



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

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 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 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°27'23"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°59'26"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.

- 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 100,000.
 - 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
 - 5) ALL THIS SET ARE "AS SHOWN" 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; COMMUNITY FLOOD INS. (554332000) C. DATED 08/27/15. THIS TRACT DOES LIE WITHIN A ZONE "C" FLOOD PLAIN PER THE MAP REFERENCED ABOVE.

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 South Main St., 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		
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