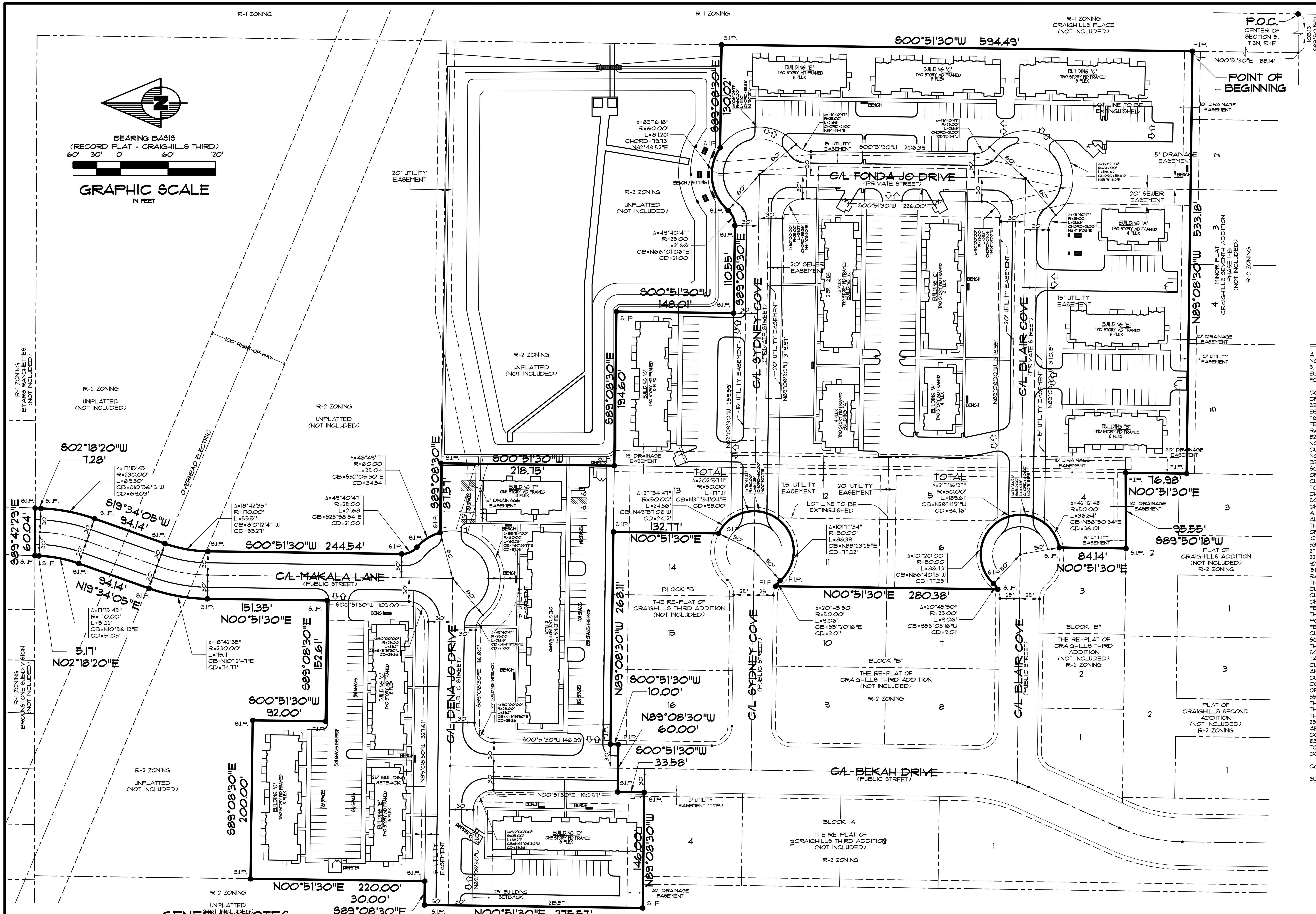

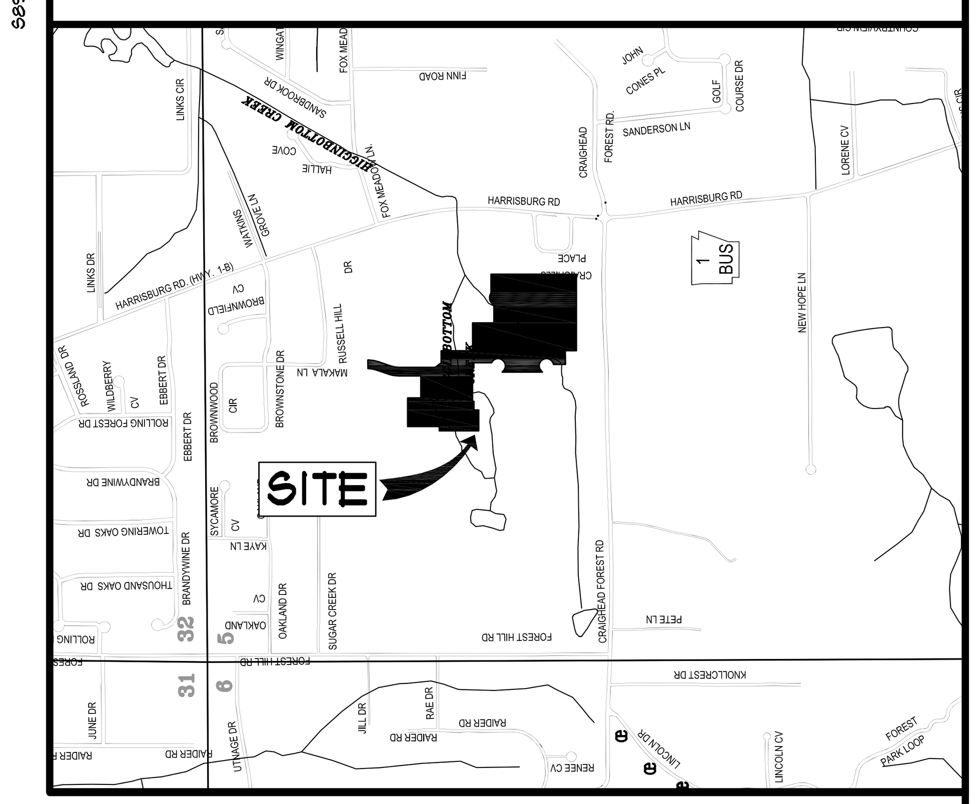

VICINITY SKETCH

NOT TO SCALE

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, SAID PARCEL INCLUDING LOTS 4, 5, 6, 11, 12 AND 13, BLOCK B OF THE REPLAT OF CRAIGHILLS THIRD ADDITION AND LOT 1, BLOCK C OF CRAIGHILLS THIRD ADDITION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 89°50'19" WEST, ALONG THE QUARTER SECTION LINE, 105.13 FEET: THENCE NORTH 00°51'30" EAST, 188.14 FEET TO THE POINT OF BEGINNING: THENCE NORTH 89°08'30" WEST, 533.18 FEET: THENCE NORTH 00°51'30" EAST, 76.98 FEET: THENCE SOUTH 89°50'18" WEST, 95.55 FEET: THENCE NORTH 00°51'30" EAST, 84.14 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 217°16'37", A CHORD BEARING OF NORTH 82°41'21" WEST AND A CHORD DISTANCE OF 94.76 FEET: THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 189.61 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°45'50", A CHORD BEARING OF SOUTH 53°03'16" WEST AND A CHORD DISTANCE OF 9.01 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.06 FEET TO THE END OF SAID CURVE: THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE, A DISTANCE OF 280.38 FEET TO A POINT LYING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 20°45'50", A CHORD BEARING OF SOUTH 51°20'16" EAST AND A CHORD DISTANCE OF 9.01 FEET: THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.06 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 202°57'11": THENCE EASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.11 FEET TO THE END OF SAID CURVE: THENCE NORTH 00°51'30" EAST, DEPARTING FROM THE ARC OF SAID CURVE, A DISTANCE OF 132.77 FEET: THENCE NORTH 89°08'30" WEST, 268.11 FEET: THENCE SOUTH 00°51'30" WEST, 10.00 FEET: THENCE NORTH 89°08'30" WEST, 60.00 FEET: THENCE SOUTH 00°51'30" WEST, 33.58 FEET: THENCE NORTH 89°08'30" WEST, 146.00 FEET: THENCE NORTH 00°51'30" EAST, 275.57 FEET: THENCE SOUTH 89°08'30" EAST, 30.00 FEET: THENCE NORTH 00°51'30" EAST, 220.00 FEET: THENCE SOUTH 89°08'30" EAST, 200.00 FEET: THENCE SOUTH 00°51'30" WEST, 92.00 FEET: THENCE SOUTH 89°08'30" EAST, 152.61 FEET: THENCE NORTH 00°51'30" EAST, 151.35 FEET TO THE POINT OF CURVATURE OF A CURVEY CONCAVE TO THE EAST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 18°42'35": THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE NORTH 19°34'05" EAST, 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 17°15'45": THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE NORTH 02°18'20" EAST, 5.17 FEET: THENCE SOUTH 89°42'29" EAST, 60.04 FEET: THENCE SOUTH 02°18'20" WEST, 7.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 17°15'45": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTH 19°34'05" WEST, 94.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 18°42'35": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE SOUTH 00°51'30" WEST, 244.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47": THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGTLE OF 48°49'17": THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET TO THE END OF SAID CURVE: THENCE SOUTH 89°08'30" EAST, 87.57 FEET: THENCE SOUTH 00°51'30" WEST, 218.75 FEET: THENCE SOUTH 89°08'30" EAST, 194.60 FEET: THENCE SOUTH 00°51'30" WEST, 148.01 FEET: THENCE SOUTH 89°08'30" EAST, 110.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47": THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.68 FEET TO THE POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 83°16'18": THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 87.20 FEET TO THE END OF SAID CURVE: THENCE SOUTH 89°08'30" EAST, 130.02 FEET: THENCE SOUTH 00°51'30" WEST, 594.49 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 636,674 SQ.FT. OR 14.62 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 MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 12/10/2010

CERTIFICATE OF AUTHORIZATION – Associated Engineering & Testing, LLC – NO. 299 – ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR – STATE OF ARKANSAS – NO. 766

PROFESSIONAL SURVEYOR
ARKANSAS CERTIFICATE NO. 766

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

GENERAL NOTES

1. PROPERTY IS ZONED R-2. REQUESTED ZONING IS PD-RM.
2. DEVELOPMENT DETAILS:
   - TOTAL TRACT = 586,318 SQ. FT., 13.46 ± ACRES
   - BUILDINGS, FLAT = 18,849 SQ. FT. , 0.43 ± ACRES
   - BUILDINGS, 2-STORY = 135,689 SQ. FT., 3.12 ± ACRES
   - PARKING, DRIVES = 86,684 SQ. FT., 1.99 ± ACRES
   - STREET, PUBLIC = 38,768 SQ. FT., 0.89 ACRES
   - STREET, PRIVATE = 43,560 SQ. FT., 1.00 ACRES
   - OPEN, GREEN SPACE = 262,768 SQ. FT., 6.03 ± ACRES
     - PERCENT GREEN = 45%
     - REQUIRED GREEN = 20%
3. DENSITY:
   - ALLOWED - 18 UNITS/NET NON-RESIDENTIAL ACRE FOR 2 STORY BUILDING
     15 UNITS/NET NON-RESIDENTIAL ACRE FOR ROW OR TERRACE HOUSING
   - PROPOSED - 8 UNITS/NET NON-RESIDENTIAL ACRE FOR 2 STORY BUILDING

   17 BUILDINGS - MIXED 2 AND 3 BEDROOM UNITS, 2 STORY AND FLAT BUILDINGS
   MAINTENANCE BUILDING - 2,538 SQ. FT. (FOOTPRINT)
   1 BEDROOM UNITS - 7
   2 BEDROOM UNITS - 94
   3 BEDROOM UNITS -7
4. PARKING:
   - REQUIRED = 1.75 SPACED PER 1 BEDROOM UNIT
     2.25 SPACES PER 2 BEDROOM UNIT
     3.00 SPACES PER 3 BEDROOM UNIT
   - 7 - 1 BEDROOM - 13 SPACES REQUIRED
   - 94 - 2 BEDROOM - 212 SPACES REQUIRED
   - 7 - 3 BEDROOM - 21 SPACES REQUIRED
   - PARKING REQUIRED, TOTAL = 246
   - HANDICAP PARKING = 17
   - NON-HANDICAP PARKING =229
   - PARKING PROVIDED TOTAL = 262
5. DEVELOPMENT AMENITIES:
   - FIRE PIT/BBQ/BENCHES
   - BIKE STORAGE @ EACH BUILDING
   - CLUBHOUSE
   - WALKING PATH AROUND DETENTION BASIN

LEGEND

- = BOUNDARY LINE
- = FENCE LINE
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/PS #766 CAP
- PP = POWER POLE

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF SID PICKLE AND IS NOT ASSIGNABLE.

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SITE DEVELOPMENT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SID PICKLE, OWNER

500-13N-04E-0-05-400-16-0766

REV	DATE	REVISIONS	DRAWN	CHK'D

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ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
103 SOUTH CHURCH STREET - P.O. BOX 1462 - JONESBORO, AR 72403
PH: 870-932-3594 FAX: 870-935-1263

REZONING PLAT
SAVANNAH HILLS APARTMENTS
SID PICKLE, DEVELOPER
JONESBORO, ARKANSAS

DRAWN: KLS	CHECKED: KLS	DATE: 12/10/10	SHEET
SCALE: 1" = 60'	CADD FILE: 09196-002	DWG#: 0413054-0014	1 OF 1