

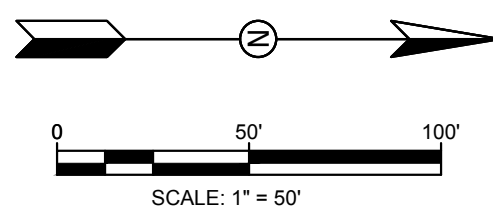
TRACT IV PARTITION PLAT
BOOK 'C', PAGE 209

CATHY GRAVES
DEED BOOK 632, PAGE 890
656 CR 712, JONESBORO AR

LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/ BRANDON WOOD P.S. # 1817 CAP
- CALCULATED CORNER
- COTTON PICKER SPINDLE (AS NOTED)
- PK 1 MAG NAIL (AS NOTED)
- MONUMENT (AS NOTED)
- BENCHMARK (CONTROL POINT)
- BOUNDARY LINE
- EASEMENT LINE
- ROAD CENTERLINE
- OVERHEAD ELECTRIC
- POWER POLE

RS-7 ZONING BUILDING SETBACKS:
20' - FRONT & REAR
7.5' - SIDE



MAPPING POINT 'B'
(CALCULATED BY BEARING AND DISTANCE)

CALCULATED CORNER
NE CORNER (W 1/16 SEC. 26 & 35) OF THE
NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 15 NORTH, RANGE 4 EAST

DESCRIPTION:
THE EAST HALF OF THE NOTRWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD
COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southeast corner of the Northwest Quarter of said Section 35;
thence North 00°05'20" East 1324.24 feet, thence South 89°56'01" West 661.34 feet;
thence South 00°01'31" East 1327.53 feet; thence North 89°38'49" East 658.71 feet to
the point of beginning proper, having an area of 875,101.08 square feet, 20.09 acres
more or less and being subject to all public and private roads and easements.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- PROJECT IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
- SUBJECT PROPERTY IS ZONED **RS-7**.
- THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.
- MAPPING POINTS:
A. NORTHING: 569,233.53 ; EASTING: 1,716,599.03
B. NORTHING: 570,557.76 ; EASTING: 1,716,601.09
- THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
a. RECORD PLAT - THE VILLAS AT SAGE, BOOK 'C', PAGE 207
b. RECORD PLAT - SAGE MEADOWS MAINTENANCE FACILITY, BOOK 'C', PAGE 62
c. WARRANTY DEED - BOOK 623, PAGE 272



THE VILLAS AT SAGE PHASE III

FINAL PLAT

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

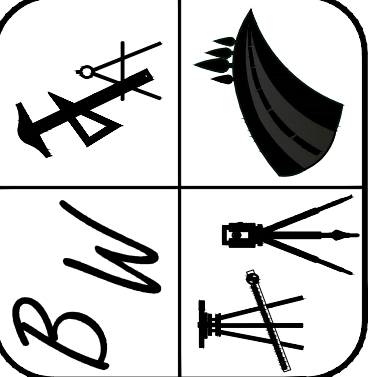
DATE: 11/1/16

REV:

DRAWN BY: BGV

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING

112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 1	109.68	708.67	8.87	N81° 05' 32"W	109.58
C 2	45.03	25.00	103.21	S81° 41' 37"W	39.19
C 3	47.77	25.00	109.47	S84° 38' 48"E	40.82
C 4	3.72	70.00	3.05	N69° 05' 37"E	3.72
C 5	51.09	130.00	22.52	N78° 49' 45"E	50.77
C 6	27.51	70.00	22.52	S78° 49' 45"E	27.34
C 7	38.49	130.00	16.97	S76° 03' 09"W	38.35
C 8	36.85	25.00	94.45	S42° 18' 44"W	33.60
C 9	18.69	25.00	42.83	S21° 19' 40"E	18.26
C 10	40.00	50.00	45.84	N19° 49' 35"W	38.94
C 11	34.78	50.00	39.85	N23° 01' 03"E	34.08
C 12	34.78	50.00	39.85	N62° 52' 11"E	34.08
C 13	48.03	50.00	55.04	S69° 41' 02"E	46.21
C 14	17.30	25.00	39.64	N61° 58' 56"W	16.95
C 15	3.73	25.00	8.55	N86° 04' 37"W	3.73
C 16	21.03	25.00	48.19	S65° 33' 08"W	20.41
C 17	39.23	50.00	44.95	N63° 55' 56"E	38.23
C 18	33.54	50.00	38.43	S74° 22' 30"E	32.92
C 19	33.57	50.00	38.47	S35° 55' 22"E	32.94
C 20	33.57	50.00	38.46	S2° 32' 39"W	32.94
C 21	33.57	50.00	38.47	S41° 00' 40"W	32.94
C 22	33.57	50.00	38.47	S79° 28' 52"W	32.94
C 23	34.14	50.00	39.12	N61° 43' 25"W	33.48
C 24	21.03	25.00	48.19	S66° 15' 29"E	20.41
C 25	46.89	30.00	89.56	N44° 52' 05"E	42.26
C 26	47.77	25.00	109.47	N54° 38' 49"W	40.82
C 27	51.07	130.00	22.51	N78° 50' 05"E	50.74
C 28	39.27	25.00	90.00	S45° 08' 20"W	35.36
C 29	18.69	25.00	42.83	S21° 19' 40"E	18.26
C 30	14.60	50.00	16.73	N34° 22' 47"W	14.55

STATE CODE: 500-15N-04E-0-35-440-16-1817

Curve Table					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C 31	49.22	50.00	56.41	N2° 11' 20"E	47.26
C 32	37.57	50.00	43.05	N51° 55' 03"E	36.69
C 33	39.08	50.00	44.79	S84° 09' 52"E	38.10
C 34	39.96	50.00	45.79	S38° 52' 41"E	38.90
C 35	51.41	50.00	58.91	S13° 28' 07"W	49.17
C 36	9.47	25.00	21.70	N32° 04' 27"E	9.41
C 37	9.22	25.00	21.14	N10° 39' 25"E	9.17
C 38	18.69	25.00	42.83	N21° 19' 40"W	18.26
C 39	14.72	50.00	16.86	S34° 18' 46"E	14.66
C 40	47.51	50.00	54.44	S1° 20' 17"W	45.74
C 41	34.91	50.00	40.00	S48° 33' 26"W	34.20
C 42	34.91	50.00	40.00	S88° 33' 26"W	34.20
C 43	34.59	50.00	39.64	N51° 37' 19"W	33.91
C 44	59.02	50.00	67.64	N2° 00' 59"E	55.65
C 45	35.49	352.00	5.78	S21° 47' 41"E	35.47
C 46	6.19	50.00	7.09	N39° 22' 42"E	6.18
C 47	18.69	25.00	42.83	S21° 30' 20"W	18.26
C 48	39.27	25.00	90.00	S44° 54' 42"E	35.36
C 49	27.50	70.00	22.51	N78° 50' 05"E	27.32
C 50	38.47	130.00	16.96	S76° 03' 28"W	38.33
C 51	36.85	25.00	84.45	N42° 18' 44"E	33.60
C 52	38.14	25.00	87.41	N43° 37' 02"W	34.55
C 53	29.07	613.99	2.71	N88° 40' 47"W	29.07
C 54	39.29	100.00	22.51	N78° 50' 05"E	39.03
C 55	39.29	100.00	22.51	S78° 50' 05"W	39.03
C 56	39.30	100.00	22.52	N78° 49' 45"E	39.05

SURVEYOR'S CERTIFICATION:

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY
SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE
REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE
FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817

OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND
HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE
OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: _____

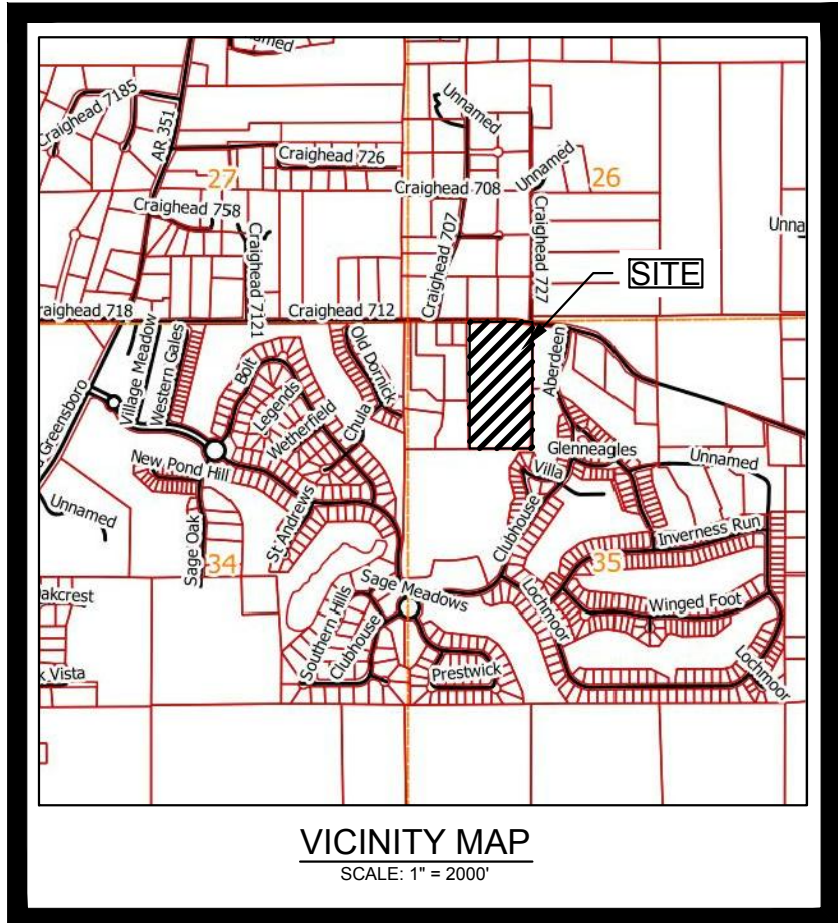
SIGNATURE: _____

TITLE: _____

PRINTED NAME: _____

SIGNATURE: _____

TITLE: _____



VICINITY MAP
SCALE: 1" = 200'