

**AGREEMENT BETWEEN**  
**SAGE MEADOWS PROPERTY OWNERS ASSOC. BOARD**

**AND**

**K & G PROPERTIES, LLC.**

This Agreement is made and entered into this date, by and between K & G Properties, LLC and the Sage Meadows Property Owners Association Board.

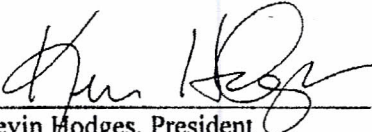
**WHEREAS**, the Sage Meadows Property Owners Association Board and K & G Properties, LLC wants the property described in Exhibit A & B to be a part of the Sage Meadows Development and fall under the Sage Meadows Development Covenants & Restrictions.

While the Sage Meadows Property Owners Association Board agrees to not oppose the egress/ingress to Sage Meadows Blvd, the Association Board would like for the street connection to Sage Meadows Blvd be at the spot recommended by the City of Jonesboro as the best spot possible to prevent traffic issues.

K & G Properties, LLC agrees to not remove or allow the property described in Exhibits A & B to be removed from the Sage Meadows Development, between the time the property is rezoned and the time it is platted, provided access is granted to Sage Meadows Blvd.

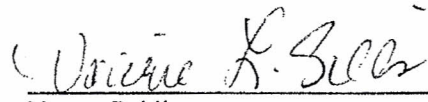
**WHEREAS**, The parties hereto agree that each party has reviewed and negotiated this Agreement and further agrees to be fully bound by and subject to the same. The parties further agree that performance of the obligations created under this Agreement may be enforced by a court of law by any remedy available, including but not limited to specific performance of the terms and conditions herein.

SAGE MEADOWS PROPERTY OWNERS ASSOCIATION, INC.

By:   
Kevin Hodges, President

Subscribed and sworn to before me by Kevin Hodges on this 11<sup>th</sup> day of February, 2013.

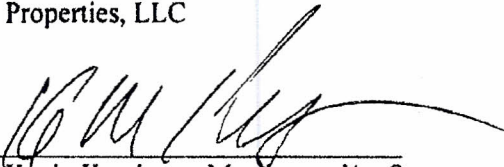


  
Notary Public

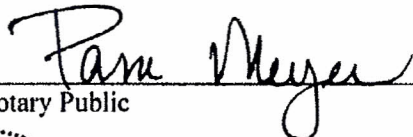
My Commission Expires:

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K & G Properties, LLC

By:   
Kevin Kessinger, Member and/or Owner

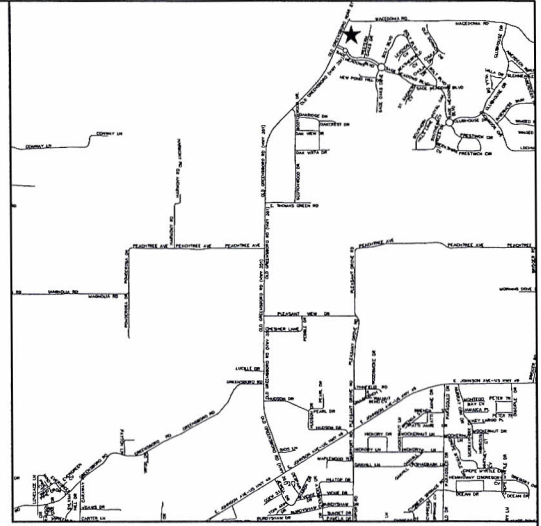
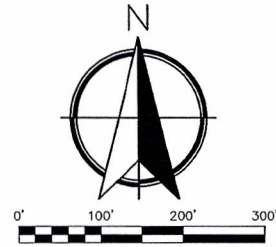
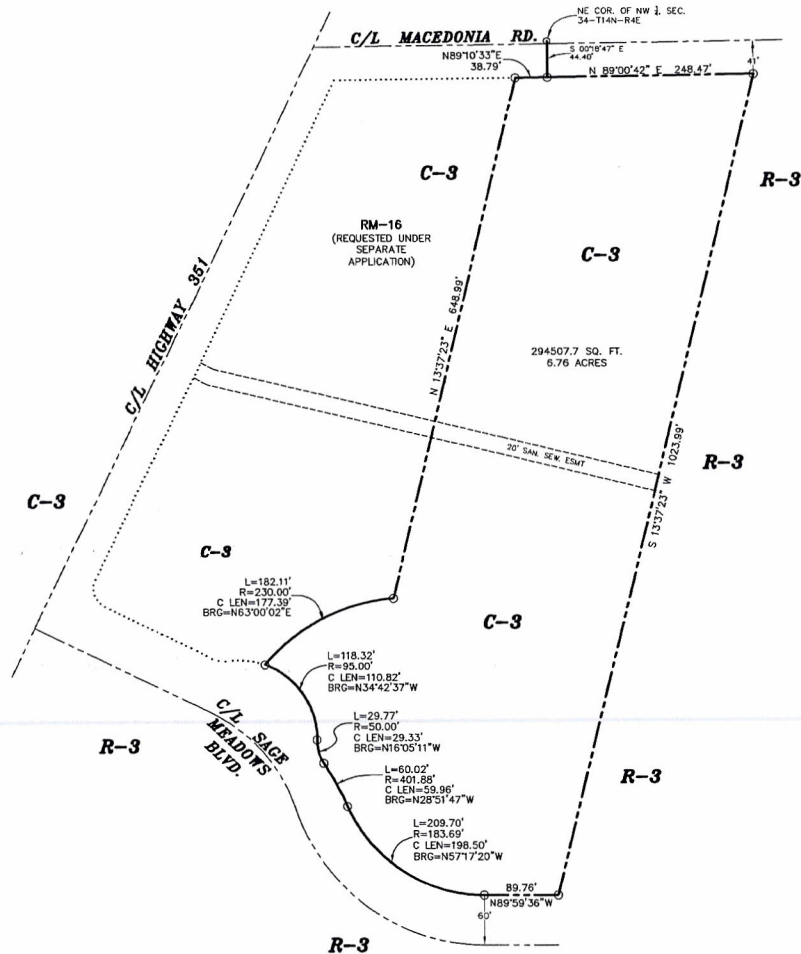
Subscribed and sworn to before me by Kevin Kessinger on this 1<sup>st</sup> day of February, 2013.

  
Notary Public

My Commission Expires:

9/8/2013





**LEGAL DESCRIPTION:**

A part of the North half of Section 34, Township 15 North, Range 4 East, and also being a part of the Village at Sage Meadows Phase I-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 44.40 ft. to a point on the South right of way line of Macedonia Road and the POINT OF BEGINNING;  
Thence N89°00'42"E along said South right of way line a distance of 248.47 ft. to a point;  
Thence leaving said right of way line,  
Run S13°37'23"W a distance of 1023.99 ft. to a point on the Northerly right of way line of Sage Meadows Boulevard;  
Thence run along said Northerly right of way line as follows:  
N89°59'36"W a distance of 89.76 ft. to a point,  
Then run along a curve to the right, said curve having a radius of 183.69 ft., an arc of 209.70 ft., a chord length of 198.50 ft. and a chord bearing of N57°17'20"W to a point,  
Then run along a curve to the left, said curve having a radius of 401.88 ft., an arc of 60.02 ft., a chord length of 59.96 ft. and a chord bearing of N28°51'47"W to a point,  
Then run along a curve to the right, said curve having a radius of 50.00 ft., an arc of 29.77 ft., a chord length of 29.33 ft. and a chord bearing of N16°05'11"W to a point,  
Then run along a curve to the left, said curve having a radius of 95.00 ft., an arc of 118.32 ft., a chord length of 110.82 ft. and a chord bearing of N34°42'37"W to a point;  
Thence leaving said Northerly right of way line of Sage Meadows Boulevard;  
Run along a curve to the right, said curve having a radius of 230.00 ft., an arc of 182.11 ft., a chord length of 177.39 ft. and a chord bearing of N63°00'02"E to a point;  
Thence N13°37'23"E a distance of 648.99 ft. to a point on aforesaid South right of way line of Macedonia Road;  
Thence N89°10'33"E along said South right of way line a distance of 38.79 ft. to the POINT OF BEGINNING, containing 6.76 acres.

**CERTIFICATE OF SURVEY:**

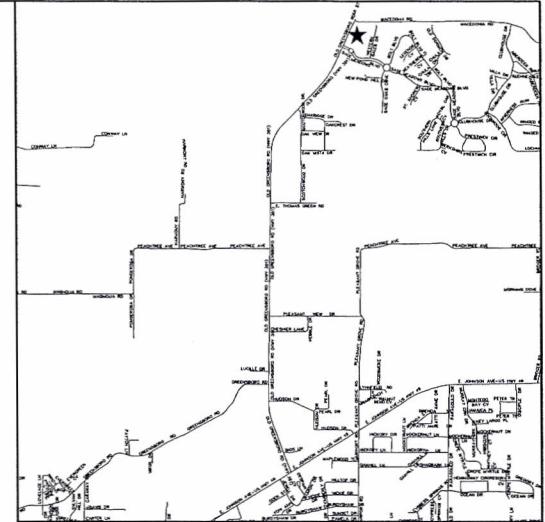
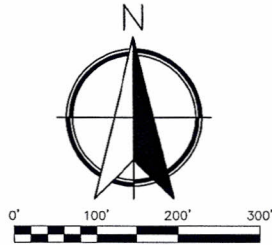
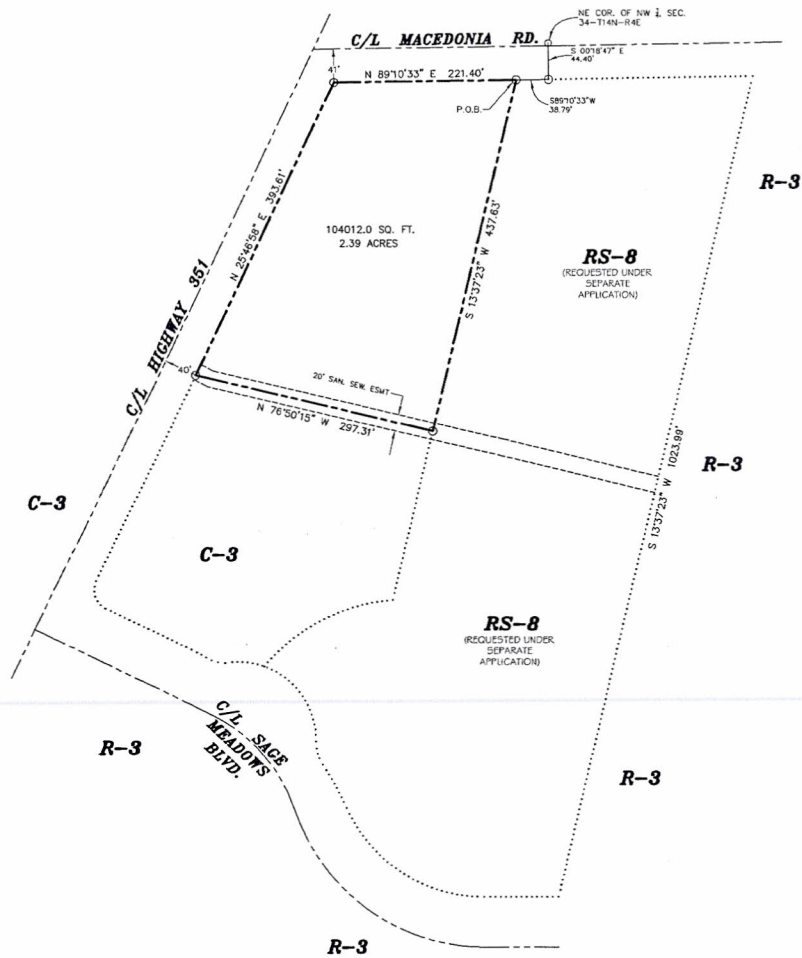
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

**EXISTING C-3 ZONING  
REQUESTED RS-8 ZONING**

- 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) REARINGS BASED ON GPS OBSERVATION.
  - 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 PROMISES AND OUR OWN RESEARCH AT THE COURTHOUSE.
  - 5) ALL PINS SET ARE 2" REBAR, UNLESS NOTED OTHERWISE.
  - 6) OWNER: K & G PROPERTIES, LLC
  - 7) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS. COUNTY FINDER NO. 000000000 C. DATED 06/07/04. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr., Jonesboro, AR--(870)932-7880--www.civilogic.net					
REZONING PLAT PT. SAGE MEADOWS JONESBORO, ARKANSAS FOR K & G PROPERTIES, LLC					
Date	Scale	Job No.	Sheet		
01-09-13	1"=100'	112146	1 of 1		
Section	Township	Range	County		
34	15N	04E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES					
© 2013, Civilogic		Drawn By: RE	Checked by: GH		

# Exhibit B



**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 44.40 ft. to a point on the South right of way line of Macedonia Road;  
 Thence S89°10'33"W along said South right of way line a distance of 38.79 ft. to the POINT OF BEGINNING;  
 Thence leaving said right of way line,  
 Run S13°37'23"W a distance of 437.63 ft. to a point;  
 Thence N76°50'15"W a distance of 297.31 ft. to a point on the Easterly right of way line of Highway 351;  
 Thence N25°46'58"E along said Easterly right of way line a distance of 393.61 ft. to a point on aforesaid South right of way line of Macedonia Road;  
 Thence N89°10'33"E along said South right of way line a distance of 221.40 ft. to the POINT OF BEGINNING, containing 2.39 acres.

**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) BEARINGS BASED ON GPS OBSERVATION.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 150,000'.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROMISES AND OUR OWN RESEARCH AT THE COURTHOUSE.
- 5) ALL PINS SET ARE 2" REBAR, UNLESS NOTED OTHERWISE.
- 6) OWNER: K & G PROPERTIES, LLC.
- 7) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS. COUNTY PANEL NO. 050300002 C. DATED 06/27/14. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

**EXISTING C-3 ZONING  
 REQUESTED RM-16 ZONING**

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
203 Southwest Dr., Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
REZONING PLAT PT. SAGE MEADOWS JONESBORO, ARKANSAS FOR K & G PROPERTIES, LLC					
Date	Scale	Job No.	Sheet		
01-09-13	1"=100'	112146	No.		
Section	Township	Range	County	1 of 1	
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