

SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FT. TO A POINT; THENCE N01°06'42"W A DISTANCE OF 210.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'39"E A DISTANCE OF 252.50 FT. TO A POINT; THENCE N88°00'54"E A DISTANCE OF 6.57 FT. TO A POINT; THENCE N00°24'17"E A DISTANCE OF 305.04 FT. TO A POINT; THENCE N00°59'21"E A DISTANCE OF 103.91 FT. TO A POINT; THENCE N89°22'19"E A DISTANCE OF 1238.93 FT. TO A POINT; THENCE N89°40'33"E A DISTANCE OF 199.18 FT. TO A POINT ON THE WEST LINE OF MAKALA LANE; THENCE RUN ALONG SAID WEST LINE AS FOLLOWS: S01°41'23"W A DISTANCE OF 5.17 FT. TO A POINT ON A CURVE; THENCE RUN ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 51.22 FT., A RADIUS OF 170.00 FT., A CHORD BEARING OF S10°19'16"W AND A CHORD LENGTH OF 51.02 FT. TO A POINT; THENCE S18°57'08"W A DISTANCE OF 94.14 FT. TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 75.11 FT., A RADIUS OF 230.00 FT., A CHORD BEARING OF S09°35'50"W AND A CHORD LENGTH OF 74.78 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 151.35 FT. TO A POINT; THENCE LEAVING SAID WEST LINE OF MAKALA LANE, RUN N89°45'27"W A DISTANCE OF 152.61 FT. TO A POINT; THENCE N00°14'33"E A DISTANCE OF 92.00 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 200.00 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 63.92 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 26.07 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.68 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.93 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 70.40 FT. TO A POINT ON THE NORTH LINE OF DENA JO DRIVE; THENCE RUN ALONG SAID NORTH LINE AS FOLLOWS: N89°43'51"W A DISTANCE OF 244.51 FT. TO A POINT; THENCE N89°51'40"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE, RUN S00°11'39"W A DISTANCE OF 178.53 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 373.54 FT. TO A POINT; THENCE S00°02'39"W A DISTANCE OF 4.02 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 180.00 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 16.48 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

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.

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, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

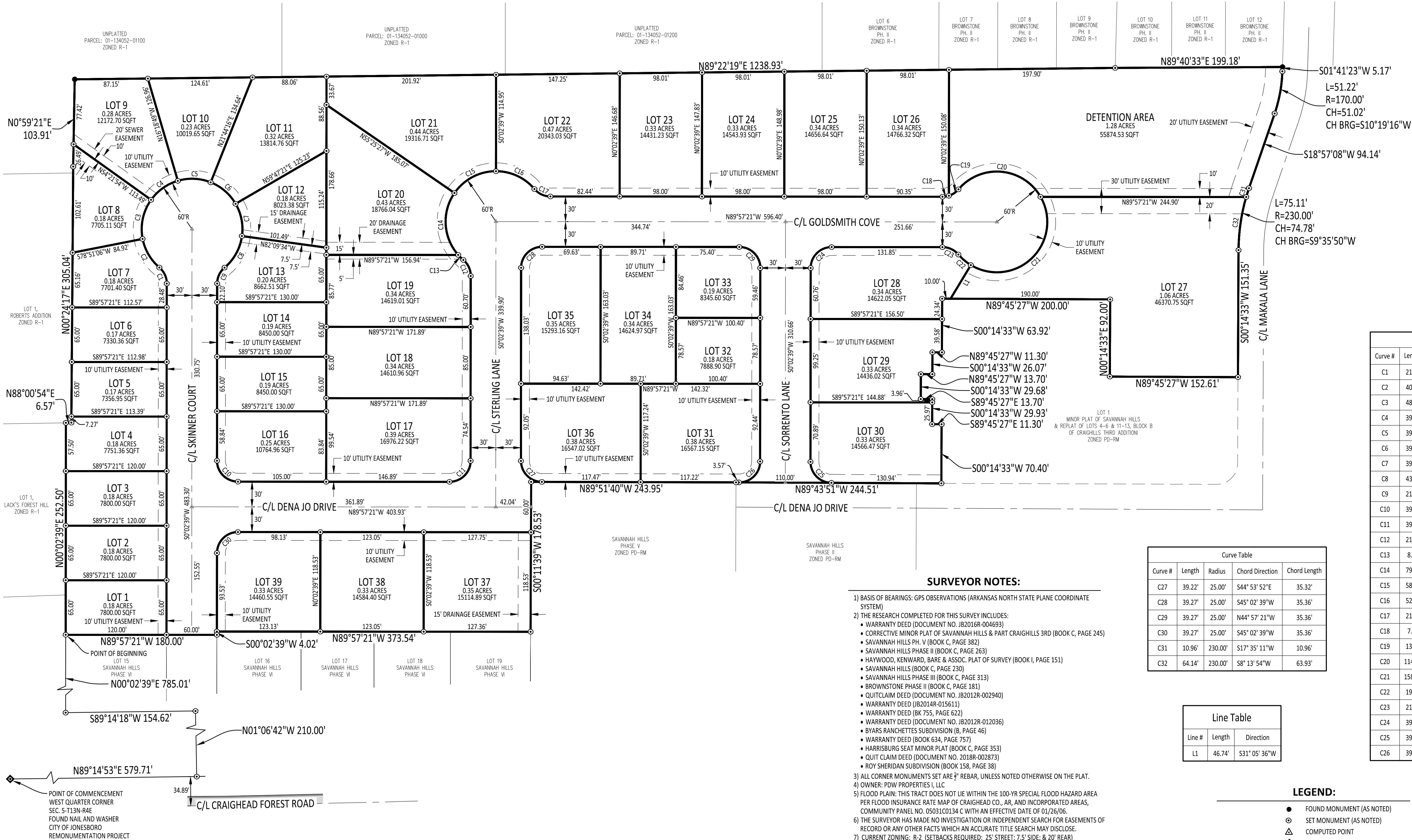
SIGNATURE - PDW PROPERTIES I, LLC (MEMBER)

DATE

PRINTED NAME



VICINITY MAP
NOT TO SCALE



SURVEYOR NOTES:

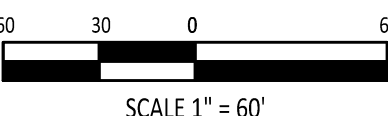
- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - CORRECTIVE MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 245)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 383)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 757)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{3}{4}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES I, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH AN EFFECTIVE DATE OF 01/26/06.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 7.5' SIDE; & 20' REAR)
- 8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

| Curve Table | | | | |
|-------------|--------|---------|-----------------|--------------|
| Curve # | Length | Radius | Chord Direction | Chord Length |
| C27 | 39.22' | 25.00' | S44° 53' 52"E | 35.32' |
| C28 | 39.27' | 25.00' | S45° 02' 39"W | 35.36' |
| C29 | 39.27' | 25.00' | N44° 57' 21"W | 35.36' |
| C30 | 39.27' | 25.00' | S45° 02' 39"W | 35.36' |
| C31 | 10.96' | 230.00' | S17° 35' 11"W | 10.96' |
| C32 | 64.14' | 230.00' | S8° 13' 54"W | 63.93' |

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L1 | 46.74' | S31° 05' 36"W |

LEGEND:

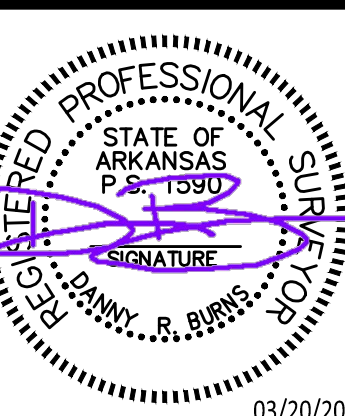
- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE



| Curve Table | | | | |
|-------------|---------|--------|-----------------|--------------|
| Curve # | Length | Radius | Chord Direction | Chord Length |
| C1 | 21.68' | 25.00' | N24° 47' 44"W | 21.00' |
| C2 | 40.30' | 60.00' | S30° 23' 31"E | 39.55' |
| C3 | 48.99' | 60.00' | S12° 14' 36"W | 47.64' |
| C4 | 39.85' | 60.00' | S54° 39' 39"W | 39.12' |
| C5 | 39.85' | 60.00' | N87° 17' 16"W | 39.12' |
| C6 | 39.85' | 60.00' | N49° 14' 11"W | 39.12' |
| C7 | 39.85' | 60.00' | N11° 11' 06"W | 39.12' |
| C8 | 43.86' | 60.00' | N28° 46' 56"E | 42.89' |
| C9 | 21.68' | 25.00' | S24° 53' 03"W | 21.00' |
| C10 | 39.27' | 25.00' | S44° 57' 21"E | 35.36' |
| C11 | 39.27' | 25.00' | N45° 02' 39"E | 35.36' |
| C12 | 21.68' | 25.00' | S24° 47' 44"E | 21.00' |
| C13 | 8.59' | 60.00' | S45° 32' 11"E | 8.58' |
| C14 | 79.60' | 60.00' | S3° 25' 51"E | 73.89' |
| C15 | 58.09' | 60.00' | S62° 18' 36"W | 55.84' |
| C16 | 52.02' | 60.00' | N65° 06' 57"W | 50.41' |
| C17 | 21.68' | 25.00' | N65° 06' 57"W | 21.00' |
| C18 | 7.78' | 25.00' | N81° 08' 02"E | 7.74' |
| C19 | 13.90' | 25.00' | N56° 17' 38"E | 13.72' |
| C20 | 114.86' | 60.00' | N84° 47' 44"W | 98.11' |
| C21 | 158.18' | 60.00' | N45° 34' 08"E | 116.19' |
| C22 | 19.51' | 60.00' | S49° 35' 29"E | 19.42' |
| C23 | 21.68' | 25.00' | S65° 06' 57"E | 21.00' |
| C24 | 39.27' | 25.00' | N45° 02' 39"E | 35.36' |
| C25 | 39.17' | 25.00' | S44° 50' 36"E | 35.29' |
| C26 | 39.37' | 25.00' | N45° 09' 24"E | 35.42' |

PROJECT: SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

CLIENT:
PDW PROPERTIES I, LLC



REVISIONS

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
| | | |
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| | | |

DRAWING INFO.

| | |
|-----------|------------|
| DRAWN BY: | BRE |
| DATE: | 03/20/2023 |
| SCALE: | 1"=60' |
| JOB NO.: | H22-153 |
| CAD NO.: | |

RECORD
PLAT

SHEET NUMBER:

4 of 22

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404