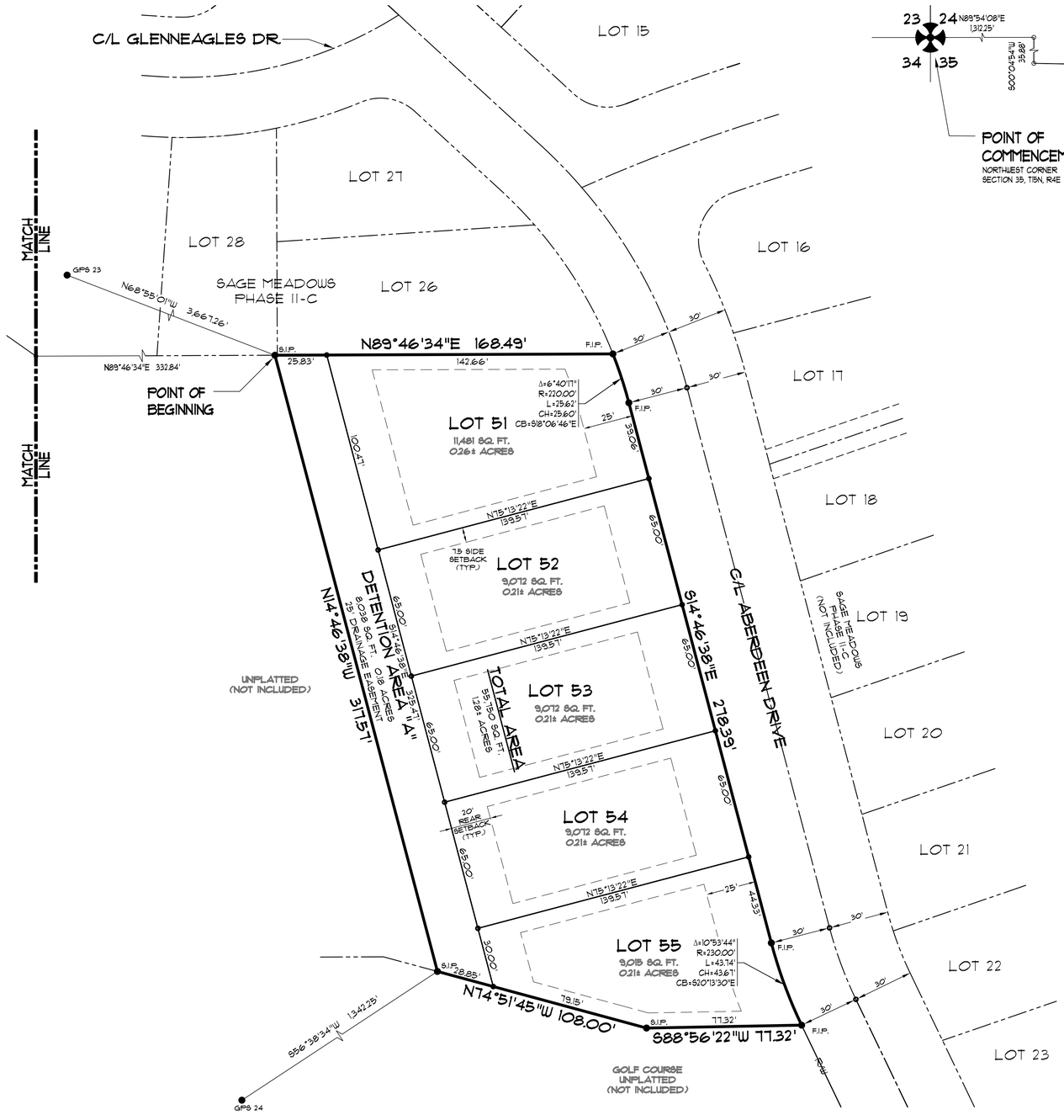
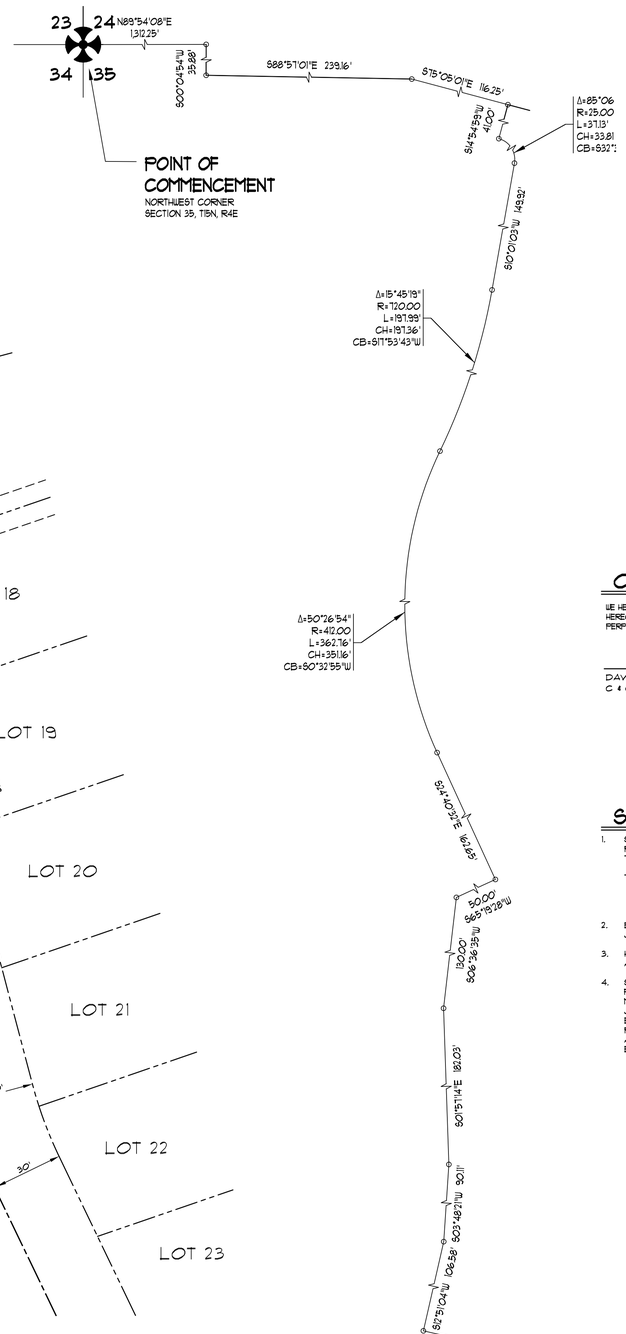
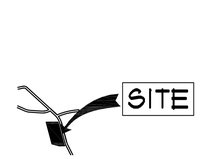




BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

GRAPHIC SCALE
30' 15' 0' 30' 60'
IN FEET



VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- ZONING SETBACK LINE
- EASEMENT LINE
- F.I.P. = FOUND IRON PIPE
- B.I.P. = SET 1 1/4" IRON PIPE W/ PLS #166 CAP
- GPS XX = CITY OF JONESBORO GPS MONUMENT

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.

DAVID ONSTEAD, OWNER
C & O ENTERPRISES, LLC

GARY CHILDERS, OWNER
C & O ENTERPRISES, LLC

SURVEYOR'S NOTE:

1. SUBJECT PROPERTY IS CURRENTLY ZONED R-3.
   R-3 ZONING IS DEFINED AS MULTI FAMILY DISTRICT.
   THE SURROUNDING PROPERTY IS ZONED R-3.

   THE BUILDING SETBACKS FOR R-3 ZONING ARE:
   FRONT= 25'
   SIDE= 15'
   REAR= 20'

2. BASIS OF BEARINGS:
   JONESBORO GPS MONUMENTS 64 AND 82

3. HORIZONTAL CONTROL IS BASED ON NAD 83, THIRD ORDER CLASS I, ARKANSAS STATE PLANE NORTH ZONE.

4. SUBJECT PROPERTY IS NOT LOACATED WITHIN "ZONE AE", 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL, 05031C0132C (PANEL 42 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991
   REVISED DATE - SEPTEMBER 25, 2007
   AND COMMUNITY PANEL 05031C0132C (PANEL 61 OF 200).
   EFFECTIVE DATE - SEPTEMBER 27, 1991

DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°54'08" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, AFORESAID, 1312.25 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 00°04'54" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTE OF THE NORTHWEST QUARTER, 358.88 FEET TO THE CENTERLINE OF MACEDONIA ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS, SOUTH 88°57'01" EAST 239.16 FEET; THENCE SOUTH 75°05'01" EAST 116.25 FEET; THENCE SOUTH 14°54'59" WEST 41.00 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; A CHORD BEARING OF SOUTH 32°31'59" EAST AND A CHORD DISTANCE OF 33.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°06'05", A DISTANCE OF 37.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 10°01'03" WEST 149.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 720.00 FEET; A CHORD BEARING OF SOUTH 11°53'43" WEST AND A CHORD DISTANCE OF 197.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°45'19", A DISTANCE OF 197.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 412.00 FEET, A CHORD BEARING OF SOUTH 0°32'55" WEST AND A CHORD DISTANCE OF 351.16 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°26'54", A DISTANCE OF 362.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°40'32" EAST 167.65 FEET; THENCE SOUTH 65°19'28" WEST 50.00 FEET; THENCE SOUTH 06°36'35" WEST 300.00 FEET; THENCE SOUTH 21°57'14" EAST 181.03 FEET; THENCE SOUTH 03°48'21" WEST 90.11 FEET; THENCE SOUTH 7°51'04" WEST 106.58 FEET; THENCE SOUTH 77°08'10" EAST 180.00 FEET; THENCE SOUTH 12°51'50" WEST 28.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 15°35'16" WEST AND A CHORD DISTANCE OF 21.86 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°26'53", A DISTANCE OF 21.87 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°36'26" EAST, DEPARTING FROM THE ARC OF SAID CURVE, 121.61 FEET; THENCE NORTH 89°46'34" EAST 332.84 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 89°46'34" EAST 168.49 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF ABERDEEN DRIVE (60' R/W), SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 220.00 FEET, A CHORD BEARING OF SOUTH 18°06'46" EAST AND A CHORD DISTANCE OF 25.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 6°40'17", A DISTANCE OF 25.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°46'38" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 278.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF SOUTH 20°13'30" EAST AND A CHORD DISTANCE OF 43.67 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°53'44", A DISTANCE OF 43.74 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°56'22" WEST, DEPARTING FROM THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, 77.32 FEET; THENCE NORTH 74°51'45" WEST, 108.00 FEET; THENCE NORTH 14°46'38" WEST, 317.57 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 55,150 SQ. FT. OR 1.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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: 01/25/11

CERTIFICATE OF AUTHORIZATION — Associated Engineering & Testing, LLC — NO. 299 — ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 166 — KENNETH L. SCRAPER

KENNETH L. SCRAPER
PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 166

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

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 - LOT 51 THRU 55
SAGE MEADOWS PHASE II-C
C & O ENTERPRISES, LLC
JONESBORO, ARKANSAS

REV	DATE	REVISIONS	DRAWN	CHK'D

DRAWN: KLS	CHECKED: KLS	DATE: 01/25/11	SHEET	
SCALE: 1" = 30'	CADD FILE: 07281-003	DWG#: 0415354-0037	1 OF 1	

© Copyright 2011 AETLLC