GPS OBSERVATION.
- 7) FLOOD PLAIN: THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0151 C, DATED 09/27/91.
- 8) THE CITY WATER AND LIGHT PARCEL WAS BASED ON FIELD OBSERVATION AND ELECTRONIC FILE CONFORMATION FROM PLS# 1142.
- 9) DESCRIPTION (AS PROVIDED) EXCLUDES BEARING AND DISTANCE FROM SOUTHEAST CORNER OF NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 4 EAST.
- 10) PARCEL SUBJECT TO ADDITIONAL RIGHT-OF-WAY REQUIREMENTS PER CITY OF JONESBORO.

**McKNIGHT FALLS  
 REPLAT  
 OF LOT 1 OF 523 DEVELOPMENT, LLC REPLAT  
 OF PART OF LOT 1 OF  
 HARMON KATHLEEN STREET  
 MINOR PLAT AND PART OF  
 N<sup>1</sup>/<sub>2</sub>, SW<sup>1</sup>/<sub>4</sub>, 23-14N-04E  
 JONESBORO, ARKANSAS**

City of Jonesboro ARKANSAS DATE 4/25/13 FILE # RL13-26  
 FINAL APPROVAL  
 PRELIMINARY (NOT FOR RECORDING)  
 APPROVED BY: *[Signature]*  
 PLANNING DEPT. ENGINEERING DEPT.

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr.-Jonesboro, AR-(870)932-7880-www.civilogic.net					
McKNIGHT FALLS REPLAT FOR McKNIGHT FALLS, LLC JONESBORO, ARKANSAS					
Date	Scale	Job No.	Sheet		
04-22-13	1"=200'	113032	1 of 1		
Section	Township	Range	County		
23	14N	04E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
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