



EXISTING ZONING: C-3
REQUESTED ZONING: PD-LU0, 16 RESIDENTIAL
UNITS PER ACRE.

LEGAL DESCRIPTION:

A part of the Northeast Quarter of the Northwest Quarter 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;
 Thence S89°10'33"W along said South right of way line a distance of 38.79 ft. to the POINT OF BEGINNING;
 Thence leaving said right of way line,
 Run S13°37'23"W a distance of 437.63 ft. to a point;
 Thence N76°50'15"W a distance of 297.31 ft. to a point on the Easterly right of way line of Highway 351;
 Thence N25°46'58"E along said Easterly right of way line a distance of 393.61 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 221.40 ft. to the POINT OF BEGINNING, containing 2.39 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 150,000'.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
- 5) ALL PINS SET ARE 3/8" REBAR, 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 PANEL NO. 05031C0042 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

ENGINEERS		PLANNERS		SURVEYORS	
<h1 style="font-size: 2em;">Civilogic</h1>					
203 Southwest Dr.--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 No.		
01-09-13	1"=100'	112146			
Section 34	Township 15N	Range 04E	County CRAIGHEAD		
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