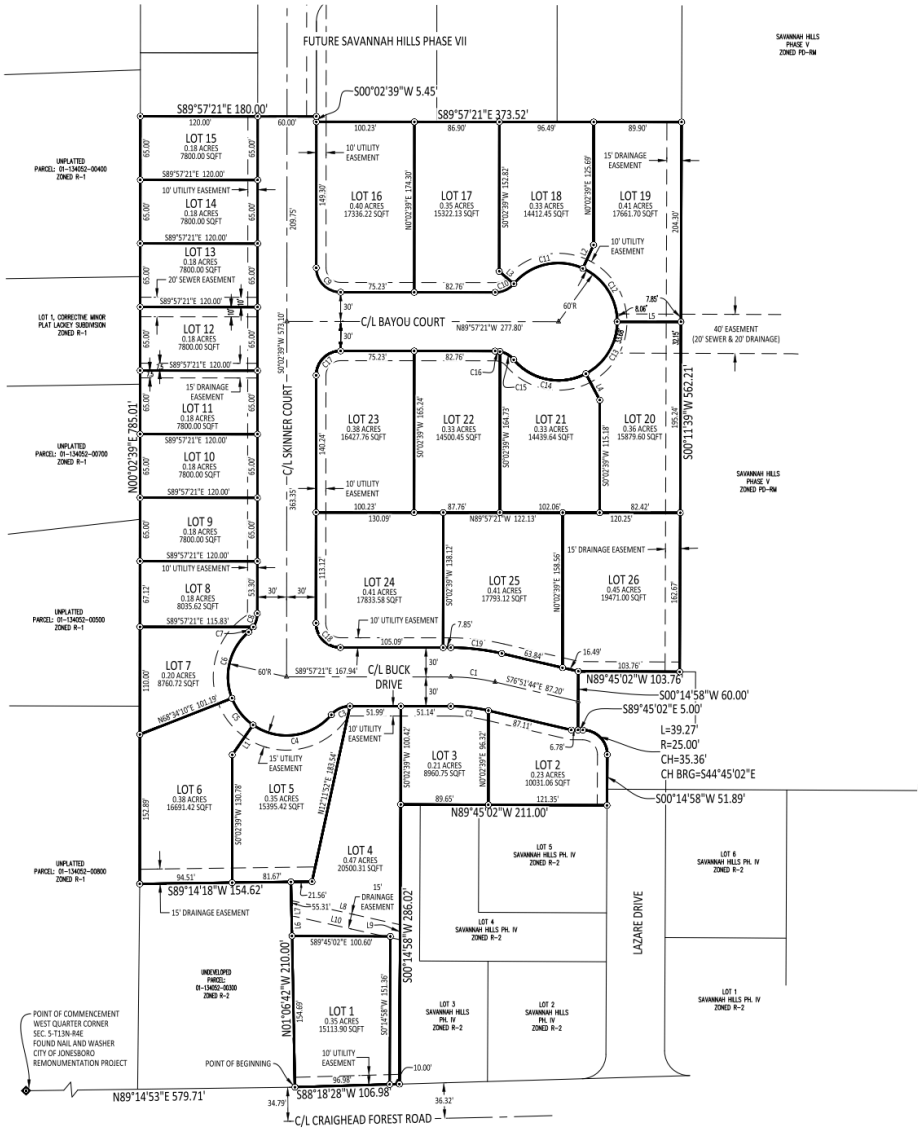

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.19'	S34° 51' 57"W
L2	26.39'	N24° 32' 36"E
L3	19.57'	S49° 38' 08"E
L4	30.53'	S27° 46' 49"E
L5	65.19'	S89° 57' 21"E
L6	20.68'	N01° 06' 42"W
L7	15.43'	N01° 06' 42"W
L8	114.04'	S77° 31' 16"E
L9	15.35'	S00° 14' 58"W
L10	113.67'	S77° 31' 16"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	45.70'	200.00'	N83° 24' 32"W	45.61'
C2	38.85'	170.00'	N83° 24' 32"W	38.76'
C3	21.68'	25.00'	S65° 12' 16"W	21.00'
C4	88.49'	60.00'	N82° 36' 55"E	80.69'
C5	35.29'	60.00'	S38° 16' 56"E	34.79'
C6	74.51'	60.00'	S14° 08' 48"W	69.82'
C7	7.04'	25.00'	N41° 39' 36"E	7.01'
C8	14.64'	25.00'	N16° 49' 12"E	14.43'
C9	39.27'	25.00'	S44° 57' 21"E	35.36'
C10	21.68'	25.00'	N65° 12' 16"E	21.00'
C11	77.68'	60.00'	S77° 27' 14"W	72.37'
C12	68.59'	60.00'	N32° 42' 22"W	64.92'
C13	65.11'	60.00'	N31° 07' 55"E	61.96'
C14	81.16'	60.00'	S79° 01' 41"E	75.11'
C15	16.64'	25.00'	N59° 20' 50"W	16.34'
C16	5.03'	25.00'	N84° 11' 14"W	5.03'
C17	39.27'	25.00'	S45° 02' 39"W	35.36'
C18	39.27'	25.00'	S44° 57' 21"E	35.36'
C19	52.56'	230.00'	N83° 24' 32"W	52.45'

VICINITY MAP
NOT TO SCALE

SAVANNAH HILLS PHASE VI
JONESBORO, ARKANSAS

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)
   - MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 237)
   - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
   - 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 ½" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
4) OWNER: PDW PROPERTIES I, LLC
5) THIS TRACT DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0262 D WITH AN EFFECTIVE DATE OF 09/26/24.
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)

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 THE POINT OF BEGINNING; 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 A POINT; THENCE S89°57'21"E A DISTANCE OF 180.00 FT. TO A POINT; THENCE S00°02'39"W A DISTANCE OF 5.45 FT. TO A POINT; THENCE S89°57'21"E A DISTANCE OF 373.52 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE V; THENCE S00°11'39"W ALONG SAID WEST LINE, A DISTANCE OF 562.21 FT. TO A POINT ON THE NORTH LINE OF BUCK DRIVE; THENCE LEAVING SAID WEST LINE, RUN N89°45'02"W ALONG SAID NORTH LINE OF BUCK DRIVE A DISTANCE OF 103.76 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE OF BUCK DRIVE, RUN S00°14'58"W A DISTANCE OF 60.00 FT. TO A POINT ON THE SOUTH LINE OF BUCK DRIVE; THENCE S89°45'02"E A DISTANCE OF 5.00 FT. TO A POINT; THENCE LEAVING SAID SOUTH LINE OF BUCK DRIVE, RUN ALONG THE WEST LINE OF LAZARE DRIVE AS FOLLOWS: RUN ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 39.27 FT. , A RADIUS OF 25.00 FT., A CHORD BEARING OF S44°45'02"E AND A CHORD LENGTH OF 35.36 FT. TO A POINT; THENCE S00°14'58"W A DISTANCE OF 51.89 FT. TO A POINT ON THE NORTH LINE OF SAVANNAH HILLS PHASE IV; THENCE LEAVING SAID WEST LINE OF LAZARE DRIVE, RUN N89°45'02"W ALONG SAID NORTH LINE OF SAVANNAH HILLS PHASE IV, A DISTANCE OF 211.00 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE IV; THENCE S00°14'58"W ALONG SAID WEST LINE, A DISTANCE OF 286.02 FT. TO A POINT ON THE NORTH LINE OF CRAIGHEAD FOREST ROAD; THENCE LEAVING SAID WEST LINE OF SAVANNAH HILLS PHASE IV, RUN S88°18'28"W ALONG SAID NORTH LINE OF CRAIGHEAD FOREST ROAD A DISTANCE OF 106.98 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 9.62 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 ALL 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 ABLITY, 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 TITLE

LEGEND:

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

SCALE 1" = 60'

Horizon LAND SURVEYING, LLC
2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-243-0092

PROJECT: SAVANNAH HILLS PHASE VI JONESBORO, ARKANSAS

CLIENT: PDW PROPERTIES I, LLC

HORIZON LAND SURVEYING, LLC No. 3472 CERTIFICATE OF AUTHORIZATION STATE OF ARKANSAS

REGISTERED PROFESSIONAL ENGINEER STATE OF ARKANSAS P.E. 13590 SIGNATURE ROBERT E. LANDY, JR. 06/16/2026

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	JRE
DATE:	06/16/2026
SCALE:	1"=60'
JOB NO.:	H22-153
CAD NO.:	

RECORD PLAT

SHEET NUMBER: 1 of 1