



**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:**

- 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'
- BASES OF BEARINGS: JONESBORO GPS TOWNSHIP 64 AND 62
- HORIZONTAL CONTROL IS BASED ON NAD 83, THIRD ORDER CLASS B, ARKANSAS STATE PLANE NORTH ZONE.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN 700 FEET 100 YR. FREQUENCY FLOOD ZONE, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF JONESBORO, COMMUNITY PANEL, CROSSCROSS (PANEL 42 OF 2001, EFFECTIVE DATE - SEPTEMBER 21, 2001, REVISED DATE - SEPTEMBER 29, 2001) AND COMMUNITY PANEL, CROSSCROSS (PANEL 61 OF 2001, EFFECTIVE DATE - SEPTEMBER 21, 2001).

**DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, GRADEAD COUNTY, ARKANSAS, BEARS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, GRADEAD COUNTY, ARKANSAS; THENCE NORTH 85°54'00" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, GRADEAD COUNTY, ARKANSAS, 302.5 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, GRADEAD COUNTY, ARKANSAS; THENCE SOUTH 0°00'00" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, GRADEAD COUNTY, ARKANSAS, 284.5 FEET TO THE CENTERLINE OF HAGEDONIA ROAD; THENCE ALONG SAID CENTERLINE AS FOLLOWS, SOUTH 89°51'00" EAST 294.6 FEET; THENCE SOUTH 70°00'00" EAST 162.5 FEET; THENCE SOUTH 1°54'00" WEST 800 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 26.00 FEET; A CHORD BEARING OF SOUTH 32°00'00" EAST AND A CHORD DISTANCE OF 338 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°04'00" TO A DISTANCE OF 518 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°00'00" WEST 143.5 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET; A CHORD BEARING OF SOUTH 17°04'00" WEST AND A CHORD DISTANCE OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°04'00" TO A DISTANCE OF 17.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°40'00" EAST 10.00 FEET; THENCE SOUTH 88°15'00" WEST 50.00 FEET; THENCE SOUTH 0°40'00" WEST 10.00 FEET; THENCE SOUTH 87°00'00" WEST 26.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; A CHORD BEARING OF SOUTH 8°00'00" WEST AND A CHORD DISTANCE OF 2.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°38'00" TO A DISTANCE OF 3.00 FEET TO THE END OF SAID CURVE; THENCE SOUTH 84°24'00" EAST, DEPARTING FROM THE ARC OF SAID CURVE, 104 FEET; THENCE NORTH 89°46'24" EAST 33.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°46'24" EAST 28.8 FEET; THENCE SOUTH 1°46'56" EAST, 42.11 FEET; THENCE NORTH 1°46'56" EAST 184 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF ARGENTE DRIVE (60' R/W); SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; A CHORD BEARING OF SOUTH 89°04'00" EAST AND A CHORD DISTANCE OF 22.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°04'00" TO A DISTANCE OF 17.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 1°46'56" EAST, 42.11 FEET; THENCE NORTH 1°46'56" EAST 184 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF ARGENTE DRIVE (60' R/W); SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; A CHORD BEARING OF SOUTH 89°04'00" EAST AND A CHORD DISTANCE OF 22.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°04'00" TO A DISTANCE OF 17.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 1°46'56" EAST, 42.11 FEET; THENCE NORTH 1°46'56" EAST 184 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF ARGENTE DRIVE (60' R/W); SAID POINT ALSO LYING ON THE ARC OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; A CHORD BEARING OF SOUTH 89°04'00" EAST AND A CHORD DISTANCE OF 22.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°04'00" TO A DISTANCE OF 17.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 1°46'56" EAST, 42.11 FEET; THENCE NORTH 1°46'56" EAST 184 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 30,944 SQ. FT. OR 0.71 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 SURVEYING STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF SURVEY: 02/01/11

ASSOCIATED ENGINEERING AND TESTING, LLC  
STATE OF ARKANSAS  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 299  
KENDRICK, GEORGE W. III  
PROFESSIONAL SURVEYOR  
ARKANSAS CERTIFICATE NO. 164

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: 870-332-3344 FAX: 870-335-1263

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

**LEGEND**

- BOUNDARY LINE
- - - ZONING SETBACK LINE
- - - EASEMENT LINE
- FOUND IRON PIPE
- 8" I.P. 1" I.P. W/ 1/2" CAP
- CITY OF JONESBORO GPS TOWNSHIP

NO.	DATE	CHANGE BOUNDARY / DESCRIPTION	KLJ	KLJ	DRAWN	KLJ	CHECKED	KLJ	DATE	SHEET
REV	DATE	REVISIONS	DRAWN	CHKD	SCALE	1" = 30'	CADD FILE: 0763-003-R	DATE: 04/28/04	0031	1 OF 1