HEREINAFTER REFERRED TO AS

THE SEVENTH REPLAT OF BLOCK E, RIDGEPOINTE COUNTRY CLUB PHASE I, JONESBORO, ARKANSAS

OWNER'S CERTIFICATION:

I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name ____________ Signature / Date ____________

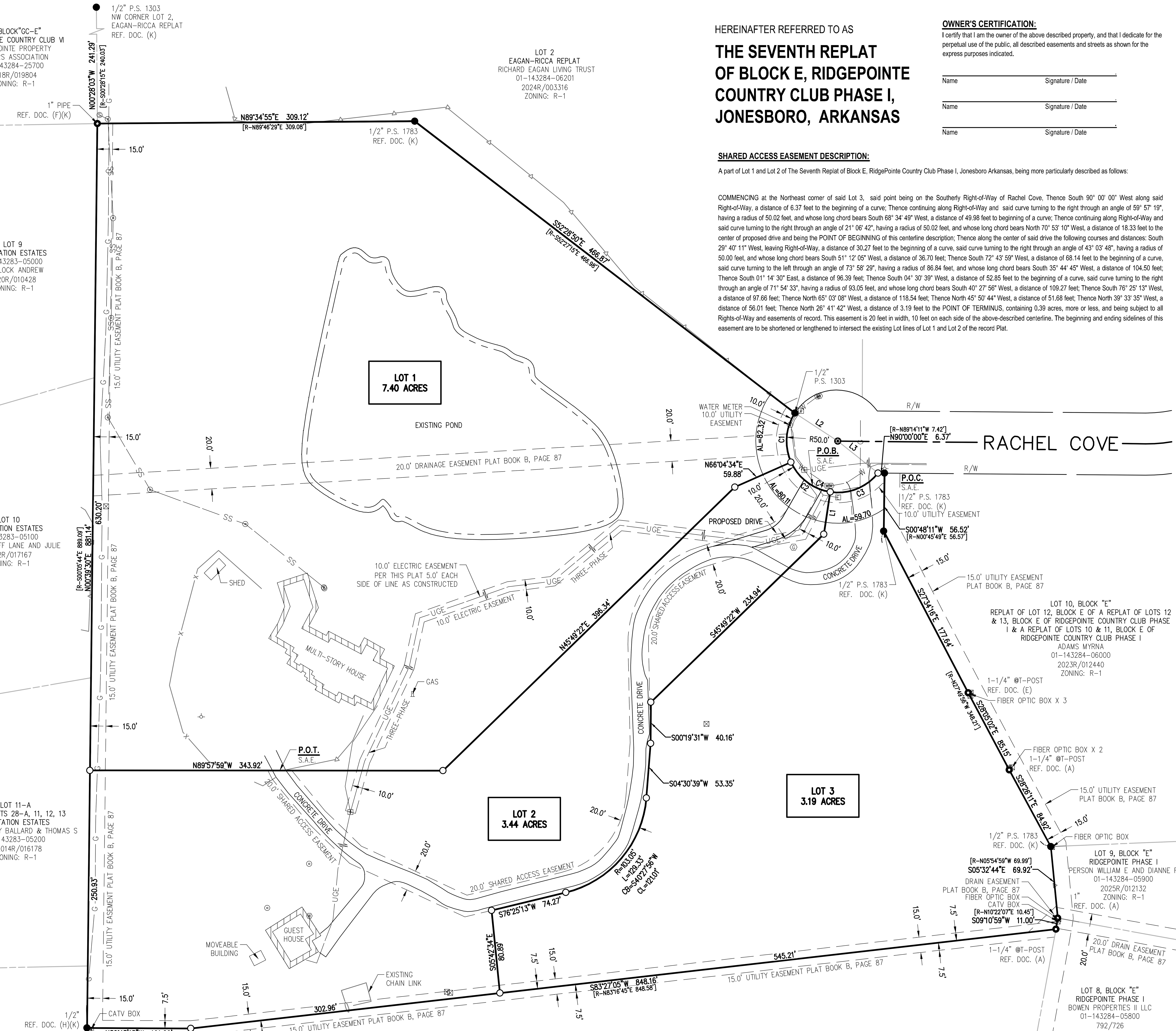
Name ____________ Signature / Date ____________

Name ____________ Signature / Date ____________

SHARED ACCESS EASEMENT DESCRIPTION:

A part of Lot 1 and Lot 2 of The Seventh Replat of Block E, RidgePointe Country Club Phase I, Jonesboro Arkansas, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 3, said point being on the Southerly Right-of-Way of Rachel Cove, Thence South 90° 00' 00" West along said Right-of-Way, a distance of 6.37 feet to the beginning of a curve; Thence continuing along Right-of-Way and said curve turning to the right through an angle of 59° 57' 19", having a radius of 50.02 feet, and whose long chord bears South 68° 34' 49" West, a distance of 49.98 feet to beginning of a curve; Thence continuing along Right-of-Way and said curve turning to the right through an angle of 21° 06' 42", having a radius of 50.02 feet, and whose long chord bears North 70° 53' 10" West, a distance of 18.33 feet to the center of proposed drive and being the POINT OF BEGINNING of this centerline description; Thence along the center of said drive the following courses and distances: South 29° 40' 11" West, leaving Right-of-Way, a distance of 30.27 feet to the beginning of a curve, said curve turning to the right through an angle of 43° 03' 48", having a radius of 50.00 feet, and whose long chord bears South 51° 12' 05" West, a distance of 36.70 feet; Thence South 72° 43' 59" West, a distance of 68.14 feet to the beginning of a curve, said curve turning to the left through an angle of 73° 58' 29", having a radius of 86.84 feet, and whose long chord bears South 35° 44' 45" West, a distance of 104.50 feet; Thence South 01° 14' 30" East, a distance of 96.39 feet; Thence South 04° 30' 39" West, a distance of 52.85 feet to the beginning of a curve, said curve turning to the right through an angle of 71° 54' 33", having a radius of 93.05 feet, and whose long chord bears South 40° 27' 56" West, a distance of 109.27 feet; Thence South 76° 25' 13" West, a distance of 97.66 feet; Thence North 65° 03' 08" West, a distance of 118.54 feet; Thence North 45° 50' 44" West, a distance of 51.68 feet; Thence North 39° 33' 35" West, a distance of 56.01 feet; Thence North 26° 41' 42" West, a distance of 3.19 feet to the POINT OF TERMINUS, containing 0.39 acres, more or less, and being subject to all Rights-of-Way and easements of record. This easement is 20 feet in width, 10 feet on each side of the above-described centerline. The beginning and ending sidelines of this easement are to be shortened or lengthened to intersect the existing Lot lines of Lot 1 and Lot 2 of the record Plat.



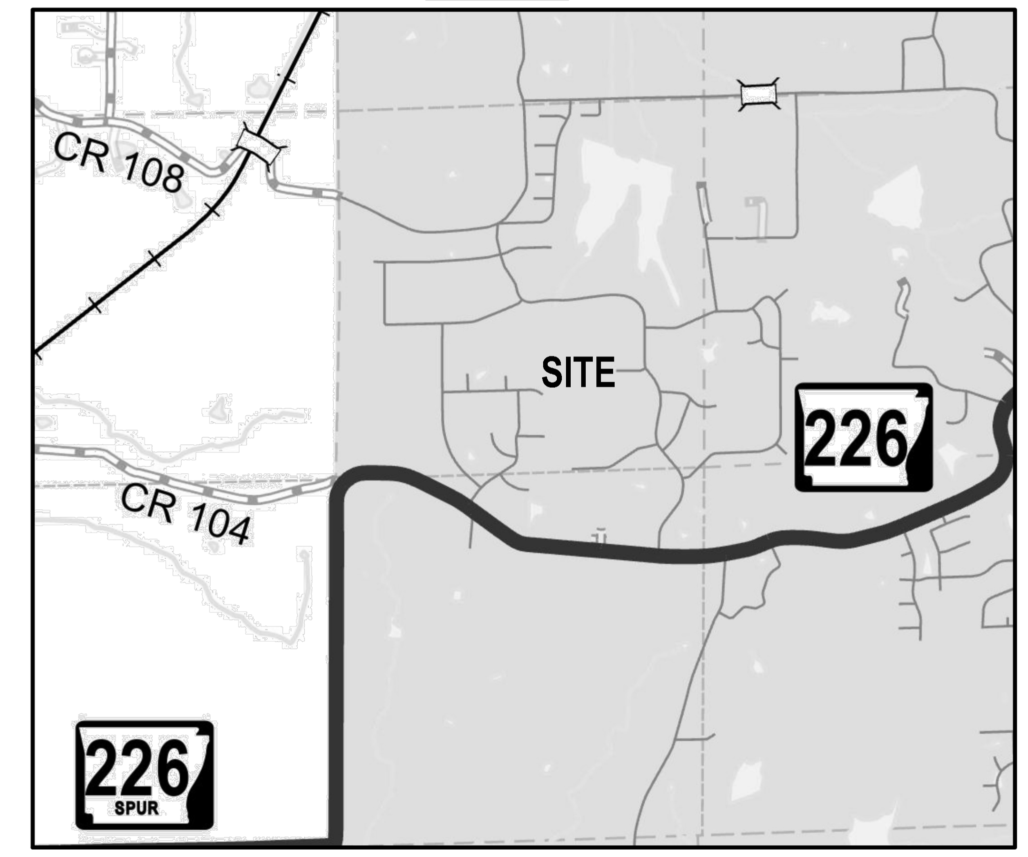
LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S08° 33' 53"W	41.57'
L2	S56° 52' 01"E	50.03'
L3	S51° 24' 58"E	50.00'

CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	057°16'38"	50.02	50.00	S04° 28' 26"W	47.94'
C2	057°16'38"	50.02	50.00	S52° 48' 12"E	47.94'
C3	059°57'19"	50.02	52.34	S68° 34' 49"W	49.98'
C4	021°06'42"	50.02	18.43	N70° 53' 10"W	18.33'

VICINITY MAP



SURVEYOR'S NOTES:

1. Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
3. Plat represents a boundary survey of a property designated as parcel #01-143284-06100 by the Craighead County Assessor's office and described in Craighead County Deed Record Book 432, Page 232.
4. Survey is valid only if print has original seal and signature of surveyor present.
5. Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
6. The locations of underground utilities as shown hereon are based on above ground markings (Locate Ticket #251217-1428) and visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. Utility maps were acquired from Jonesboro CWL.
7. Documents of record reviewed and provided to the surveyor are noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
8. Parcel numbers, owner names, and other property information are sourced from Craighead County Assessor's office.
9. All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
10. The flood zone information for the subject property is based on FEMA Flood Insurance Rate Map (FIRM) for the City of Jonesboro, Arkansas, Community #050048, Panel #05031C0245D, effective 9/26/2024. Subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain.
11. The subject property is located in "Zone R-1, Single-Family Medium Density District". The minimum building setback dimensions are as listed below:
    - Street setback 25'
    - Side setback 7.5'
    - Rear setback 25'

    Note - The record RidgePointe Country Club Phase I, Jonesboro, Arkansas as filed in Plat Boook B, Page 87, is platted with a street setback of 30'.
12. City Water & Light Notes:
    a. Lot 1 is currently connected to the public sanitary sewer main.
    b. Lot 2 contains an existing septic system and exceeds three (3) acres in size.
    c. Lot 3 will be served by a septic system and exceeds three (3) acres in size.
    d. The Developer shall coordinate with Jonesboro City Water & Light for new water taps and water meter locations for Lots 1, 2, and 3.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:

A. RidgePointe Country Club Phase I, by Jonesboro-Miller-Newell, dated 10/16/1992. Filed for record in Plat Book B, Page 87, in the Circuit Clerk's office of Craighead County, Arkansas.
B. Warranty Easement Deed, dated 11/13/1992. Filed for record in Deed Book 432, Page 232, in the Circuit Clerk's office of Craighead County, Arkansas.
C. Replat Lots 14 & 15 Block 'E' of RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Jonesboro-Miller-Newell, dated 2/29/1996. Filed for record in Plat Book B, Page 87, in the Circuit Clerk's office of Craighead County, Arkansas.
D. A Replat of Lots 12 & 13, Block "E". Ridgepointe Country Club Phase I Jonesboro, Arkansas, by Hamman Newell Engineering, dated 9/4/1996. Filed for record in Plat Book B, Page 184, in the Circuit Clerk's office of Craighead County, Arkansas.
E. Replat of Lot 12, Block E of a Replat of Lots 12 & 13, Block E of RidgePointe Country Club Phase I, & A Replat of Lots 10 & 11, Block E of RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Hamman Newell Engineering, dated 7/11/2000. Filed for record in Plat Book C, Page 96, in the Circuit Clerk's office of Craighead County, Arkansas.
F. Plantation Estates by Associated Engineering and Testing, LLC., dated 4/29/2005. Filed for record in Plat Book C, Page 172, in the Circuit Clerk's office of Craighead County, Arkansas.
G. Replat of Lots 28-A, 11, 12, 13 Plantation Estates, Jonesboro, Arkansas, by Associated Engineering and Testing, LLC., dated 12/22/2005. Filed for record in Plat Book C, Page 173, in the Circuit Clerk's office of Craighead County, Arkansas.
H. Boyd's Replat of Lots 1, 2, & 3, Block "E" of RidgePointe Country Club Phase I, Jonesboro, Arkansas by Civilogic, dated 2/12/2013. Filed for record in Plat Book C, Page 234, in the Circuit Clerk's office of Craighead County, Arkansas.
I. Ricca Replat of Lot 13, of a Replat of Lots 12 & 13, Block "E", RidgePointe Country Club Phase I, Jonesboro, Arkansas, and Lot 14 of a Replat of Lots 14 & 15, Block "E" RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Civilogic, dated 7/02/2018. Filed for record in Plat Book C, Page 306, in the Circuit Clerk's office of Craighead County, Arkansas.
J. RidgePointe Country Club Phase I, Jonesboro, Arkansas, and, Lot 14 of a Replat of Lots 14 & 15, Block "E" RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Civilogic, dated 7/02/2018. Filed for record in Plat Book C, Page 306, in the Circuit Clerk's office of Craighead County, Arkansas.
K. Eagan-Ricca Replat of Lot 16 in Block "E" of RidgePointe Country Club Phase I, to the City of Jonesboro, Arkansas and Lot 1 of Ricca Replat of RidgePointe Country Club Phase I, to the City of Jonesboro, Arkansas, by H & S Hime Professional Surveying Services, dated 4/05/2024. Filed for record in Plat Book 2025R, Page 009846, in the Circuit Clerk's office of Craighead County, Arkansas.

LEGEND

Symbol		Line type
○	SET 5/8" REBAR (PS 1563)	PROPERTY LINE
□	CALCULATED (NOT SET)	ADJOINING PROPERTY LINE
●	FOUND REBAR (AS NOTED)	CENTERLINE ROAD
◉	FOUND PIPE (AS NOTED)	EXISTING RIGHT-OF-WAY
	FOUND COTTON PICKER SPINDLE	EXISTING EASEMENT
Ⓢ	SANITARY SEWER MANHOLE	EXISTING SANITARY SEWER — SS —
	SEWER CLEAN OUT	EXISTING GAS LINE — G —
	FIRE HYDRANT	UNDERGROUND ELECTRIC — UGE —
	WATER VALVE	EXISTING WATER LINE — W —
Ⓦ	WATER METER	EXISTING BUILDING
Ⓖ	GAS METER	EDGE CONCRETE
	UTILITY MARKER (AS NOTED)	PROPOSED DRIVE
⊠	ELECTRIC JUNCTION BOX	EDGE OF WATER
	ELECTRIC TRANSFORMER	FENCE LINE (WOVEN WIRE) — X —
S.A.E.	SHARED ACCESS EASEMENT	FENCE LINE (WROUGHT IRON)
	NOT TO SCALE	EXISTING 30' BUILDING SETBACK

RECORD INFORMATION

BASIS OF BEARINGS:

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE (0301). NAD83, 2010.00 EPOCH DISTANCES SHOWN ARE GROUND DISTANCES IN U.S. SURVEY FEET.

GRAPHIC SCALE IN FEET
50' 0 50'

STATE PLAT CODE:
500-14N-03E-0-28-200-16-1563

SEAL

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1563
SIGNATURE
MICHAEL A. DANIELS

REPLAT

EAGEN-RICCA REPLAT OF LOT 16 IN, BLOCK "E" OF RIDGEPOINTE, PHASE I TO THE CITY OF JONESBORO, ARKANSAS AND LOT 1 OF RICCA REPLAT OF RIDGEPOINTE, PHASE I TO THE CITY OF JONESBORO

PREPARED FOR:
GERA INVESTMENTS, LLC.

ISSUE DATE:	3/19/2026
PROJECT NO:	25906300
CONTACT:	MDG/MAD

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194
Crafton Tull
870.203.7876 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2026 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:

DRAWING: G:\25906300_RACHELCOVE\SURVEY\DWG\25906300_RACHELCOVE_REPLAT.DWG
LAYOUT: 24X36 LAST SAVED: MG8312, 3/19/2026 5:01 PM
PLOTTED BY: MATTHEW GAGE 3/19/2026 5:02 PM ("PLOTTED BY:" ONLY VALID ON HARD COPY)