

Information Packet from the
developers of

Bridlewood Subdivision

Rick Turman: 870.930.7004

Doug Barker: 870.926.1997

Gregg Griffin: 501.412.2651

Lawyer:

Matthew Modelevsky

870.932.8357

Engineer:

Carlos Wood

870.972.8335

Proposed Duplexes at Bridlewood

The proposed duplexes in the Bridlewood Subdivision will be upscale, brick, approximately 2200 to 3000 square feet. Units will have various floor plans to meet family needs. They will be the same price range and rental range of the other houses in the development. The principles of this development are dedicated to maintaining a nice, clean, safe, and attractive neighborhood. It is believed that these units being built will only add value to existing properties, as opposed to the land being vacant, undeveloped, or HUD housing being constructed, as is now possible under the current zoning.

Jonesboro is a progressive growing city, as with all growth and development, there becomes growing pains. The city planners and various departments are doing a good job making this growth as painless as possible. The traffic in this area should be manageable as the number of units being proposed is only 24 more than is allowed as now zoned, and when finished the development will have multiple exit routes.

With the loss of several hundred jobs recently in Jonesboro the area needs this type of stimulus. This one phase alone will generate approximately 8 million into the local economy. Also as new and better paying medical field jobs come to the Jonesboro area there is a great need for housing other than large apartment complexes.

As with all new proposals there are concerns, we hope some of these have been addressed and would like the opportunity to resolve any other concerns the residents may have.

Thanks,

The Developers of Bridlewood

Rick Turman
870.930.7004

Doug Barker
870.926.1997

Gregg Griffin
501.412.2651

APR 20 AM 11:28
 CHECKED AND CHECKED BY
 COURT CLERK

ASSUMED

BRIDLEWOOD PHASE I

LEGAL DESCRIPTION:
 PART OF THE NORTH HALF OF THE SW 1/4 OF SECTION 34, AND PART OF THE NE 1/4 OF THESE 1/4, OF SECTION 31, ALL IN 14-N-RANGE, CRANDALL COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE QUARTER CORNER TO SECTION 33 AND SW 1/4 1/4-RANGE, THE POINT OF BEGINNING THENCE EAST 158.53 FEET; THENCE SOUTH 113.25 FEET; THENCE S 87° 02' 27" E 80.50 FEET; THENCE SOUTH 132.40 FEET; THENCE WEST 88.35 FEET; THENCE N 11° 37' 41" E 138.40 FEET; THENCE N 87° 02' 27" E 458.84 FEET TO THE POINT OF BEGINNING, CONTAINING 22 1/2 ACRES, MORE OR LESS.

ENGINEERS NOTES:
 IN BLOCK 11: LOTS 1 THRU 27 (INCLUSIVE) SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 254.00; LOTS 28 THRU 32 (INCLUSIVE) SHALL HAVE A MINIMUM FLOOR ELEVATION OF 253.00.
 IN BLOCK 2: ALL LOTS SHALL HAVE MINIMUM FINISHED FLOOR ELEVATION OF 253.50.
 SHOW FLOOD PLAIN BOUNDARY & ELEVATION. MAKE ALL STREET SIDE UTILITY ESMTS 10' INSTEAD OF 5'.
 B. 1: LOCATION IS MARKED ON FIRE HYDRANT 258.88.

CITY OF JONESBORO
 Jonesboro, AR

PRELIMINARY
 FINAL
 AS NOTED
 SITE PLAN

PLANNING ENGINEERING
 DATE: 04-18-07

Adamson Land Surveying
 1504 Branchwood Lane
 Jonesboro, Arkansas
 PH: 870.932-5900



BOOK 184
 DATE 04-18-07
 RECORDED BY: [Signature]

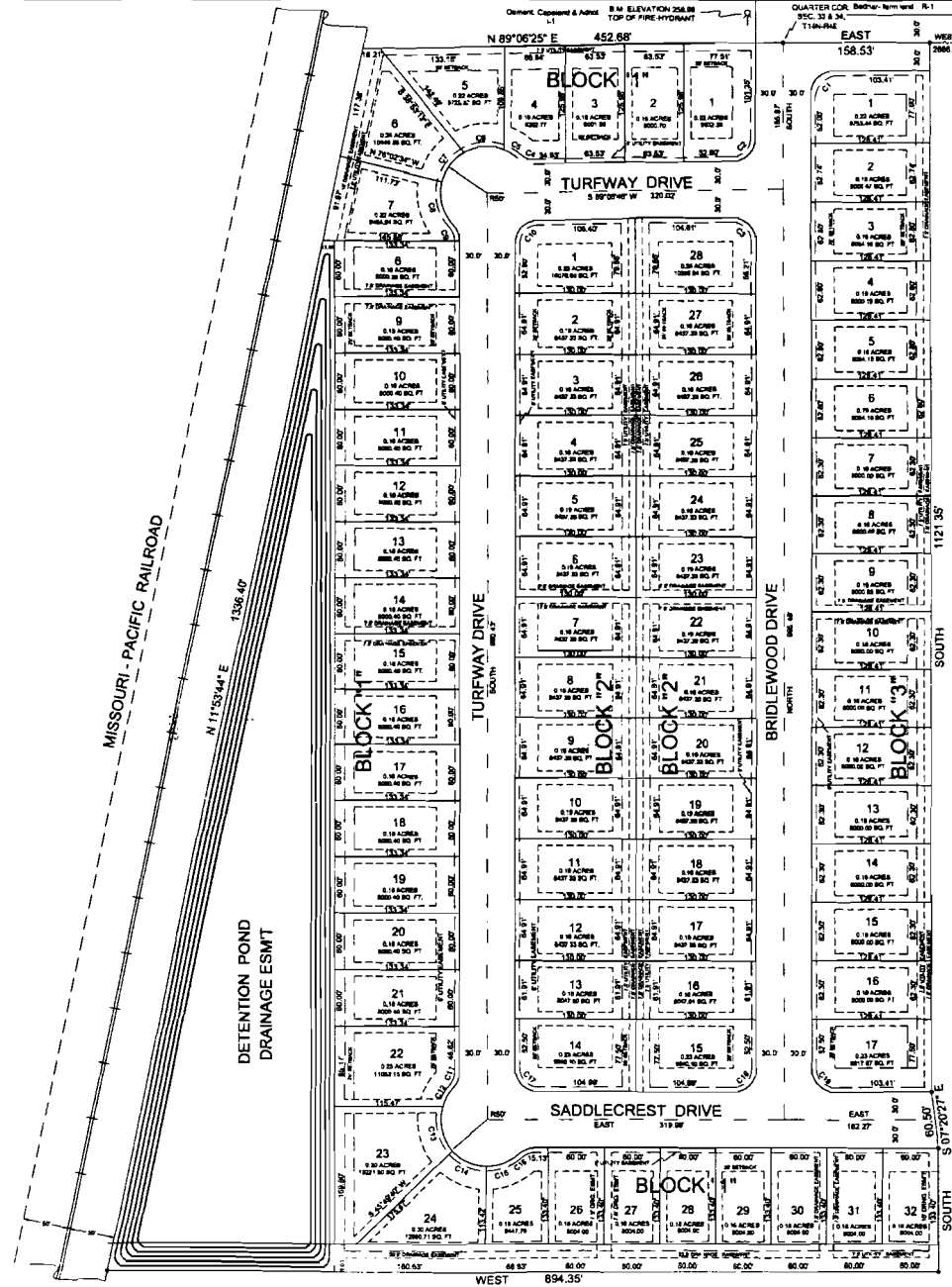
RECORD PLAT
 TURMAN CONSTRUCTION INC.
 4744 STADIUM BLVD., JONESBORO, AR 72404

OWNER'S SIGNATURE: [Signature]
 DATE: 4/18/07

DATE: 04/18/07 SHEET ONE OF ONE

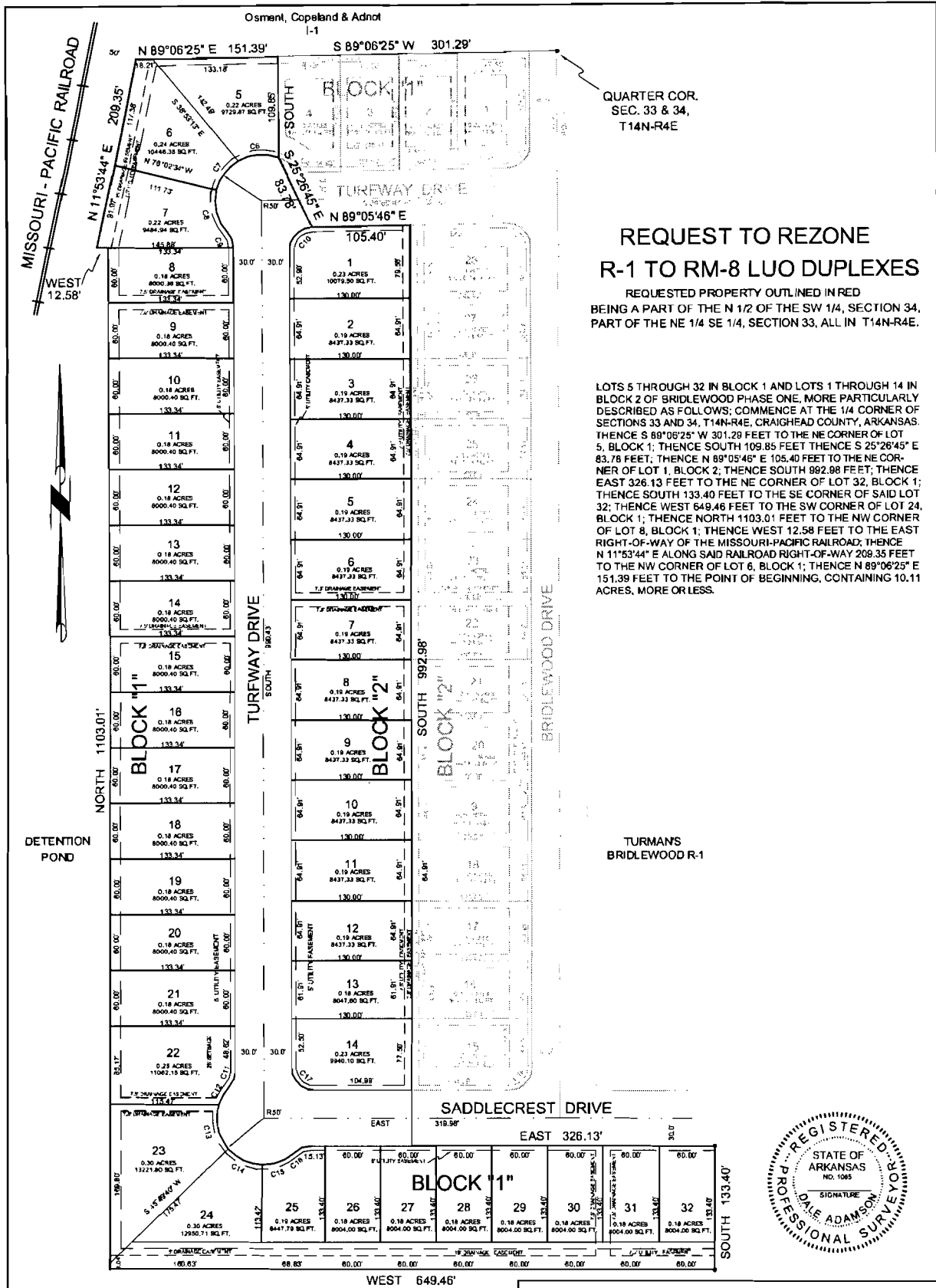
CURVE TABLE

CURVE	BEARING	ANGLE (DEG)	CHORD (FEET)	DELTA ANGLE
C1	89°02'25"	30.27	50.30	89°02'25"
C2	89°02'25"	30.27	50.30	89°02'25"
C3	89°02'25"	30.27	50.30	89°02'25"
C4	89°02'25"	30.27	50.30	89°02'25"
C5	89°02'25"	30.27	50.30	89°02'25"
C6	89°02'25"	30.27	50.30	89°02'25"
C7	89°02'25"	30.27	50.30	89°02'25"
C8	89°02'25"	30.27	50.30	89°02'25"
C9	89°02'25"	30.27	50.30	89°02'25"
C10	89°02'25"	30.27	50.30	89°02'25"
C11	89°02'25"	30.27	50.30	89°02'25"
C12	89°02'25"	30.27	50.30	89°02'25"
C13	89°02'25"	30.27	50.30	89°02'25"
C14	89°02'25"	30.27	50.30	89°02'25"
C15	89°02'25"	30.27	50.30	89°02'25"
C16	89°02'25"	30.27	50.30	89°02'25"
C17	89°02'25"	30.27	50.30	89°02'25"
C18	89°02'25"	30.27	50.30	89°02'25"
C19	89°02'25"	30.27	50.30	89°02'25"
C20	89°02'25"	30.27	50.30	89°02'25"
C21	89°02'25"	30.27	50.30	89°02'25"
C22	89°02'25"	30.27	50.30	89°02'25"
C23	89°02'25"	30.27	50.30	89°02'25"
C24	89°02'25"	30.27	50.30	89°02'25"
C25	89°02'25"	30.27	50.30	89°02'25"
C26	89°02'25"	30.27	50.30	89°02'25"
C27	89°02'25"	30.27	50.30	89°02'25"
C28	89°02'25"	30.27	50.30	89°02'25"
C29	89°02'25"	30.27	50.30	89°02'25"
C30	89°02'25"	30.27	50.30	89°02'25"



OWNER'S CERTIFICATE:
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY CERTIFY PERMISSIBLE USE OF ALL STREETS AND EASEMENTS AS SHOWN.

OWNER'S SIGNATURE: [Signature]
 DATE: 4/18/07

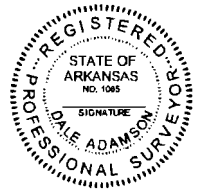


QUARTER COR.
SEC. 33 & 34,
T14N-R4E

REQUEST TO REZONE
R-1 TO RM-8 LUO DUPLEXES
REQUESTED PROPERTY OUTLINED IN RED
BEING A PART OF THE N 1/2 OF THE SW 1/4, SECTION 34,
PART OF THE NE 1/4 SE 1/4, SECTION 33, ALL IN T14N-R4E.

LOTS 5 THROUGH 32 IN BLOCK 1 AND LOTS 1 THROUGH 14 IN BLOCK 2 OF BRIDLEWOOD PHASE ONE, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE 1/4 CORNER OF SECTIONS 33 AND 34, T14N-R4E, CRAIGHEAD COUNTY, ARKANSAS. THENCE S 89°06'25" W 301.28 FEET TO THE NE CORNER OF LOT 5, BLOCK 1; THENCE SOUTH 109.85 FEET THENCE S 25°26'45" E 83.78 FEET; THENCE N 89°05'46" E 105.40 FEET TO THE NE CORNER OF LOT 1, BLOCK 2; THENCE SOUTH 892.98 FEET; THENCE EAST 326.13 FEET TO THE NE CORNER OF LOT 32, BLOCK 1; THENCE SOUTH 133.40 FEET TO THE SE CORNER OF SAID LOT 32; THENCE WEST 649.46 FEET TO THE SW CORNER OF LOT 24, BLOCK 1; THENCE NORTH 1103.01 FEET TO THE NW CORNER OF LOT 8, BLOCK 1; THENCE WEST 12.58 FEET TO THE EAST RIGHT-OF-WAY OF THE MISSOURI-PACIFIC RAILROAD; THENCE N 11°53'44" E ALONG SAID RAILROAD RIGHT-OF-WAY 208.35 FEET TO THE NW CORNER OF LOT 6, BLOCK 1; THENCE N 89°06'25" E 151.39 FEET TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES, MORE OR LESS.

TURMAN
BRIDLEWOOD R-1



0' 100' 200' 300'

UNDEVELOPED A-1

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C6	50.00	45.37	43.87	51.591°
C7	50.00	40.00	39.00	45.543°
C8	50.00	49.86	47.96	58.473°
C9	25.00	18.89	18.26	42.500°
C10	25.00	38.86	35.00	89.054°
C11	25.00	18.89	18.26	42.500°
C12	50.00	22.77	22.57	26.024°
C13	50.00	50.81	48.69	38.172°
C14	50.00	41.86	40.37	47.364°
C15	50.00	38.21	37.22	43.473°
C16	25.00	18.89	18.26	42.500°
C17	25.00	39.27	35.86	59.000°

PLAT OF SURVEY

TURMAN CONSTRUCTION INC.
4744 STADIUM BLDV., JONESBORO AR. 72404

ADAMSON SURVEYING, 1504 BRANCHWOOD LANE, JONESBORO ARKANSAS, 72404 PH: 932-5900

PLAN SCALE:
1" = 100.00'

REVISION	DATE: 12/16/2011	SHEET ONE OF ONE
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Zoning

C-3: General Commercial District. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of the enclosed structure. Appropriate locations of this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

I-1: Limited Industrial District. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

I-2: General Industrial District. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as adequate highway access.

R-1: Single – Family Low Density District. The purpose of this district is to provide for a higher population density, but with basic restrictions similar to the R-O district. This zone is intended for application in areas of medium sized lots which are or will soon be served by municipal water and sanitary sewer service.

R-2: Multi-Family Low Density District: The purpose of this zone is to accommodate higher density residential development and uses, with a wider variety of housing types. The principal use of land is for single-family, duplex, triplex, and fourplex residential structures, with all municipal services available.

RM-8: Residential Multi-Family Classification – 8 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.

145726 0001 23
COMPLIANCE
DEVELOPMENT



MISSOURI - PACIFIC RAILROAD

DETENTION POND
DRAINAGE ESMT

QUANTREY CO. Subst. Plat. 42
182, 82 & 24

EAST
150.33
LONG CREST DRIVE

BRIDLEWOOD PHASE I

LEGAL DESCRIPTION:
WEST 1/2 OF THE WEST HALF OF THE 31/2 OF SECTION 26 400 PART OF THE NE 1/4 OF THE SW 1/4
OF SECTION 21 ALL IN TOWNSHIP 23 NORTH, COCLAS COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED
AS TO, ONE EIGHTY SEVEN (87) QUARTER CORNER TO SECTION 26 AND AS TO, PART OF SECTIONS
25 AND 26 TOWNSHIP 23 NORTH, COUNTY 40 EAST, RANGE 1 WEST, MERIDIAN 2 WEST, 1/4 ACRES
MAY BE IDENTIFIED THENCE WEST BY 1/2 CHAIN TO 1/2 CHAIN E. 1/2 CHAIN N. 1/2 CHAIN
E. 1/2 CHAIN TO THE POINT OF BEGINNING CONTAINING 1/2 ACRES, MORE OR LESS.

ENGINEERING NOTES:
1. ALL LOTS 1 - 24 SHOWN IN THIS PLAN SHALL BE CONVEYED TO THE CITY OF JEROMEBO.
2. ALL LOTS 1 - 24 SHOWN IN THIS PLAN SHALL BE CONVEYED TO THE CITY OF JEROMEBO.
3. ALL LOTS 1 - 24 SHOWN IN THIS PLAN SHALL BE CONVEYED TO THE CITY OF JEROMEBO.
4. ALL LOTS 1 - 24 SHOWN IN THIS PLAN SHALL BE CONVEYED TO THE CITY OF JEROMEBO.

CITY OF JEROMEBO
Ordinary Plat
15/20/11
L. AS 10773
C. 512 PLAN
2/4/11
PLANNED
ENGINEERING
DATE

Adamson Land Surveying
1504 Orchard Lane
Jeromebo, Arkansas
PH: 870-932-9800



OWNERS CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND
RECORDED HEREON AND THAT WE HEREBY GRANT TO THE CITY OF JEROMEBO ALL RIGHTS
AND INTERESTS AS SHOWN.

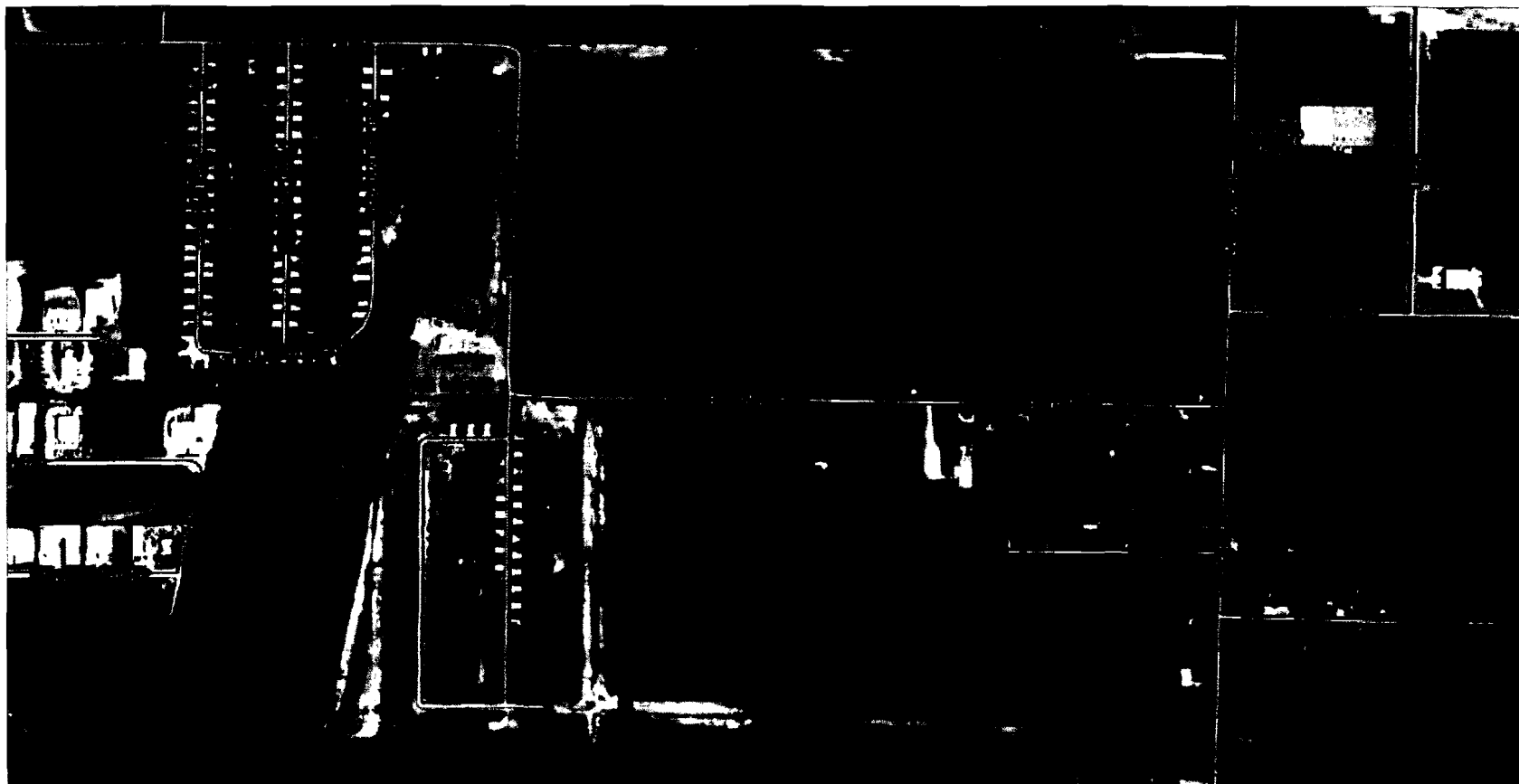
RECORD PLAT
TURMAN CONSTRUCTION, INC.
1244 STANLEY S. W. JEROMEBO, AR 71601
CONTRACT AND INSTRUMENT NO. 1500000000, 11/19/2010
RECORDED 02/23/11 BY 1500000000

Bridlewood Subdivision Homes

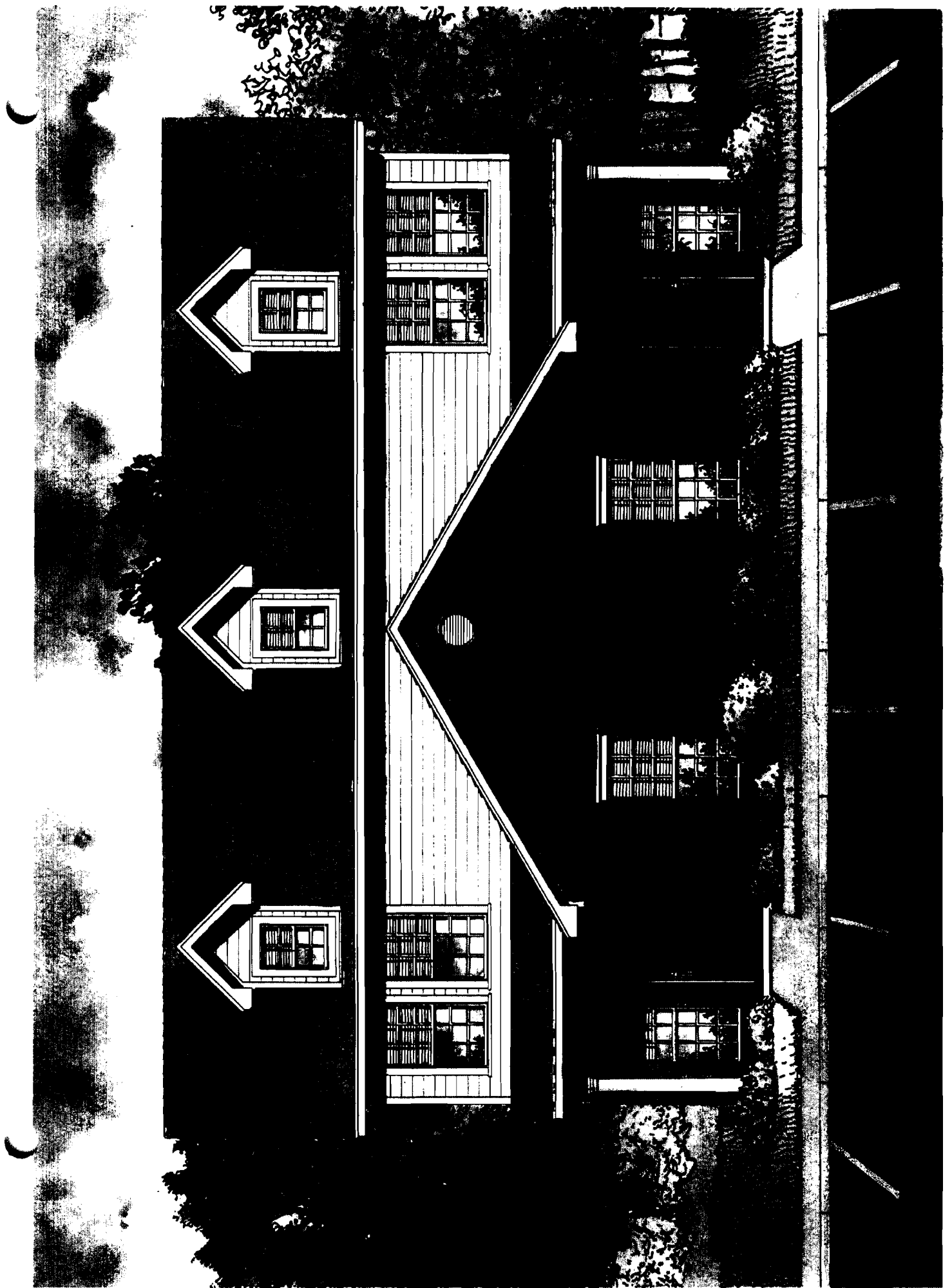
Owner	Address / Lot
Michael Davis	3867 Bridlewood Drive
JADEM LLC Jeff & Mary Ann Green	3879 Bridlewood Drive
Katie & Eric Sterling	3883 Bridlewood Drive
Anna Johnson	3887 Bridlewood Drive
Clint Henderson	3892 Bridlewood Drive
Robert & Leesette Adams	3884 Bridlewood Drive
Kelly Parker	3880 Bridlewood Drive
Larry or Hidda Spencer	3860 Bridlewood Drive
Patricia Porter	3856 Bridlewood Drive
Leonel & Luis Pacheco	3852 Bridlewood Drive
Jacky Murray	3898 Turfway Drive
Hannah Lacy	3890 Turfway Drive
B & T Land Company LLC	3894 Turfway Drive
B & T Land Company LLC	3871 Bridlewood Drive
B & T Land Company LLC	3891 Bridlewood Drive
B & T Land Company LLC	3900 Bridlewood Drive
B & T Land Company LLC	3896 Bridlewood Drive
B & T Land Company LLC	3864 Bridlewood Drive
B & T Land Company LLC	3848 Bridlewood Drive
Griffin Land Properties LLC	3876 Bridlewood Drive
Griffin Land Properties LLC	3888 Bridlewood Drive
Griffin Land Properties LLC	3868 Bridlewood Drive
Griffin Land Properties LLC	3872 Bridlewood Drive

Google

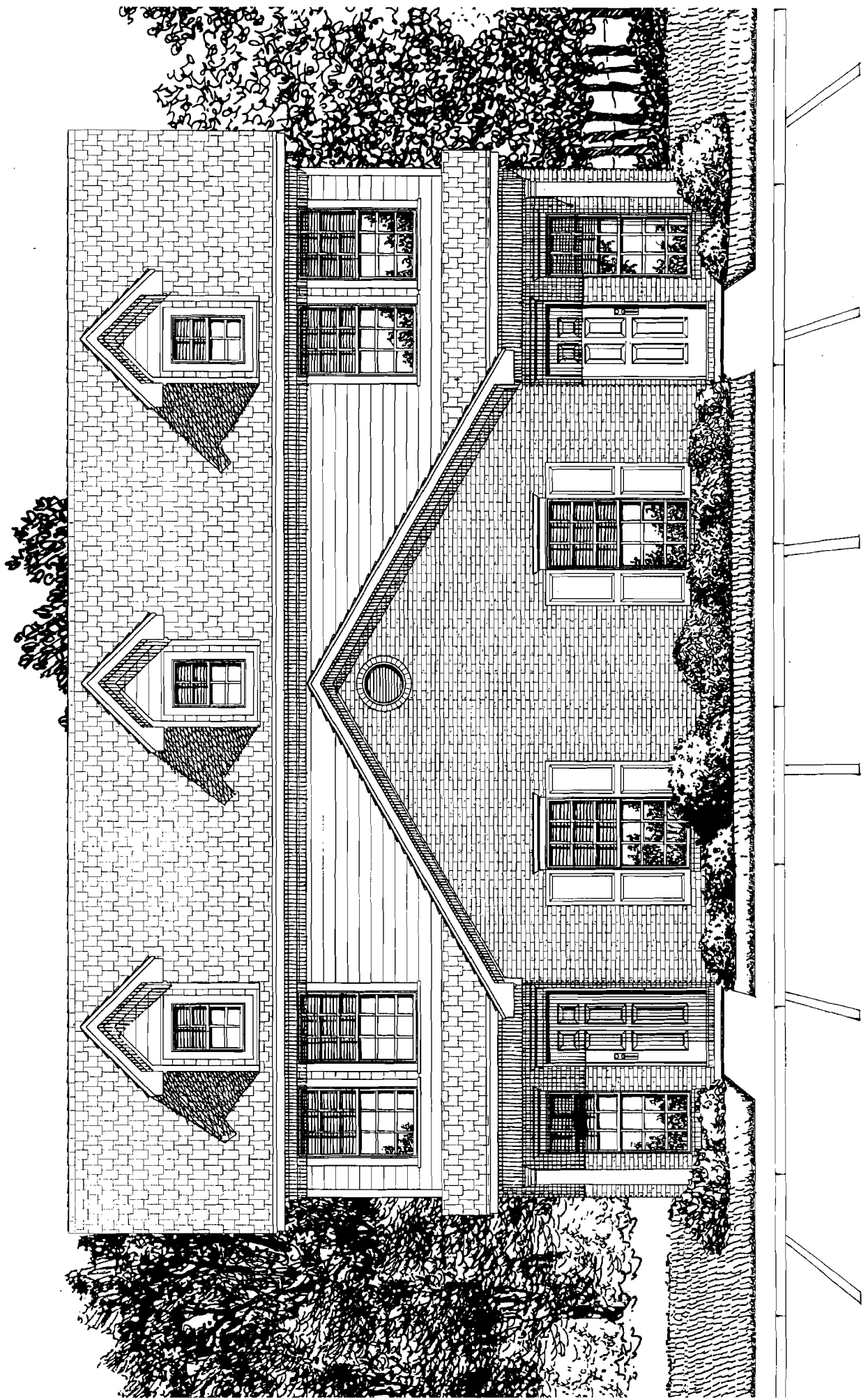
To see all the details that are visible on the screen, use the "Print" link next to the map.

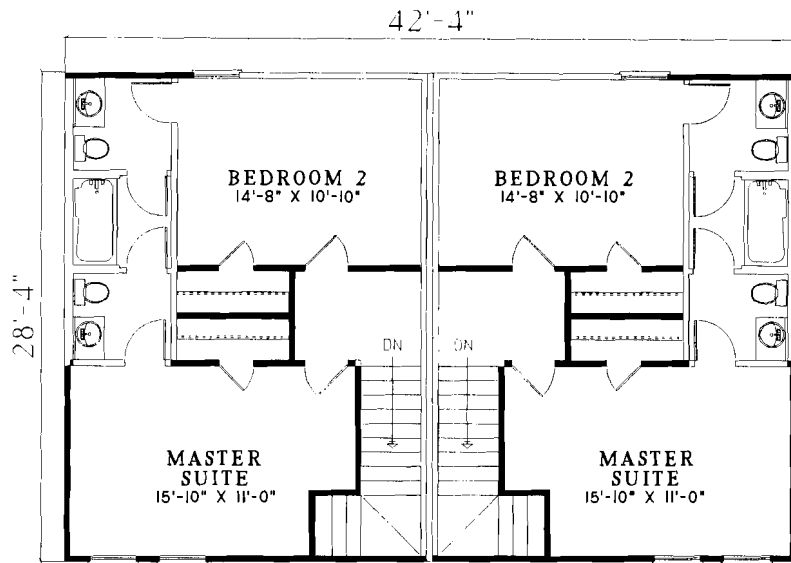


Use Earth view to see maps in 3D
Watch our video to learn more or click the Download button to get started.

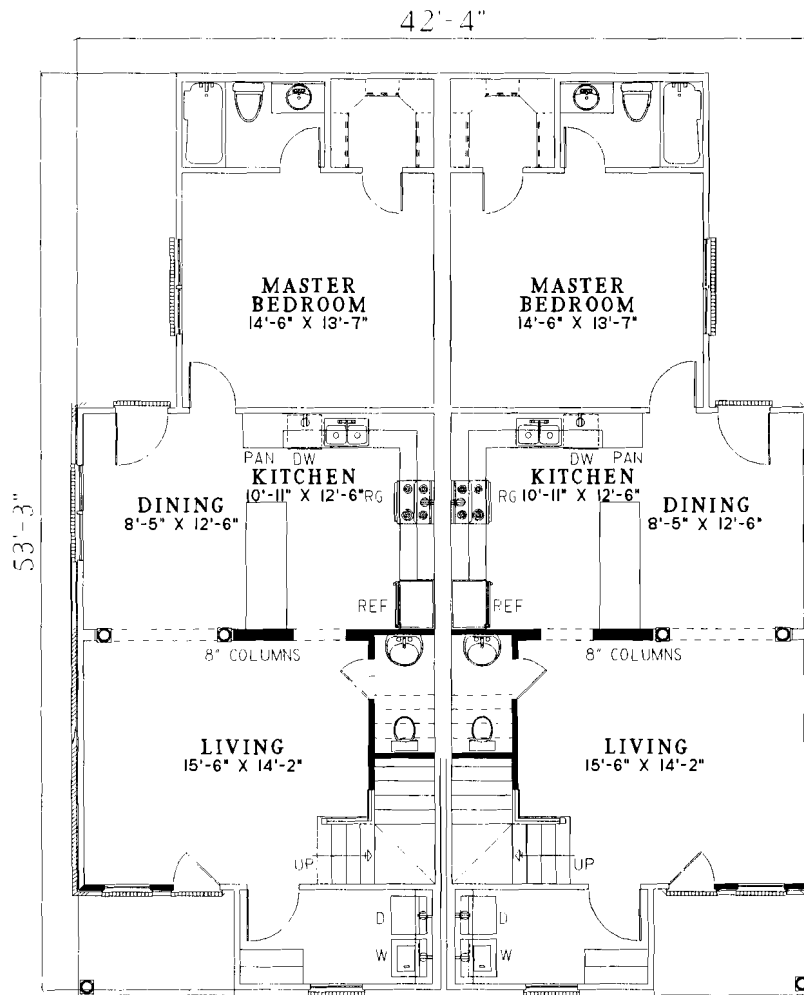








Upper Floor



Main Floor

1500 SQ.FT.
EA. UNIT