

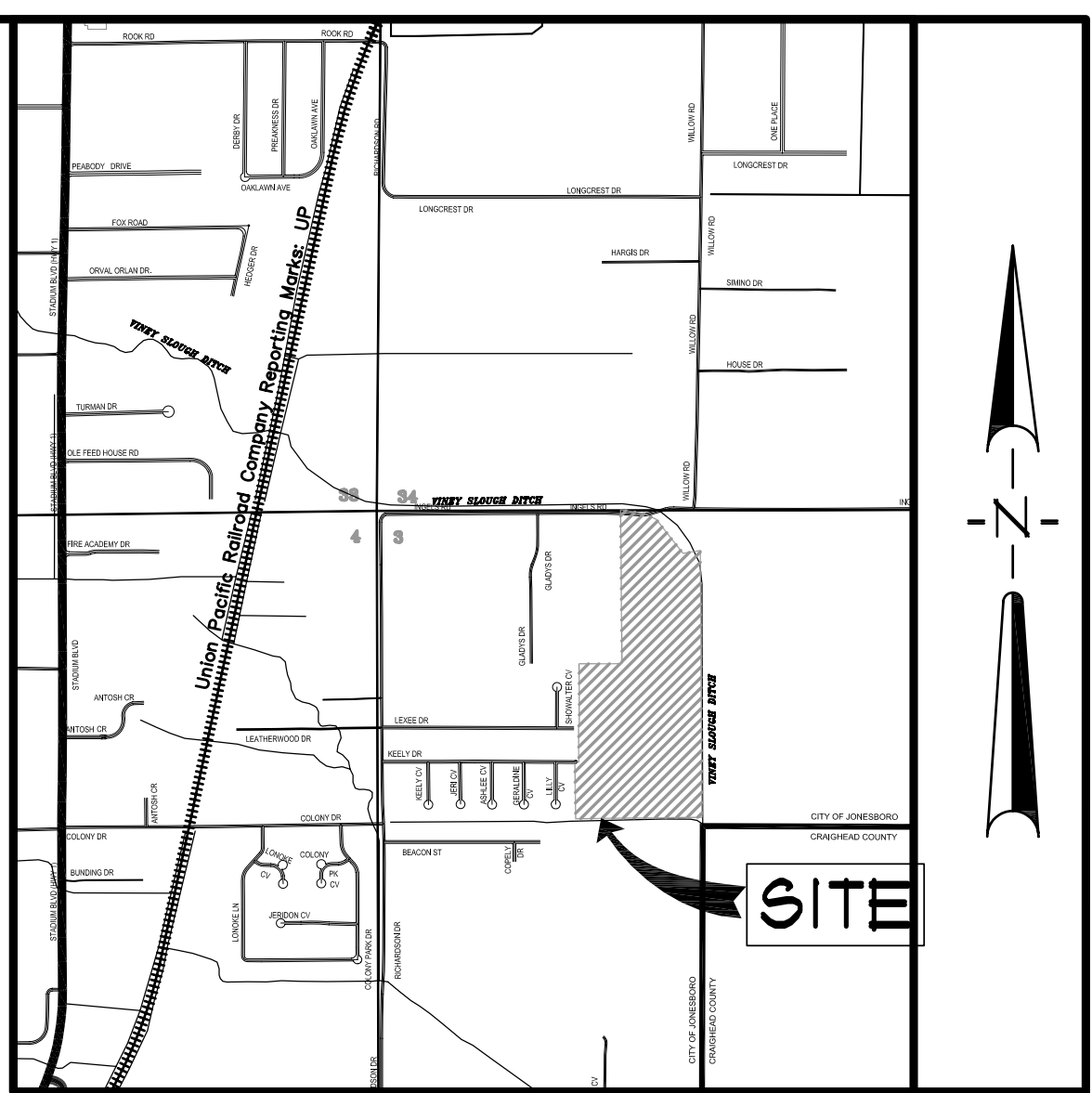
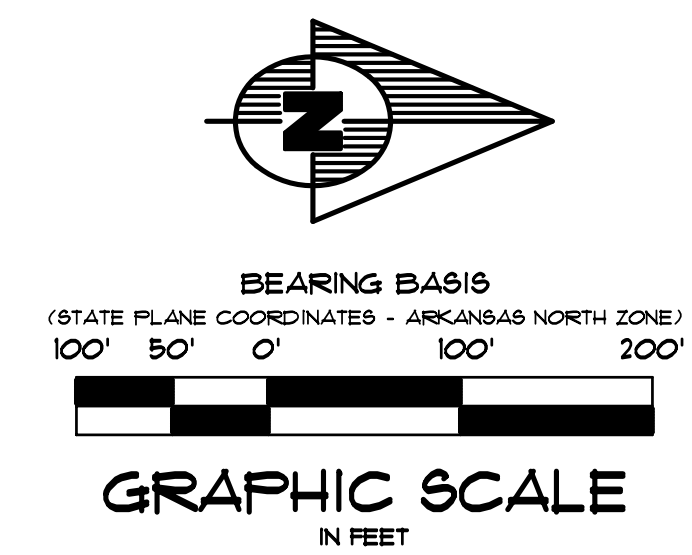
DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER SECTION CORNER OF SECTION 3, TOWNSHIP 13 NORTH RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°22'08" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 364.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2242.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89°19'59" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1061.19 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF CALDWELL ACRES FIFTH ADDITION; THENCE NORTH 00°53'51" WEST, ALONG THE EAST LINE OF SAID PLAT AND DEPARTING FROM SAID SOUTH LINE, A DISTANCE OF 476.01 FEET; THENCE NORTH 89°34'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 333.4 FEET; THENCE NORTH 00°22'33" WEST, CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PLAT OF CALDWELL ACRES SIXTH ADDITION, A DISTANCE OF 282.38 FEET; THENCE NORTH 09°59'02" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 60.39 FEET; THENCE NORTH 00°11'03" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 484.8 FEET; THENCE NORTH 89°51'44" EAST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 360.96 FEET; THENCE NORTH 00°32'09" WEST, A DISTANCE OF 1294.25 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGGINSBOTTOM CREEK AS SHOWN ON PLAT OF EASEMENT AS RECORDED IN BOOK "1", AT PAGE 43, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS; THENCE SOUTH 81°00'11" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 202.46 FEET; THENCE SOUTH 64°00'46" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 106.4 FEET; THENCE SOUTH 38°14'20" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.63 FEET; THENCE NORTH 80°31'02" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1412.3 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2,102,301 SQ. FT. OR 48.26 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



VICINITY SKETCH
NOT TO SCALE

LEGEND

- BOUNDARY LINE
- - - ADJACENT LOT LINE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- F.R.B.
- F.I.P.
- S.I.P.
- FOUND 5/8" REBAR
- FOUND IRON PIPE
- SET 1-1/4" IRON PIPE W/ F3 #166 CAP

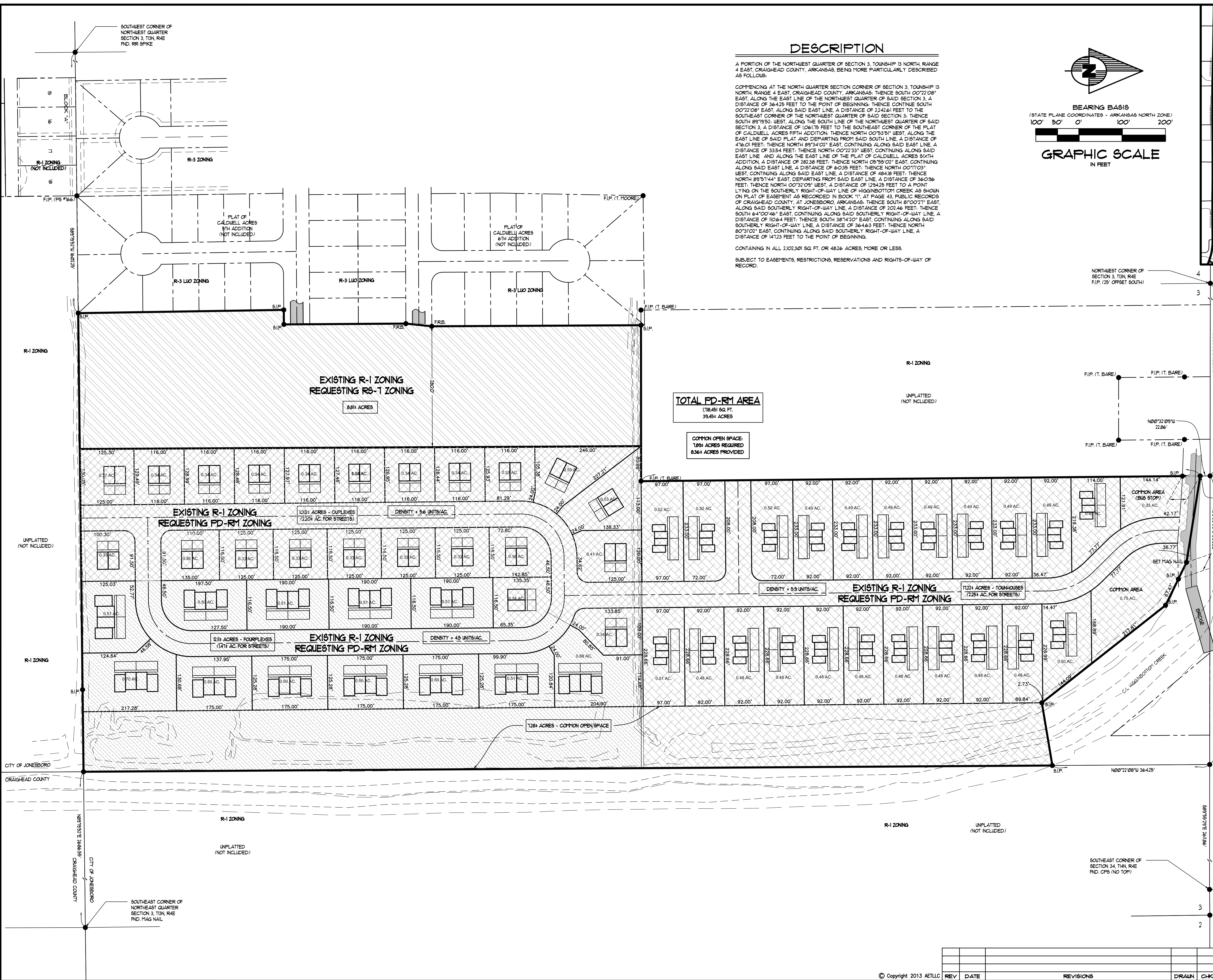
R-1 ZONING

- MIN. LOT WIDTH = 50'
- MIN. LOT AREA = 6,222 SQ. FT.
- STREET SETBACK = 20'
- REAR SETBACK = 20'
- SIDE SETBACK = 15'

TOTAL PD-RM ACREAGE = 39.45 ACRES
ROADWAY ACREAGE = 5.91 ACRES
PROPOSED UNITS = 80
DENSITY = 54 UNITS PER ACRE

TOTAL PD-RM AREA
1,186,491 SQ. FT.
39.45 ACRES

COMMON OPEN SPACE:
1,891 ACRES REQUIRED
8,364 ACRES PROVIDED



ASSOCIATED ENGINEERING AND TESTING, LLC
CIVIL ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
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PH: 870-932-3594 FAX: 870-935-1263

SITE DEVELOPMENT LAYOUT
PORTION OF NORTHWEST QUARTER
OF SECTION 3, T13N, R4E
JONESBORO, ARKANSAS

DRAWN: KLS/CCH CHECKED: KLS DATE: 03/05/13 SHEET
SCALE: 1" = 100' CADD FILE: \\111-001-P3 DWG: 0413034.000X 1 OF 1