

Curve #	Length	Radius	Delta
C52	39.27	25.00	90.00
C53	0.66	14.94	2.52
C54	42.01	50.00	48.13
C55	38.41	50.00	44.02
C56	41.41	50.00	47.45
C57	39.95	50.00	45.78
C58	57.79	50.00	66.22
C59	30.77	25.00	70.52
C73	211.91	2067.97	5.87
C74	136.85	2067.97	3.79
C75	94.01	2067.94	2.60
C76	46.15	2067.96	1.28
C77	63.66	2067.91	1.76
C60	39.27	25.00	90.00
C95	50.72	25.00	116.25
C96	97.37	475.58	11.73
C101	32.75	475.58	3.95
C102	44.16	993.07	2.55
C105	72.76	993.07	4.20
C107	70.96	993.07	4.09

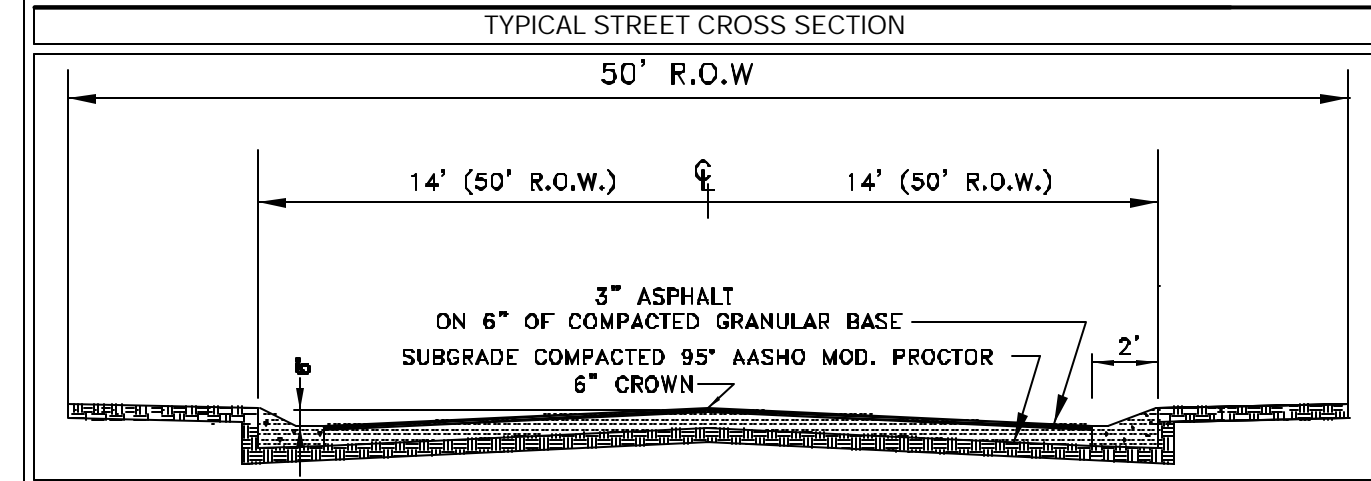
Curve #	Length	Radius	Delta
C109	72.77	993.07	4.20
C120	58.81	993.07	3.39
C119	21.74	25.00	49.82
C118	28.42	50.00	32.56
C117	44.14	50.00	50.58
C116	52.50	50.00	60.16
C115	44.30	50.00	50.76
C114	53.02	50.00	60.76
C113	18.77	50.00	21.51
C112	20.36	25.00	46.67
C111	30.68	1043.10	1.69
C110	64.74	1043.10	3.56
C78	63.23	1932.00	1.88
C79	68.44	1932.00	2.03
C80	69.12	1932.00	2.05
C81	69.12	1932.00	2.05
C108	64.73	1043.10	3.56
C106	64.71	1043.10	3.55
C82	69.12	1932.00	2.05
C104	64.66	1043.10	3.55

Curve #	Length	Radius	Delta
C103	48.85	1043.10	2.68
C83	69.12	1932.00	2.05
C84	68.10	1932.00	2.02
C100	14.82	525.58	1.62
C99	60.48	525.58	6.59
C94	58.88	525.58	6.42
C93	48.53	525.58	5.29
C85	90.04	432.00	11.94
C86	88.74	432.00	11.77
C87	43.73	432.00	5.80
C92	34.09	25.00	78.14
C88	45.72	475.00	5.51
C2	14.29	525.00	1.56
C3	57.14	525.00	6.24
C1	80.59	2068.00	2.23
C4	57.03	525.00	6.22
C5	15.03	525.00	1.64
C6	39.27	25.00	90.00
C9	39.27	25.00	90.00
C10	21.09	23.91	50.54

Curve #	Length	Radius	Delta
C11	12.66	50.00	14.50
C12	51.60	50.00	59.12
C13	51.44	50.00	58.95
C14	43.35	50.00	49.67
C15	65.38	50.00	74.92
C16	16.77	50.00	19.21
C18	20.99	25.00	46.93
C19	144.59	2068.00	4.01
C20	109.82	2068.00	3.04
C21	25.64	2068.00	0.71
C22	39.27	25.00	90.00
C23	78.54	50.00	90.00
C24	21.03	25.00	48.19
C28	11.03	50.00	12.64
C29	53.49	50.00	61.30
C30	43.51	50.00	49.86
C31	42.92	50.00	49.19
C32	49.32	50.00	56.52
C38	153.81	2068.00	4.26
C39	8.78	2068.00	0.24

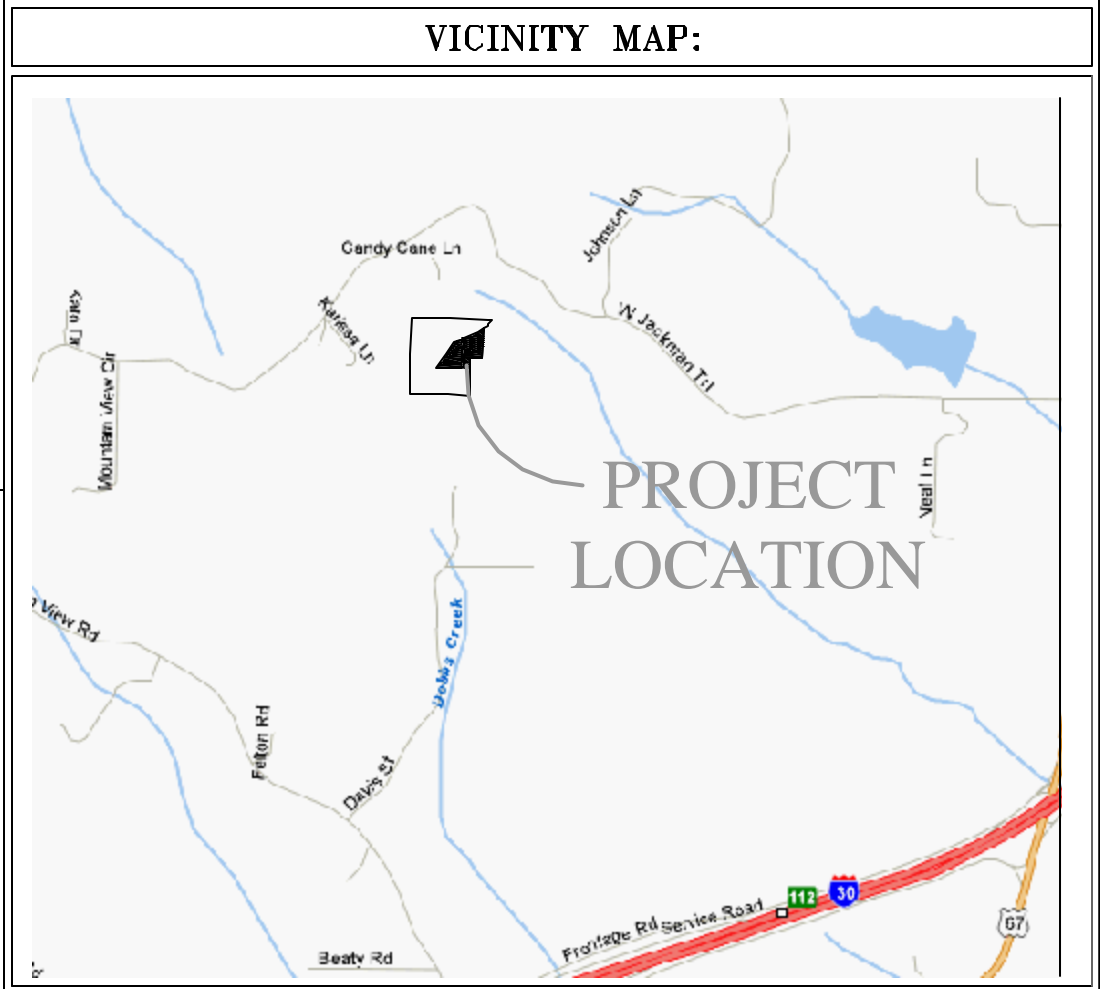
Curve #	Length	Radius	Delta
C33	40.90	50.00	46.87
C34	21.03	25.00	48.19
C40	15.39	96.07	9.18
C42	3.02	30.23	5.73
C43	15.82	30.23	29.99
C44	49.18	50.00	56.35
C45	42.03	50.00	48.16
C46	47.92	50.00	54.91
C48	9.37	22.27	24.11
C49	9.75	22.27	25.08
C50	15.43	52.87	16.72
C51	39.27	25.00	90.00
C67	11.19	230.42	2.78
C68	45.39	230.42	11.29
C69	32.94	230.42	8.19
C70	32.81	230.42	8.16
C71	34.94	230.42	8.69
C72	18.66	230.42	4.64
C63	61.33	682.81	5.15
C64	64.33	682.81	5.40

Curve #	Length	Radius	Delta
C65	64.73	682.81	5.43
C66	6.68	682.81	0.56



PROPERTY DESCRIPTION (AS SURVEYED)

Legal Description,
The Meadows, Phase 1
All that part of the West half of Section 18, and all that part of the Southwest quarter of the Northeast quarter, Township 2 south, Range 15 West, Saline County, Arkansas, more particularly described as follows:
Beginning at a one inch diameter pipe accepted as being the Northeast corner of the Southeast quarter of the Northwest quarter of said section 18;
Thence S 89 ° 03'54"E along the North line of said SW1/4 NE1/4 a distance of 150.00 feet ; Thence S 46 ° 19' 12" W a distance of 213.36 feet ;
Thence S 01 ° 38' 02" W a distance of 32.30 feet ; Thence S 55 ° 36'08" W a distance of 185.69 feet ; Thence S 01 ° 37'27" W a distance of 1013.60 feet ; Thence N 87 ° 05'27" W a distance of 444.41 feet ; Thence S 00 ° 46' 53" W a distance of 359.57 feet ; Thence N 89 ° 02'25" W a distance of 1114.86 feet ; Thence S 44 ° 11' 35" W a distance of 167.34 feet ; Thence N 45 ° 48' 25" W a distance of 136.00 feet ; Thence N 44 ° 11' 35" E a distance of 169.81 feet ; Thence along a curve to the LEFT, having a radius of 1932.00 feet, and whose long chord bears N 35 ° 5' 43" E a distance of 508.47 feet ; Thence along a curve to the RIGHT, having a radius of 2068.00 feet, and whose long chord bears N 57 ° 45' 44" E a distance of 289.33 feet ; Thence N 72 ° 31' 03" E a distance of 153.95 feet ; Thence along a curve to the LEFT, having a radius of 1932.00 feet, and whose long chord bears N 65 ° 16' 10" E a distance of 487.51 feet ; Thence N 58 ° 01'17" E a distance of 247.63 feet; Thence along a curve to the LEFT, having a radius of 931.84 feet, and whose long chord bears N 50 ° 14' 58" E a distance of 252.06 feet to the north line of the SE1/4 NW1/4, said Section 18. Thence S 87 ° 25' 53" E along the north line thereof a distance of 3.30 feet to the point of beginning, containing 34.346 acres of land, more or less.



CERTIFICATIONS:

OWNER:
Name: JRD Development, LLC
Address: 113 South Market Street
Benton, Arkansas 72015

DEVELOPER:
Name: A. Jones Custom Development
Address: 113 South Market Street
Benton, Arkansas 72015

CERTIFICATE OF OWNER:
We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name _____
113 South Market Street
Benton, Arkansas 72015
Address _____

Source of Title: D.R. BOOK 05 PAGE 077110

CERTIFICATE OF PROPERTY OWNERSHIP

I, _____ hereby certify that the deed records in the office of Circuit Clerk and Ex-Officio recorder of Saline County, Arkansas, reflect that _____ is the record title owner of real property more particularly described Herein on plat, dated this _____ day of _____, 2004.

Licensed Abstractor No. _____
Or Attorney Bar No. _____

CERTIFICATE OF PRELIMINARY SURVEYING ACCURACY:

I, Ben Kittler, Jr., hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines are accurately described in terms of length and direction of the property sides.

Date: _____ Signed _____
Ben Kittler, Jr.
Registered Professional
Land Surveyor, No. 568
Arkansas

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:

I, Jason Charles Temple, hereby certify that I am the engineer of record for this subdivision and that I, or those under my supervision will design and monitor the construction of the improvements required in accord with the Saline County Subdivision Regulation Ordinance.

Date: _____ Signed _____
Jason Charles Temple
Registered Professional
Engineer, No. 6575
Arkansas

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

All requirements of the Saline County Subdivision Rules and Regulations relative to the preparation and submission of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

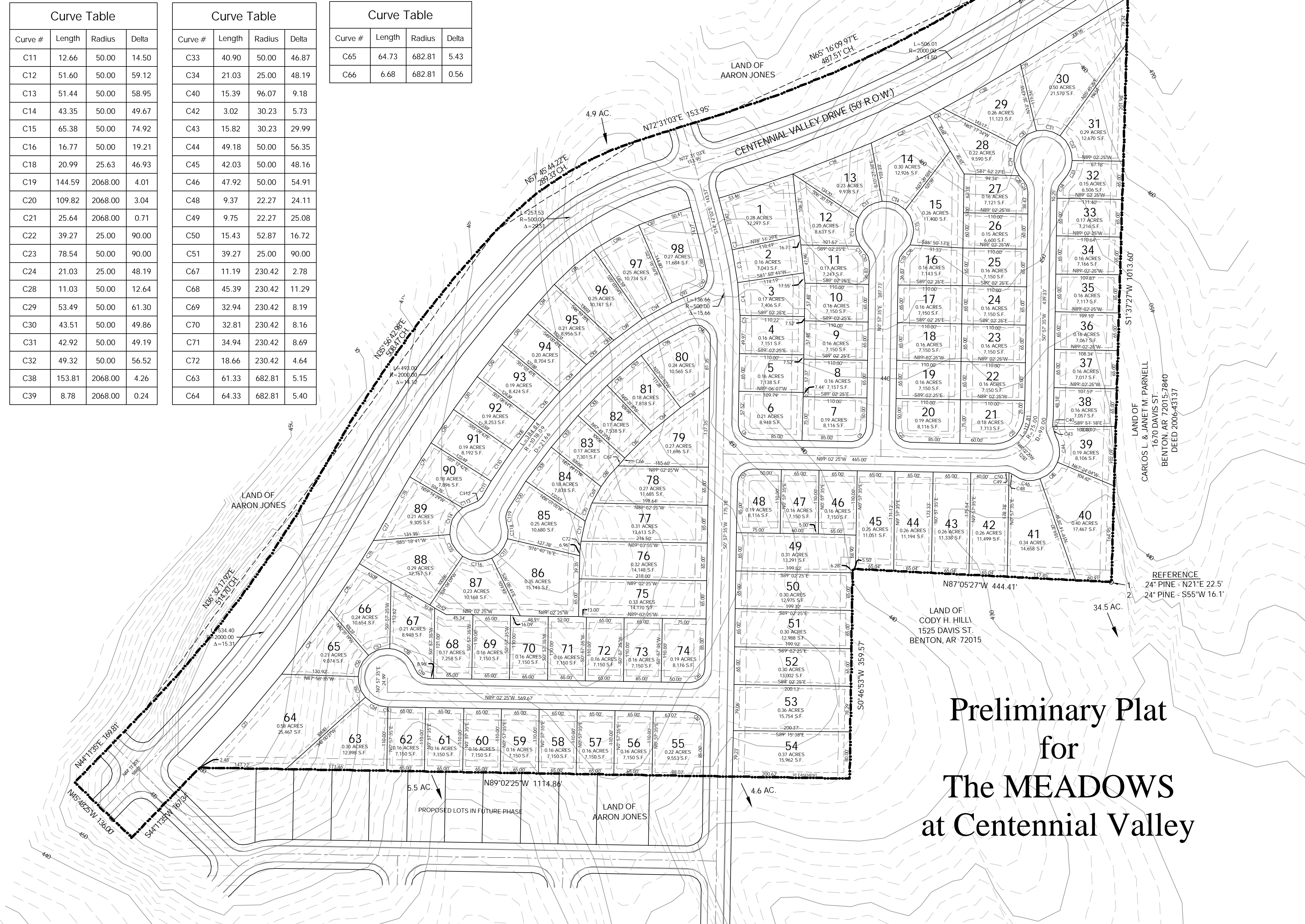
This Certificate shall expire _____ Date _____

Date of Execution _____ Name, Chairman
Saline County Planning Board

By affixing my seal and signature, I Ben Kittler Jr., PLS No. 568, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described hereon lies within the 100 year flood plane, according to the Flood Insurance Rate Map, panel # 050191-0265-B. Dated: 11/17/1982

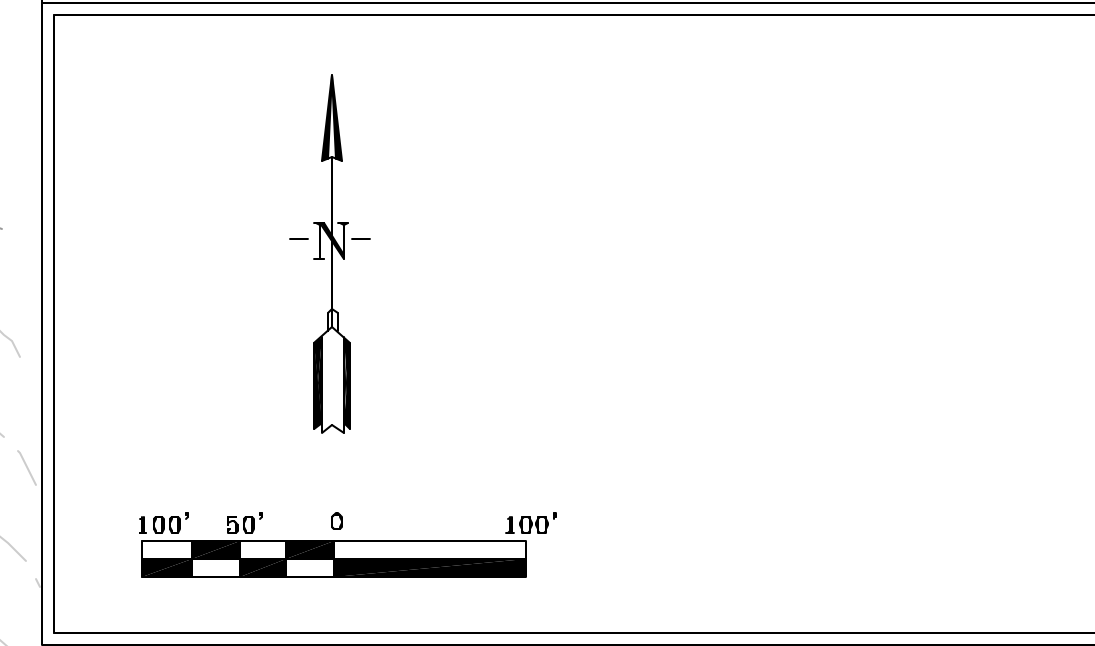


Preliminary Plat
for
The MEADOWS
at Centennial Valley

CERTIFICATE OF REVIEW:

Review and approval of this plat is hereby granted by the City of Benton, Arkansas.

Date: _____ Signed _____
Name _____
Title _____



LEGEND

- △ Computed point
- Found monument
- Set #5 RB/Plas. Cap
- (M) Measured
- (R) Record
- (P) Platted

PROPERTY SPECIFICATIONS:

OWNER: JRD DEVELOPMENT, LLC
113 SOUTH MARKET STREET
BENTON, ARKANSAS 72015

DEVELOPER: A. JONES CUSTOM DEVELOPMENT, LLC
113 SOUTH MARKET STREET
BENTON, ARKANSAS 72015

ENGINEERS: HOPE ENGINEERS, INC.
302 MARKET STREET
BENTON, ARKANSAS 72015

NAME OF SUBDIVISION: THE MEADOWS AT CENTENNIAL VALLEY

ZONING CLASSIFICATION: N/A

INSTRUMENT: 06 077110

AVERAGE LOT SIZE: 18X110 (7,160 S.F.)

PLANNED BY: LOT 28

SOURCE OF WATER: SOUTH-WEST WATER USERS

SOURCE OF SEWER: CENTRAL AR UTILITY SERVICES

BUILDING SETBACKS:
FRONT: 20' OR AS SHOWN
REAR: 20' OR AS SHOWN
SIDE: 5' OR AS SHOWN

EASEMENTS:
FRONT: 10' OR AS SHOWN
REAR: 10' OR AS SHOWN
SIDE: 5' OR AS SHOWN
STREET FRONT OF WAYS: 50'
STREET WIDTH: 20' BOC TO BOC

BASIS OF BEARINGS
NORTH AMERICAN DATUM OF 1983 (NAD-83) AR. SOUTH ZONE (0302) GRID NORTH

FOR USE AND BENEFIT OF: _____ SURVEY PLAT OF: _____

HOPE ENGINEERS
322 North Market Street,
Benton, Arkansas 72015
PH. (501)315-0786
FAX (501) 315-0700
www.hopeengineers.com

A. Jones
Subdivision Development
(501) 425-2051

THE MEADOWS AT CENTENNIAL VALLEY
A SUBDIVISION IN
SALINE COUNTY,
ARKANSAS

DATE: 6/20/2008 C.A.D. BY: _____ DRAWING NUMBER: _____

REVISIONS: _____ CHECKED BY: _____ SCALE: 1"=100'

500 02S 15W 0 18 234 62 568

C:\Land Projects\2008\Subdivisions\200806-0281 Aaron Jones\Drawings\Other Drawings\Meadows-NEW-PP.dwg