

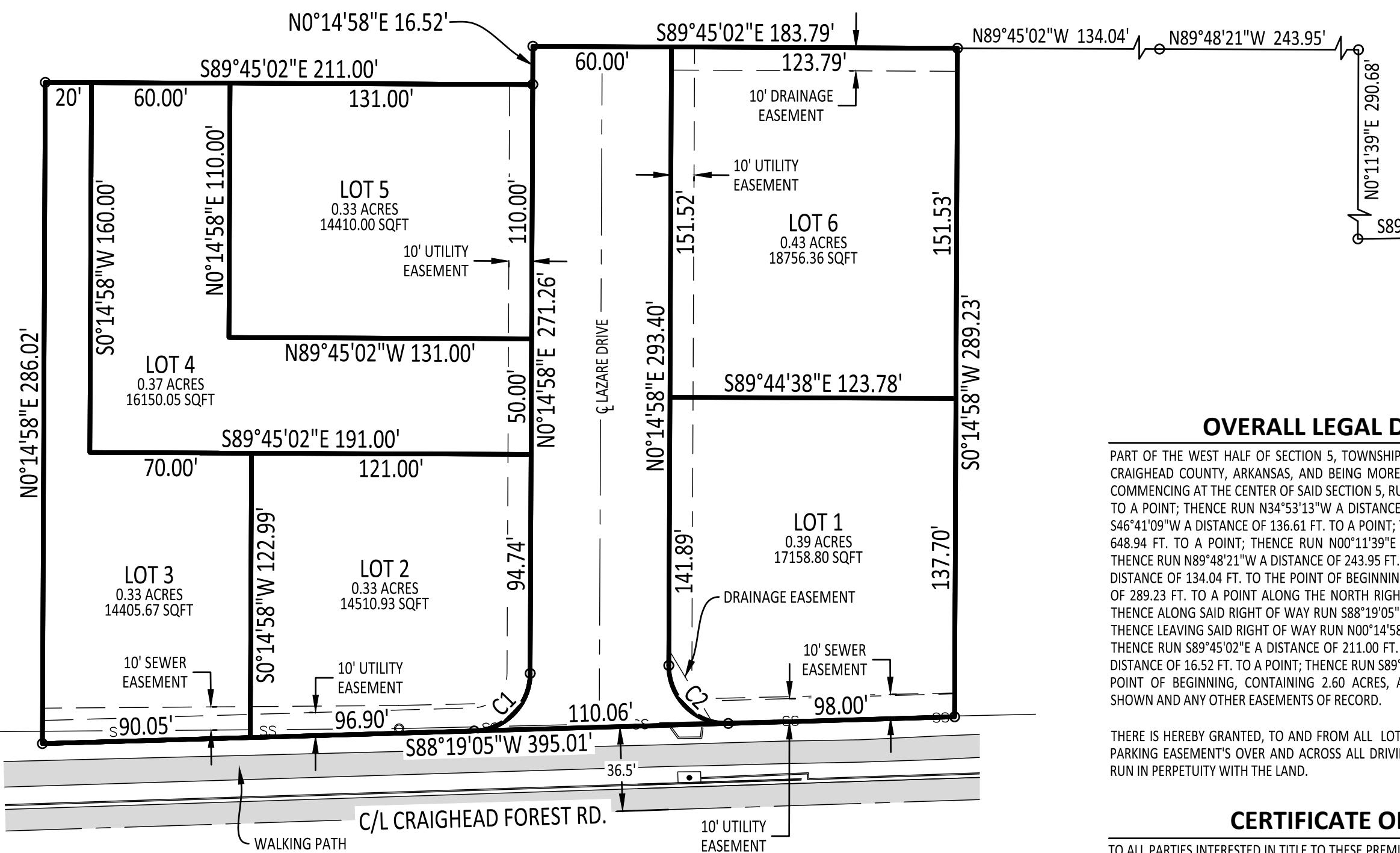
SAVANNAH HILLS PHASE IV

JONESBORO, ARKANSAS



VICINITY MAP

NOT TO SCALE



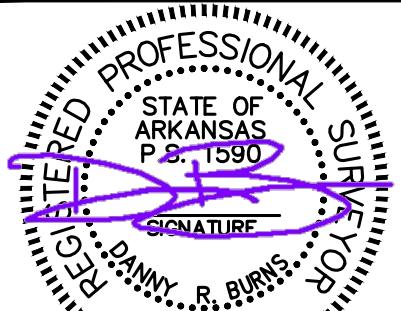
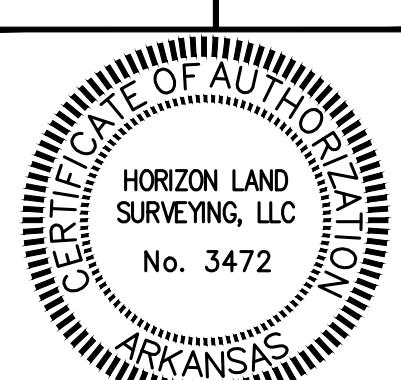
OVERALL LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5, RUN S89°10'28"W A DISTANCE OF 353.61 FT. TO A POINT; THENCE RUN N34°53'13"W A DISTANCE OF 111.71 FT. TO A POINT; THENCE RUN S46°41'09"W A DISTANCE OF 136.61 FT. TO A POINT; THENCE RUN S89°10'28"W A DISTANCE OF 648.94 FT. TO A POINT; THENCE RUN N00°11'39"E A DISTANCE OF 290.68 FT. TO A POINT; THENCE RUN N89°48'21"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE RUN N89°45'02"W A DISTANCE OF 134.04 FT. TO THE POINT OF BEGINNING; THENCE RUN S00°14'58"W A DISTANCE OF 289.23 FT. TO A POINT ALONG THE NORTH RIGHT OF WAY OF CRAIGHEAD FOREST ROAD; THENCE ALONG SAID RIGHT OF WAY RUN S88°19'05"W A DISTANCE OF 395.01 FT. TO A POINT; THENCE LEAVING SAID RIGHT OF WAY RUN N00°14'58"E A DISTANCE OF 286.02 FT. TO A POINT; THENCE RUN S89°45'02"E A DISTANCE OF 211.00 FT. TO A POINT; THENCE RUN N00°14'58"E A DISTANCE OF 16.52 FT. TO A POINT; THENCE RUN S89°45'02"E A DISTANCE OF 183.79 FT. TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES, AND BEING SUBJECT TO EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS OF RECORD.

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

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM
- 2) CURRENT ZONING PER CITY OF JONESBORO: R-2
SETBACK REQUIREMENTS: 25 FT. FRONT / 7.5 FT. SIDE / 20 FT. REAR
- 3) ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0150 C, WITH AN EFFECTIVE DATE OF 09/27/91.
- 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.



Curve Table

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	40.11	25.00	91.93	S45° 42' 59"E	35.95
C1	38.43	25.00	88.07	S44° 17' 01"W	34.75

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.

OWNERS 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 AND EASEMENTS AS NOTED.

SIGNATURE _____ DATE _____

PRINTED NAME _____

DRAWING INFO

DRAWN BY: DRB SCALE: 1" =
DATE: 09/09/2020 JOB NO.: H20

1. **What is the primary purpose of the study?**

50 25 0 50

SCALE 1" = 50'

SHEET NUMBER:
1 of **1**