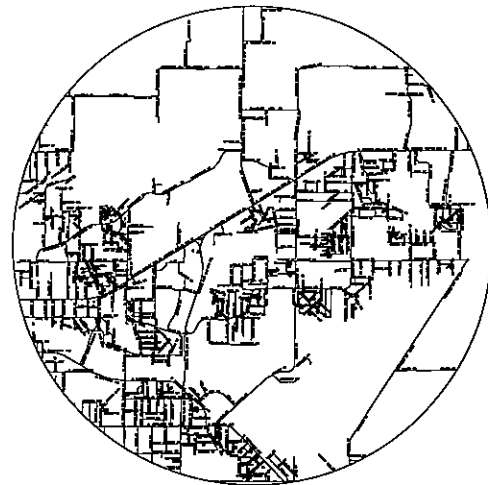


# *DOGWOOD ACRES - PHASE III*

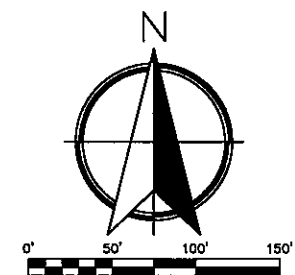
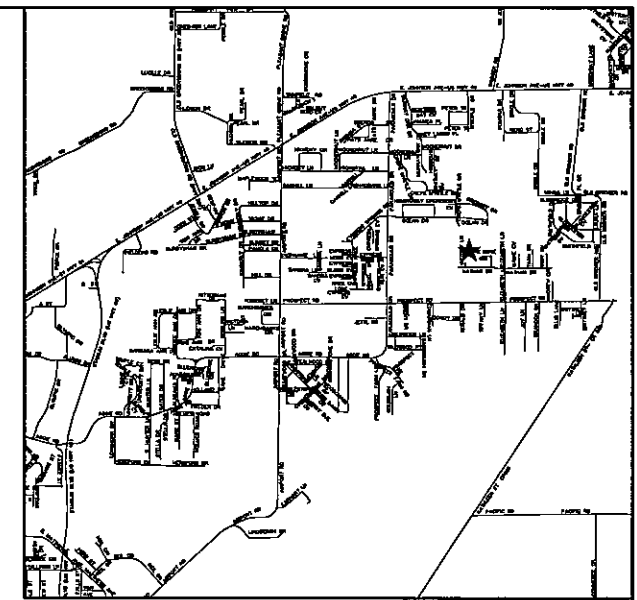
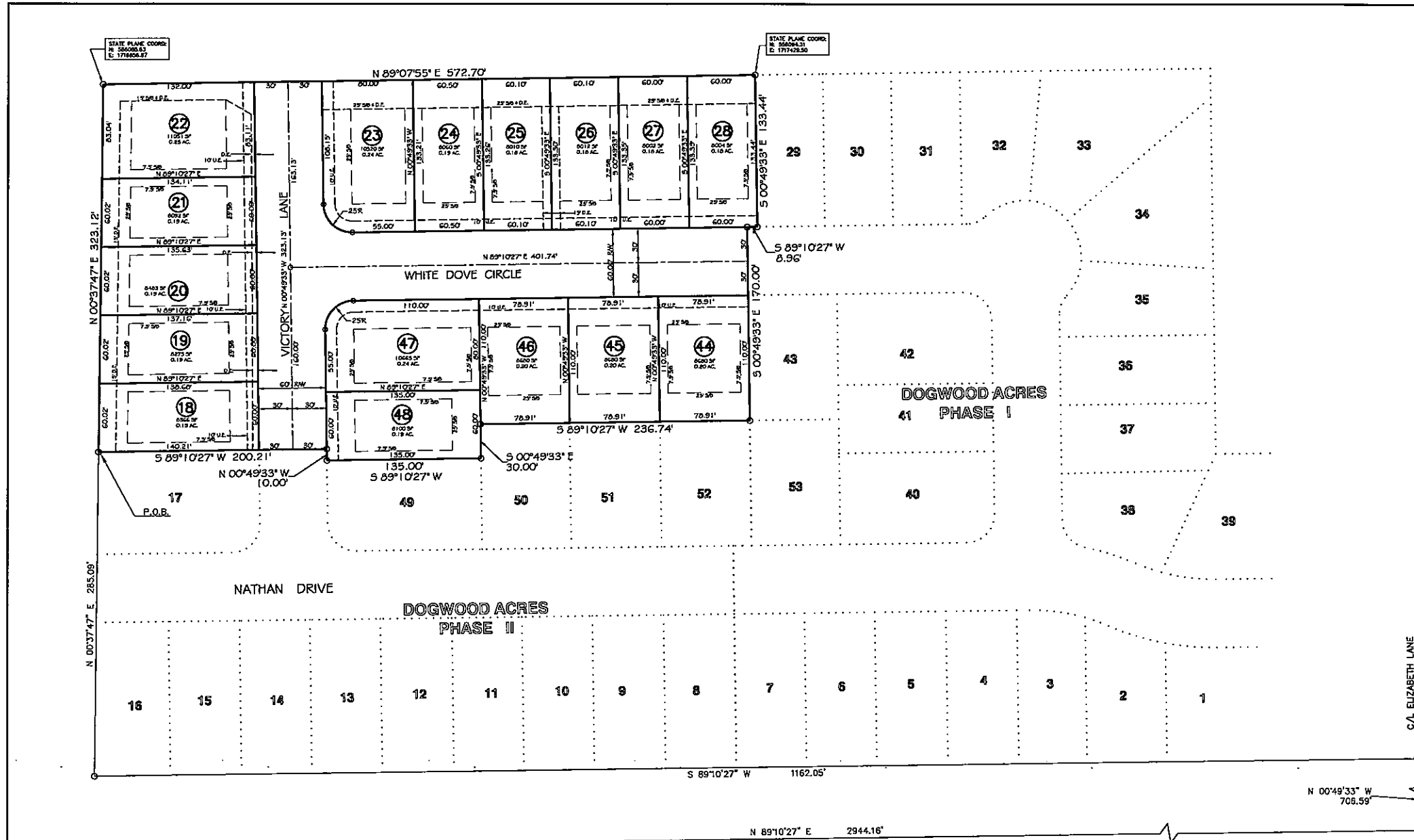
*Jonesboro, Arkansas*

*January, 2012*



CIVILOGIC  
203 SOUTHWEST DRIVE  
JONESBORO, ARKANSAS 72401  
(870) 932-7880

MR. SCOTT THROGMARTIN  
6116 FRIENDLY HOPE COVE  
JONESBORO, ARKANSAS 72404



**LEGEND**

- S/S BUILDING SETBACK LINE
- R/W RIGHT OF WAY
- B/C BACK OF CURB
- A/C ARC LENGTH OF CURVE
- R RADIUS
- CD CHORD BEARING
- LC CHORD LENGTH
- UTIL UTILITY
- DR DRAINAGE
- ESMT. EASEMENT
- SS- SANITARY SEWER
- AC ACES
- SF SQUARE FEET
- GATE VALVE
- REDUCER
- FIRE HYDRANT
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- S.S. SANITARY SEWER
- W- WATER LINE
- G- GAS LINE
- T- TELEPHONE LINE
- E- ELECTRIC LINE
- TY- TELEVISION CABLE LINE
- R.C.P. REINFORCED CONCRETE PIPE
- B.P. BLACK PLASTIC PIPE
- P.V.C. POLYVINYL CHLORIDE PIPE
- SVC SERVICE
- DP DUCTILE IRON PIPE
- FLD-EDD FLARED-ENDED SECTION
- F.E.S. HEADWALL
- HW HEADWALL
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- H/F HOW OR FORMERLY OWNED BY
- CMFP COATED CORRUGATED METAL PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE PAINTER OR ASPHALT COATED)
- CLB & GUTTER CURB & GUTTER
- EDG EDGE OF GRAVEL
- EDA EDGE OF ASPHALT
- EDC EDGE OF CONCRETE
- FOC FACE OF CURB
- OPS COTTON PICKER SPINDLE
- SOPS SET COTTON PICKER SPINDLE

NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

## DOGWOOD ACRES PHASE III JONESBORO, ARKANSAS

**OWNER'S CERTIFICATION:**  
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.  
The sub-divisor or developer must, before the sale of any lot or lots, either complete the improvements defined in Section 15.16.01 of the Jonesboro Subdivision Regulations and as specifically identified on this Record Plat and supporting plans and documentation OR furnish the Metropolitan Area Planning Commission evidence that an appropriately funded escrow agreement in the amount of the contract cost of improvements required by Section 15.16.01 that are not completed at the date of sale of the lot or lots from the closest improved street to and including all front footings of sold lot or lots.  
The record plat or plats will not be signed by the Chairman and Secretary of the Metropolitan Area Planning Commission until all conditions imposed by the Commission have been satisfied and all required site improvements have been either completed or their completion guaranteed and secured by an appropriate financial instrument.

**LEGAL DESCRIPTION - PHASE III:**  
A part of Section 11, Township 14 North, Range 4 East, Craighead County, Arkansas to wit: From the Southwest corner of said Section 11, run N89°10'27"E a distance of 2944.16 ft. to a point; thence N00°49'33"W a distance of 706.59 ft. to a point; thence S89°10'27"W a distance of 1162.05 ft. to a point; thence N00°37'47"E a distance of 295.09 ft. to the POINT OF BEGINNING; thence N00°37'47"E a distance of 323.12 ft. to a point; thence N99°07'55"E a distance of 572.70 ft. to a point; thence S00°49'33"E a distance of 133.44 ft. to a point; thence S89°10'27"W a distance of 8.98 ft. to a point; thence S00°49'33"E a distance of 170.00 ft. to a point; thence S89°10'27"W a distance of 236.74 ft. to a point; thence S00°49'33"E a distance of 30.00 ft. to a point; thence S89°10'27"W a distance of 133.00 ft. to a point; thence N00°49'33"W a distance of 100.00 ft. to a point; thence S89°10'27"W a distance of 200.21 ft. to a point, sold point being the POINT OF BEGINNING, containing 4.16 acres.

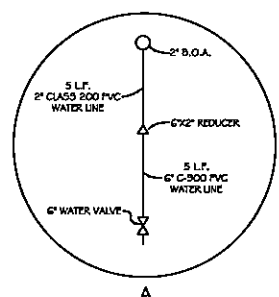
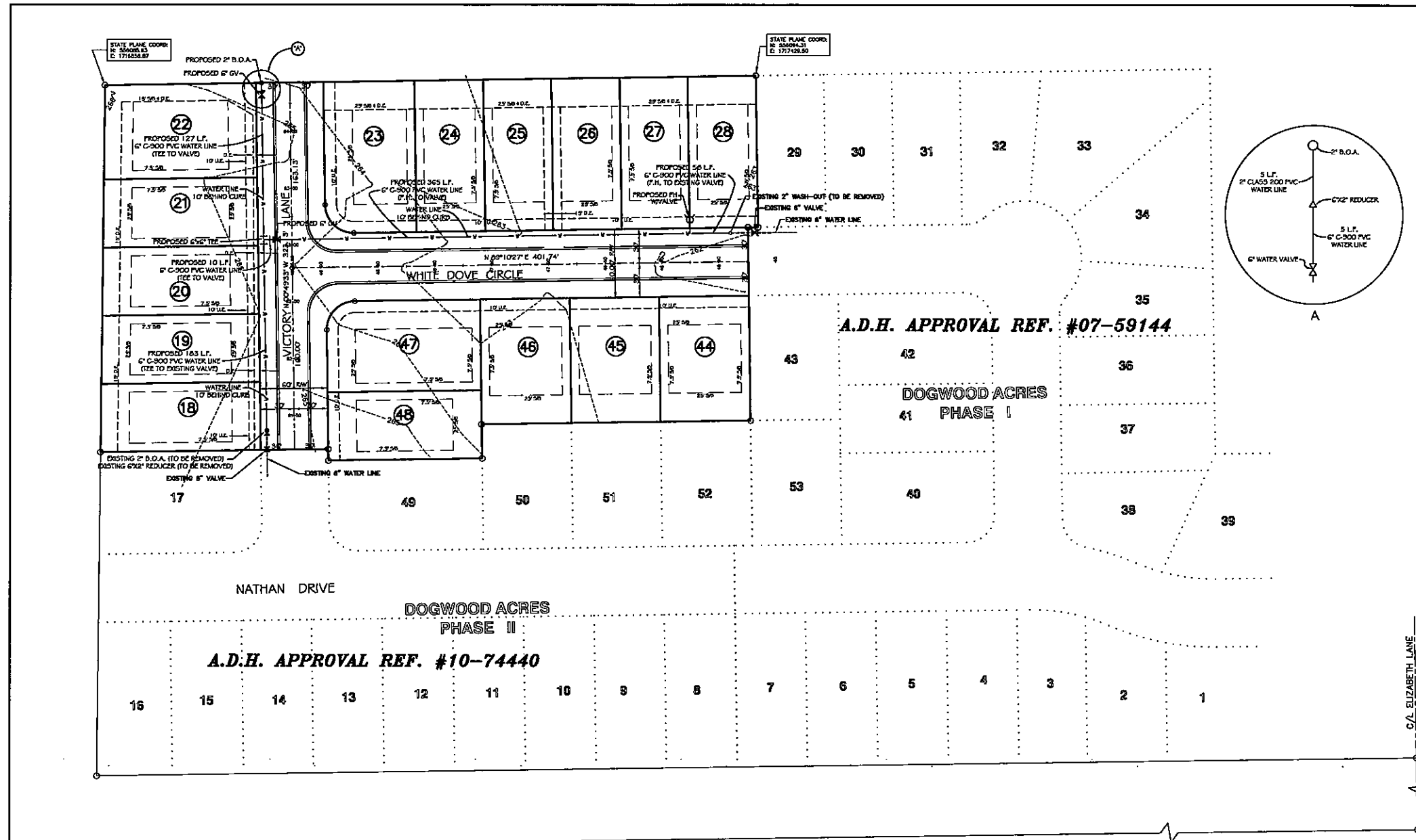
**CERTIFICATE OF SURVEY:**  
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established; the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

**NOTE:**  
The design engineer sealing this plan certifies that pre- and post-development storm water flows have been computed for this site and that the proposed drainage system proposed by this plan is designed to prevent storm water emanating from this site to adversely affect downstream properties and drainage facilities.  
The sub-divisor or developer of a subdivision must, before the sale of any lot or application for any building permit, either complete all the site improvements defined in Section 15.16.01 of the Jonesboro Subdivision Regulations and as specifically identified on a Record Plat of Subdivision and on plans and documentation supporting said Plan (Plat); OR furnish the Metropolitan Area Planning Commission evidence that a bond, or other form of security imposed by the City Attorney, has been posted with the City of Jonesboro in an amount necessary to cover the cost of completing all required site improvements. The City Engineer shall verify the amount of the bond, or other form of security before it is accepted.  
The Chairman and the Secretary of the Metropolitan Area Planning Commission shall not sign said Subdivision Plan (Plat) and sold Plan (Plat) until all conditions imposed by the Planning Commission have been satisfied and all required site improvements have been completed or their completion guaranteed and secured by bond, or other approved form of financial guarantee.

- SURVEYOR'S NOTES:**
- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
  - 2) THE EXTERIOR CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 530,000'.
  - 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COURTHOUSE.
  - 4) ALL PINS SET ARE 3" REBAR, UNLESS NOTED OTHERWISE.
  - 5) OWNER: SCOTT THROGMARTIN
  - 6) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOODPLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 65031C0083 C, DATED 08-27-91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.

<p><b>Civilogic</b></p> <p>263 Southmain Dr., Jonesboro, AR - (870) 932-7800 - www.civilogic.com</p> <p>RECORD PLAT DOGWOOD ACRES PHASE III FOR SCOTT THROGMARTIN JONESBORO, ARKANSAS</p>	<p>REGISTERED STATE OF ARKANSAS NO. 1273</p> <p>ISSUED 08/27/08 BY SCOTT M. HANNAH PROFESSIONAL SURVEYOR</p>
<p>Date: 06/27/08    Scale: 1"=50'    Job No.: 106101    Sheet No.: 1</p> <p>Section: 11    Township: 14N    Range: 04E    CRAIGHEAD    No. 329</p> <p>ONLY COPIES WITH WILEY COLORED SIGNATURE AND WELD CHLORIDE COPIES</p> <p>© 2011, Civilogic    Drawn By: RE    Checked by:</p>	<p>CIVILOGIC No. 329 PROFESSIONAL SURVEYOR</p>





A.D.H. APPROVAL REF. #07-59144

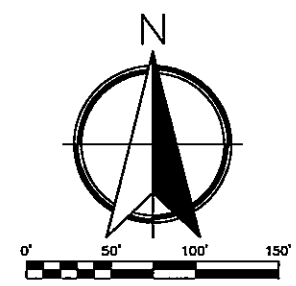
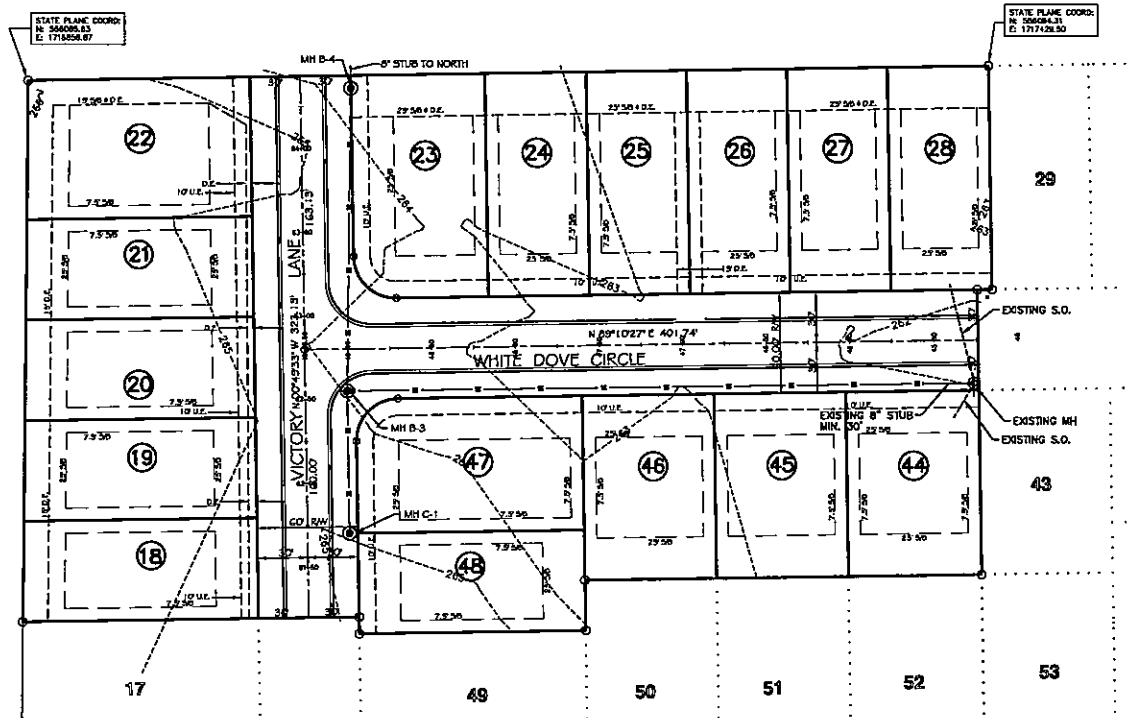
DOGWOOD ACRES PHASE I

A.D.H. APPROVAL REF. #10-74440

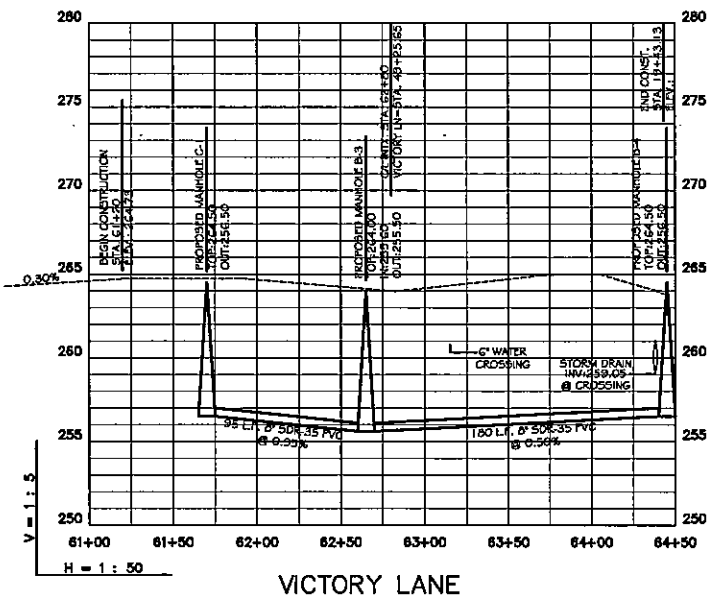
DOGWOOD ACRES PHASE II

- LEGEND**
- S/B BUILDING SETBACK LINE
  - R/W RIGHT OF WAY
  - B/C BACK OF CURB
  - L ARC LENGTH OF CURVE
  - R RADIUS
  - CD CHORD BEARING
  - LC CHORD LENGTH
  - UTIL UTILITY
  - DR DRAINAGE
  - ESMT. EASEMENT
  - SS- SANITARY SENDER
  - AC ACRES
  - SF SQUARE FEET
  - G- GATE VALVE
  - R- REDUCER
  - F- FIRE HYDRANT
  - G.V. GATE VALVE
  - F.H. FIRE HYDRANT
  - S.S. SANITARY SENDER
  - W- WATER LINE
  - G- GAS LINE
  - T- TELEPHONE LINE
  - E- ELECTRIC LINE
  - TV- TELEVISION CABLE LINE
  - R.C.P. REINFORCED CONCRETE PIPE
  - B.P. BLACK PLASTIC PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - SVC SERVICE
  - DIP DUCTILE IRON PIPE
  - F.I.S. FLARED-END SECTION
  - HW HEADWALL
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - N.F. NOW OR FORMERLY OWNED BY
  - CMC COATED CORRUGATED METAL
  - PPC (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE POLYMER OR ASPHALT COATED)
  - C&G CURB & GUTTER
  - EOG EDGE OF GRAVEL
  - EQA EDGE OF ASPHALT
  - ECC EDGE OF CONCRETE
  - FOC FACE OF CURB
  - OPS COTTON PICKER SPINDLE
  - SOPS SET COTTON PICKER SPINDLE
- NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

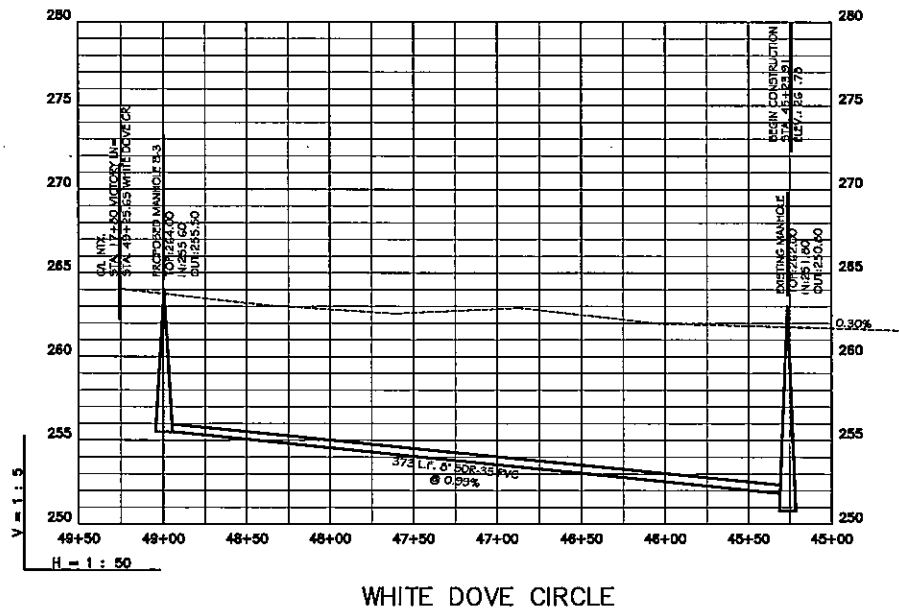
PROPOSED WATER DISTRIBUTION PLAN DOGWOOD ACRES PHASE II FOR SCOTT THROGMARTIN JONESBORO, ARKANSAS			
Date 06/27/08	Scale 1"=50'	Job No. 106101	Sheet No. 3 of 9
Section 11	Township 14N	Range 04E	County CRAIGHEAD
ONLY COPIES WITH WALET COLORED SIGNATURE ARE VALID CHANGEOVER COPIES © 2011, Civilogic   Drawn By: RE   Checked by:			



- LEGEND**
- S/B BUILDING SETBACK LINE
  - R/W RIGHT OF WAY
  - B/C BACK OF CURB
  - L AND LENGTH OF CURVE
  - R RADIUS
  - CD CHORD BEARING
  - CL CHORD LENGTH
  - UTIL UTILITY
  - DR DRAINAGE
  - ESMT. EASEMENT
  - SS- SANITARY SEWER
  - AC ACRES
  - SF SQUARE FEET
  - M- GATE VALVE
  - R- READER
  - F- FIRE HYDRANT
  - G.V. GATE VALVE
  - F.H. FIRE HYDRANT
  - S.S. SANITARY SEWER
  - W- WATER LINE
  - G- GAS LINE
  - T- TELEPHONE LINE
  - E- ELECTRIC LINE
  - TV- TELEVISION CABLE LINE
  - R.C.P. REINFORCED CONCRETE PIPE
  - B.P. BLACK PLASTIC PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - SVC SERVICE
  - DP DUCTILE IRON PIPE
  - F.E.S. FLARED-END SECTION
  - NW HEADWALL
  - IF IRON PIN FOUND
  - PS IRON PIN SET
  - N/F NOW OR FORMERLY OWNED BY
  - COMP COATED CORRUGATED METAL PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE POLYMER OR ASPHALT COATED)
  - EGG CURB & GUTTER
  - EOG EDGE OF GRAVEL
  - EOA EDGE OF ASPHALT
  - EOC EDGE OF CONCRETE
  - FOC FACE OF CURB
  - OPC COTTON PICKER SPINDLE
  - SOPS SET COTTON PICKER SPINDLE
- NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

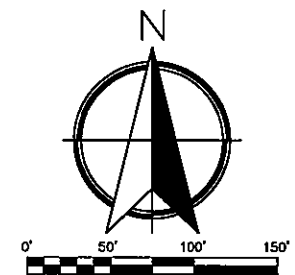
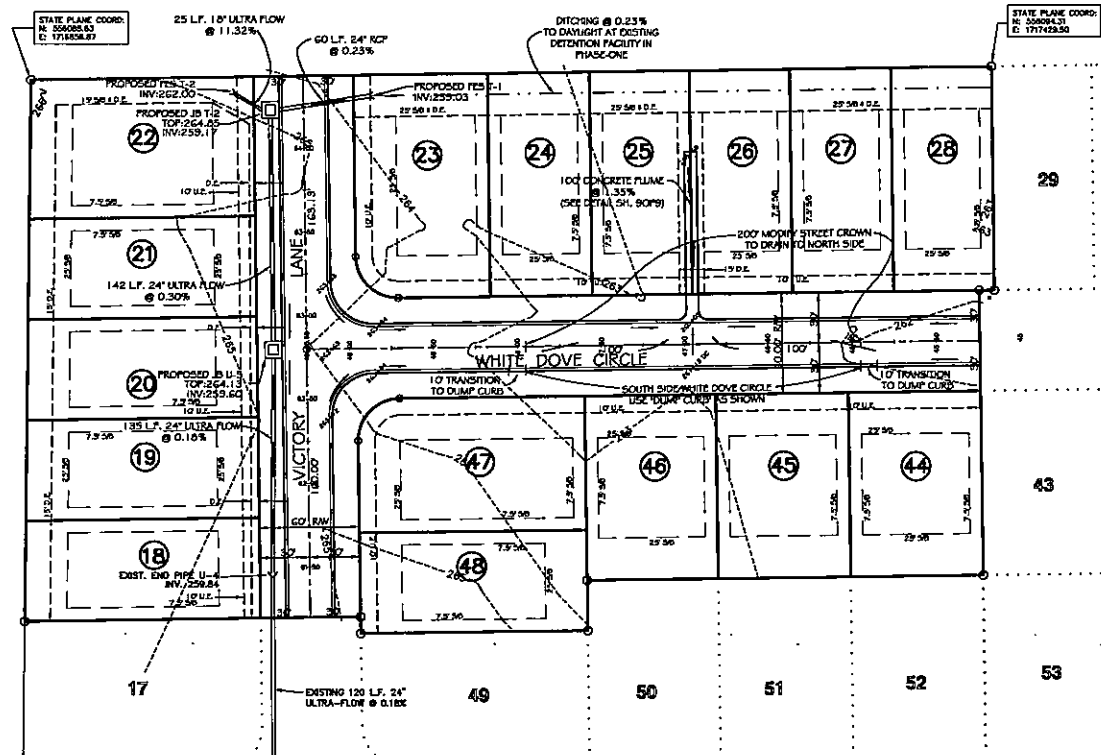


VICTORY LANE



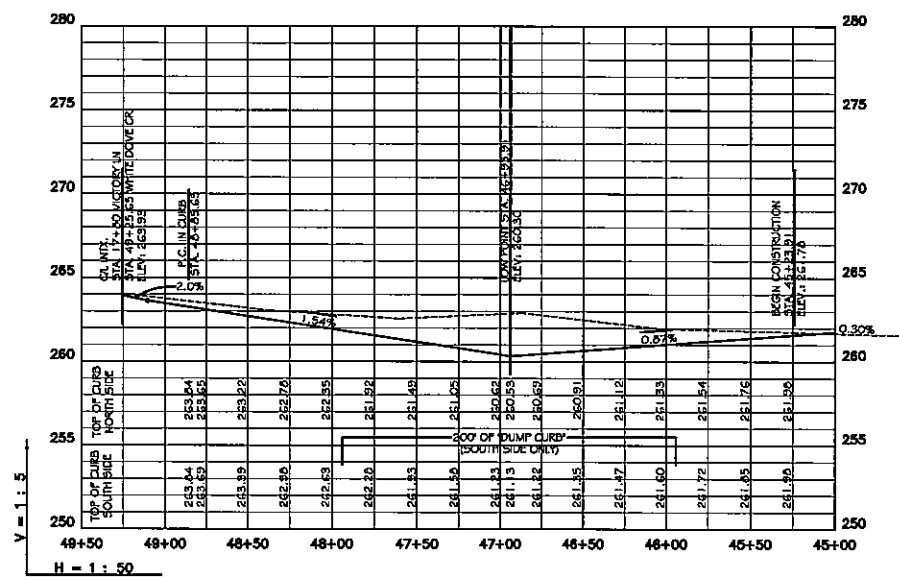
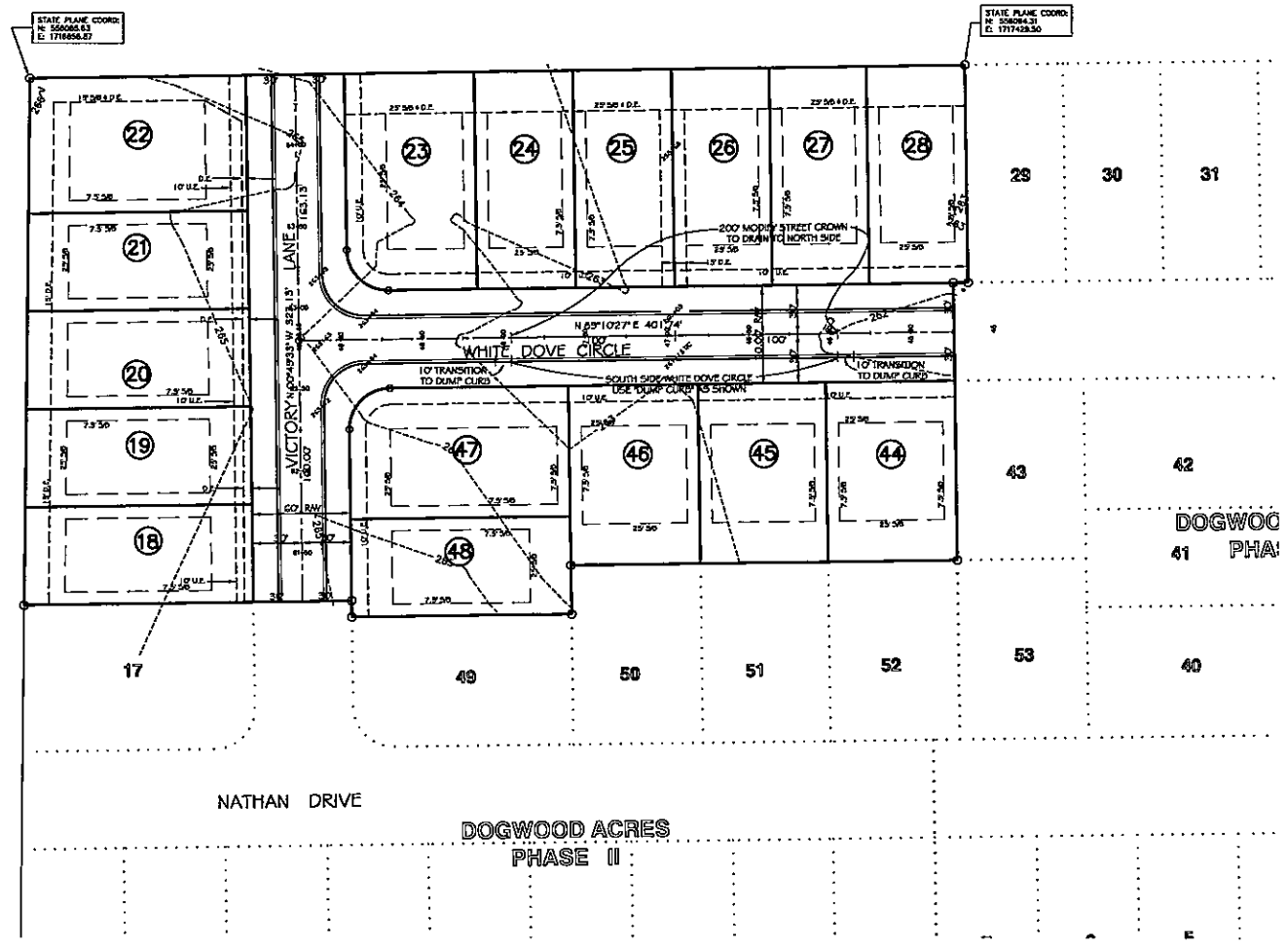
WHITE DOVE CIRCLE

DESIGNER	PLANNED	SURVEYED
<b>Civilogic</b>		
303 Southwest Dr., Jonesboro, AR (501) 932-7280 www.civilogic.com		
PROPOSED SANITARY SEWER PLAN & PROFILE DOGWOOD ACRES PHASE III FOR SCOTT THROUGHMARTIN JONESBORO, ARKANSAS		
Date 06/27/08	Scale 1"=50'	Job No. 106101
Section 11	Township 14N	Range 04E
County CRAIGHEAD	Sheet No. 4	of 9
ONLY COPIES WITH UNILET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES © 2011, Civilogic Drawn By: RE Checked by:		
STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7880 GREGG W. HANNA		CERTIFICATE OF AUTHORIZATION CIVILOGIC No. 328 PROFESSIONAL ENGINEERS

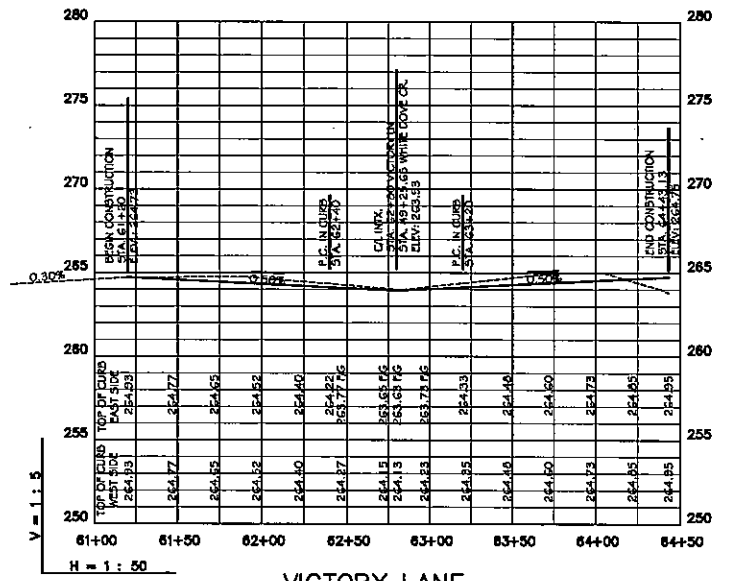
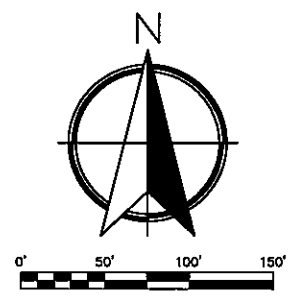


- LEGEND**
- S/B BUILDING SETBACK LINE
  - R/W RIGHT OF WAY
  - B/C BACK OF CURB
  - L ARC LENGTH OF CURVE
  - R RADIUS
  - CB CHORD BEARING
  - LC CHORD LENGTH
  - UTIL. UTILITY
  - DR DRAINAGE
  - ESMT. EASEMENT
  - SS- SANITARY SEWER
  - AC ACRES
  - SF SQUARE FEET
  - GV GATE VALVE
  - R- REDUCER
  - W FIRE HYDRANT
  - Q.V. GATE VALVE
  - F.H. FIRE HYDRANT
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  - B.P. BLACK PLASTIC PIPE
  - PVC POLYVINYL CHLORIDE PIPE
  - SVC SERVICE
  - DI DUCTILE IRON PIPE
  - F.F.S. FLARED-END SECTION
  - HW HEADWALL
  - IPF IRON PIN FOUND
  - IPF IRON PIN SET
  - H/O FORMERLY OWNED BY
  - H/T COATED CORRUGATED METAL
  - COMP PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE POLYMER OR ASPHALT COATED)
  - CURB & OUTER
  - EOG EDGE OF GRAVEL
  - EDA EDGE OF ASPHALT
  - EDC EDGE OF CONCRETE
  - FCC FACE OF CURB
  - GPS COTTON POKER SPRINCLE
  - SPS SET COTTON POKER SPRINCLE
- NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

<b>Civilogic</b>		
303 S. Stewart Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.com		
PROPOSED DRAINAGE PLAN DOGWOOD ACRES PHASE III FOR SCOTT THROGMARTIN JONESBORO, ARKANSAS		
Date	Scale	Job No.
05/27/08	1"=50'	106101
Section	Township	Range
11	14N	04E
County		Range
CRAIGHEAD		5, 9
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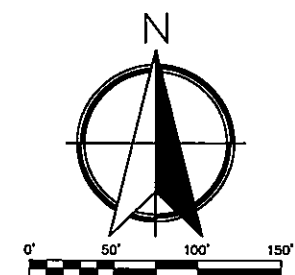
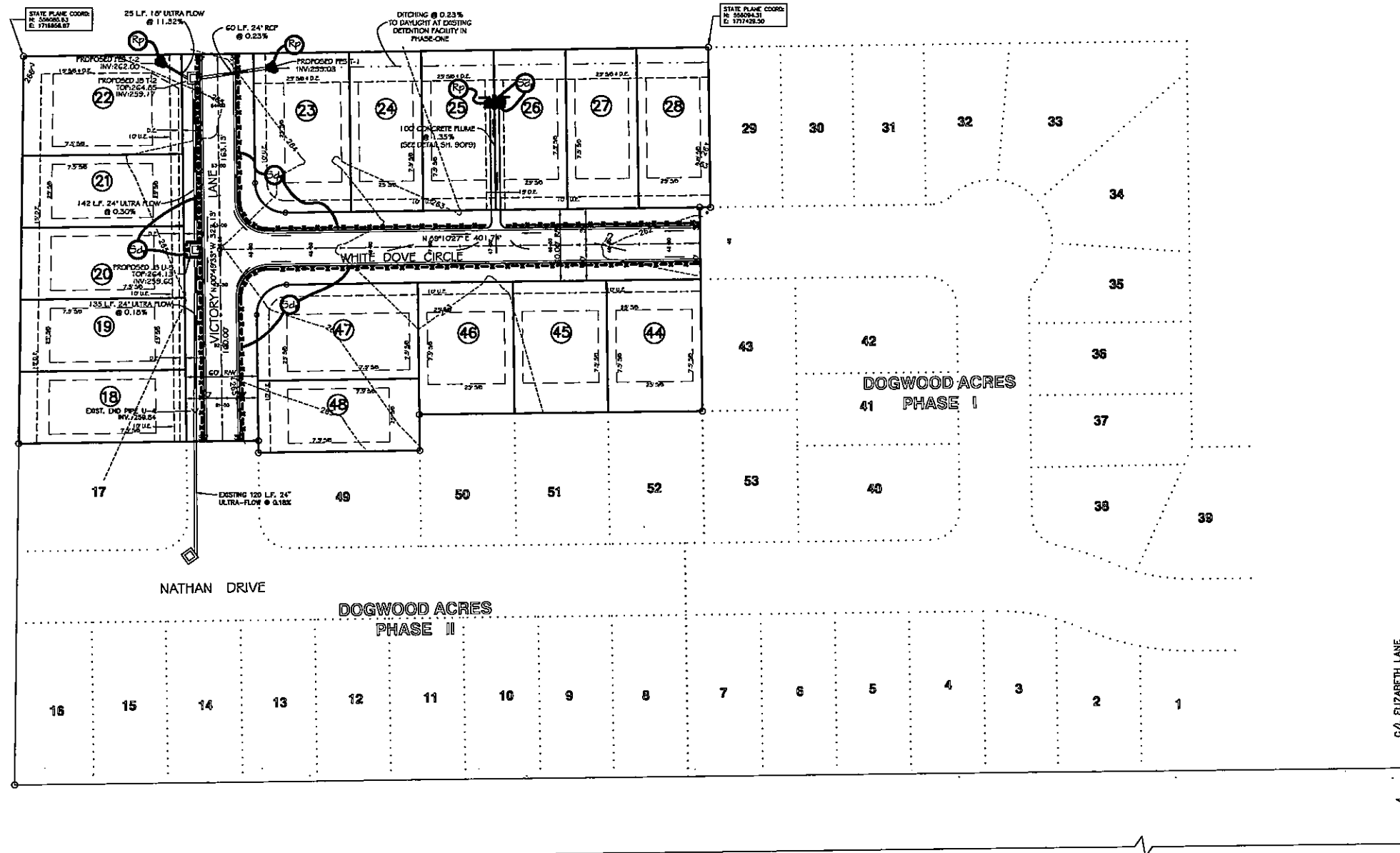


WHITE DOVE CIRCLE



VICTORY LANE

PROPOSED STREET PLAN & PROFILE DOGWOOD ACRES PHASE III FOR SCOTT THROGMARTIN JONESBORO, ARKANSAS			
Date 06/27/08	Scale 1"=50'	Job No. 106101	Sheet No. 6 of 9
Section 11	Turnback 14N	Range 04E	CRAIGHEAD
ONLY COPIES WITH MULTI-COLORED SIGNATURE ARE VALID CIVILOGIC COPIES © 2011, Civilogic   Drawn By: RE   Checked by:			

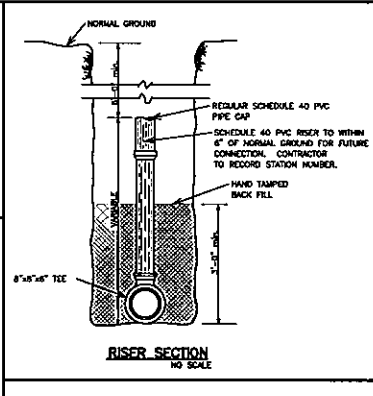
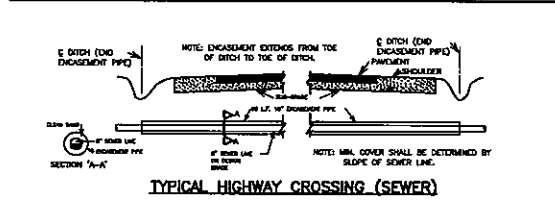
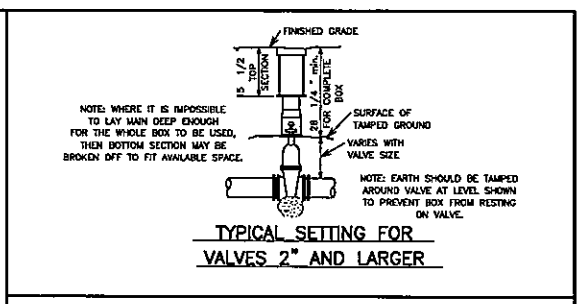
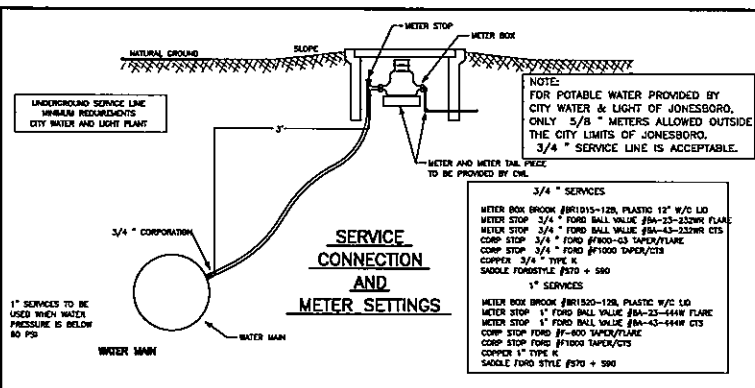
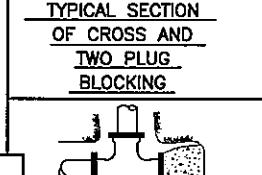
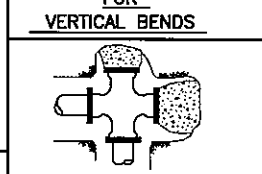
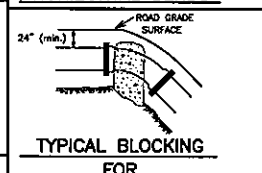
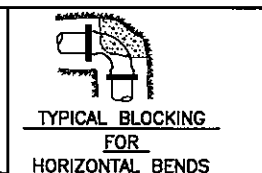
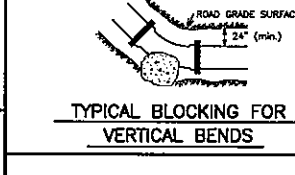
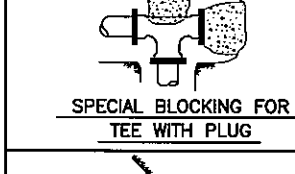
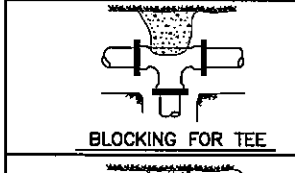
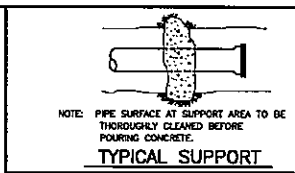
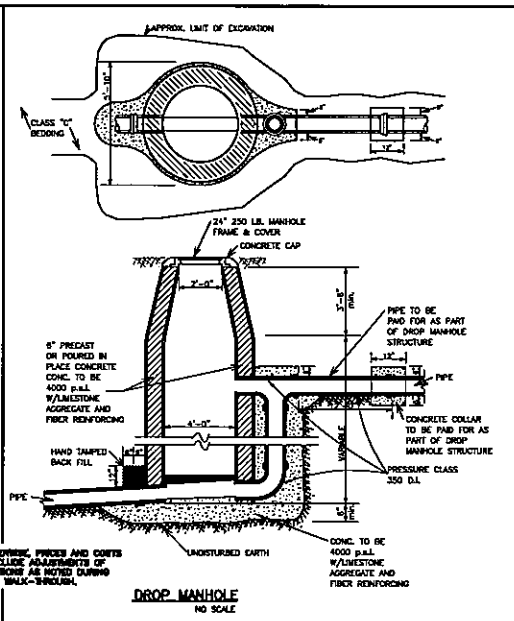
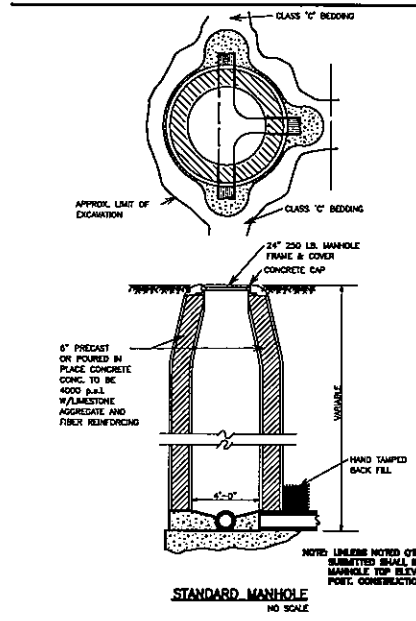


- LEGEND**
- S/W BUILDING SETBACK LINE
  - R/W RIGHT OF WAY
  - B/C BACK OF CURB
  - L ARC LENGTH OF CURB
  - R RADIUS
  - CB CHORD BEARING
  - LC CHORD LENGTH
  - UTIL UTILITY
  - DR DRAINAGE
  - ESMT. EASEMENT
  - SS- SANITARY SEWER
  - AC ACRES
  - SF SQUARE FEET
  - GV GATE VALVE
  - REDUCER REDUCER
  - W FIRE HYDRANT
  - G.V. GATE VALVE
  - F.H. FIRE HYDRANT
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  - PVC POLYVINYL CHLORIDE PIPE
  - SVC SERVICE
  - DI DUCTILE IRON PIPE
  - F.E.S. FLANGED-END SECTION
  - H.W. HEADWALL
  - IPF IRON PIN FOUND
  - IPS IRON PIN SET
  - N/O NOW OR FORMERLY OWNED BY
  - CMF COATED CORRUGATED METAL
  - PIPE (GALVANIZED IS NOT DEFINED AS A COATING PIPE MUST ALSO BE POLYMER OR ASPHALT COATED)
  - CLB & GUTTER CURB & GUTTER
  - EDG EDGE OF GRAVEL
  - EDA EDGE OF ASPHALT
  - EDC EDGE OF CONCRETE
  - FOC FACE OF CURB
  - OPS COTTON PROKER SPINDLE
  - SOPS SET COTTON PROKER SPINDLE
- NOTE: NOT ALL SYMBOLS MAY APPEAR ON EACH DRAWING.

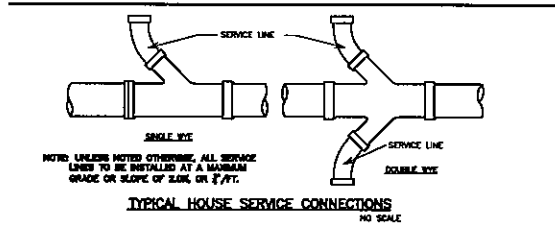
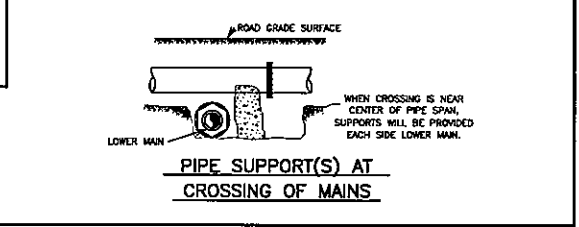
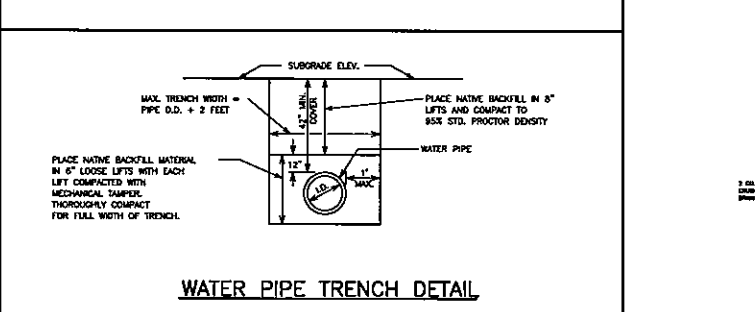
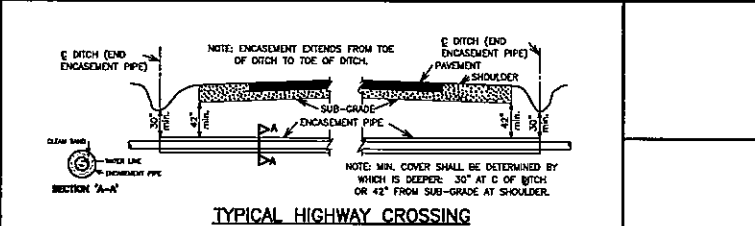
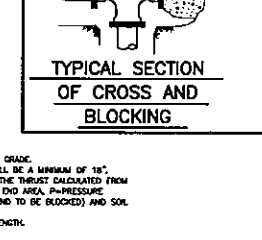
NOTE: SILT FENCING SHOWN ALONG CURB LINE  
NEED NOT BE INSTALLED UNTIL AFTER  
PLACEMENT OF CURBING

<b>Civilogic</b>			
PROPOSED SOIL & EROSION CONTROL PLAN DOGWOOD ACRES PHASE III FOR SCOTT THROGMARTIN JONESBORO, ARKANSAS			
Date	Scale	Job No.	Sheet
06/27/08	1"=50'	106101	7 of 9
Section	Township	Range	County
11	144N	04E	CRAIGHEAD
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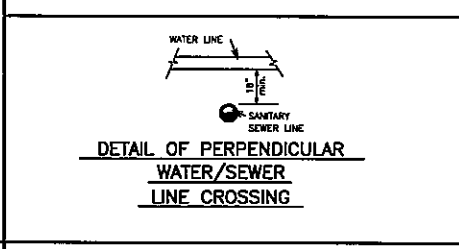
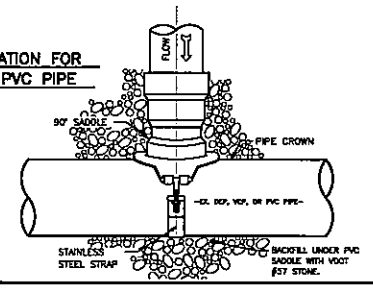
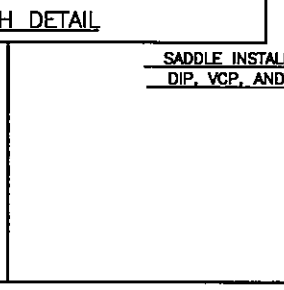
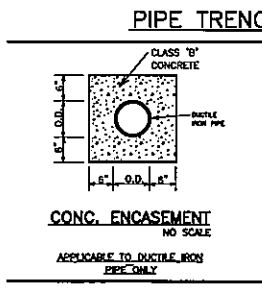
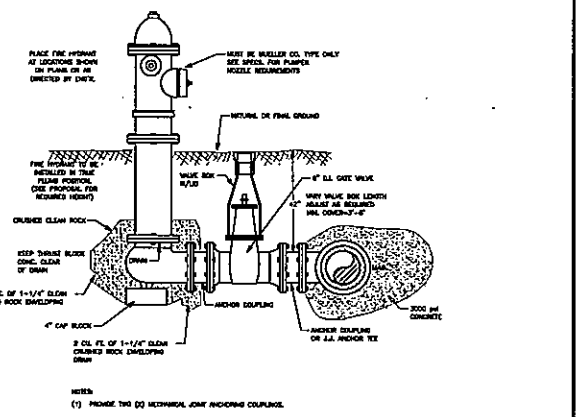
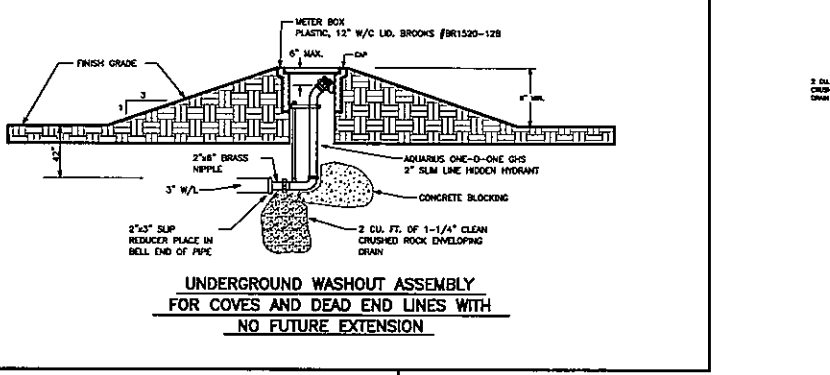
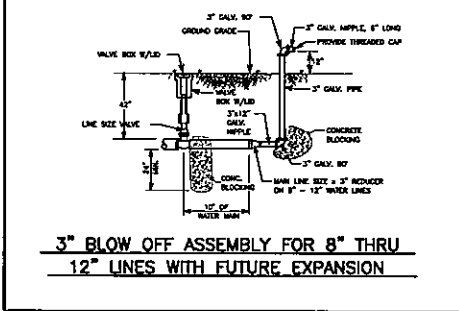
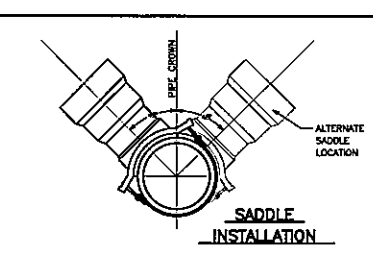
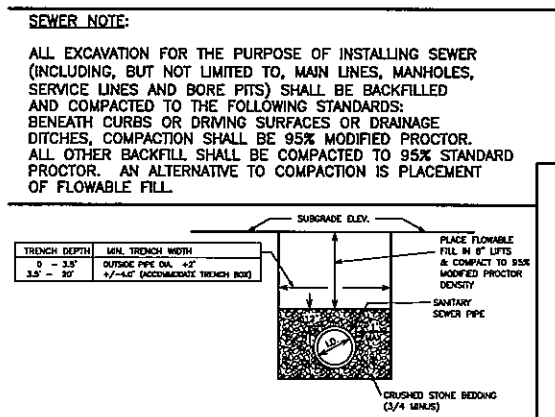
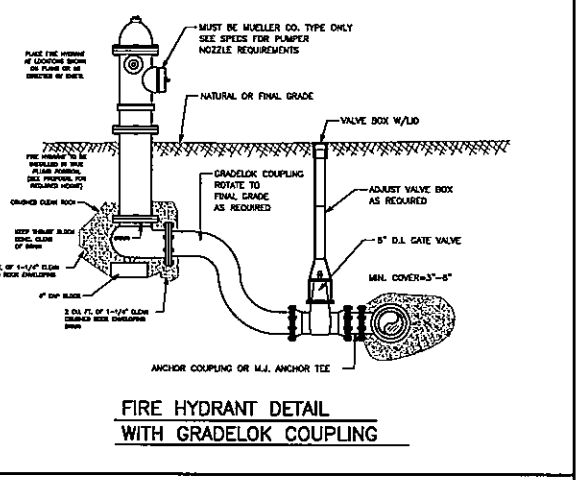
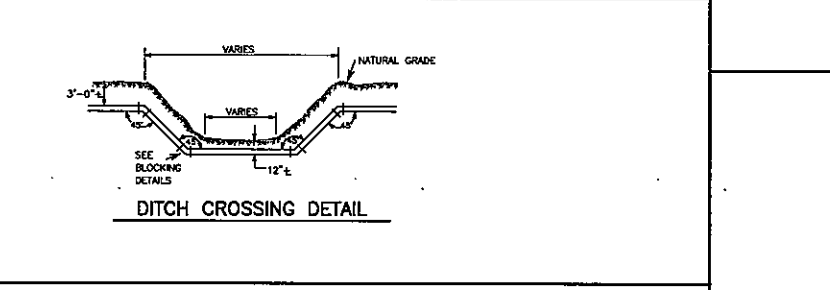
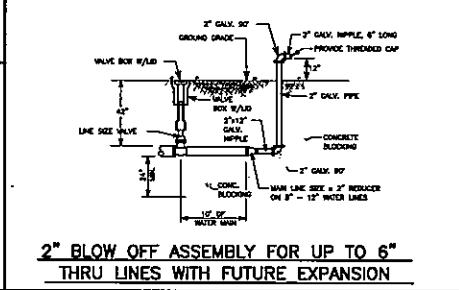




- THRUST BLOCK DETAIL NOTES:**
1. ALL BLOCKING SHALL BE AGAINST UNDISTURBED HAND DUG SOIL.
  2. WHERE SOIL CONDITIONS MAKE IT NECESSARY TO POUR CONCRETE BLOCKING OVER JOINTS, THE ENDS OF THE ADJACENT PIPES MUST HAVE A BRIDGE BLOCK TO RESIST MOMENTUM OF THESE JOINTS.
  3. PLUGS SHALL BE COVERED WITH PAPER WHEN BLOCKING TO PREVENT BONDING OF CONCRETE.
  4. WHERE SHOR IS HIGH PROPER REINFORCING MUST BE INSTALLED INTO THE BLOCKING AS DIRECTED BY ENGINEER.
  5. COVER SHALL BE A MINIMUM OF 3" BELOW NATURAL GRADE.
  6. CLEARANCE FROM GAS & GAS COMPANIES LINES SHALL BE A MINIMUM OF 18".
  7. THRUST BLOCKING DIMENSIONS SHALL BE 150% OF THE THRUST CALCULATED FROM THE FORMULA (THRUST = 2 x P x A) WHERE P = PIPE END AREA, P = PRESSURE PRODUCED BY PUMPING LIQUID, & A = ANGLE OF BEND TO BE BLOCKED) AND SOIL BEARING CAPACITY OF 1500 PSF.
  8. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAY STRENGTH.



**NOTE:**  
ALL SANITARY SEWER PIPE TO BE ASTM D-3034 SDR-35



**NOTE:**  
ALL WATER PIPE TO BE AWWA C-900 PRESSURE CLASS 150/DR 18

**WATER NOTE:**  
ALL EXCAVATION FOR THE PURPOSE OF INSTALLING SEWER (INCLUDING, BUT NOT LIMITED TO, MAIN LINES, FIRE HYDRANTS, SERVICE LINES AND VALVES) SHALL BE BACKFILLED AND COMPACTED TO THE FOLLOWING STANDARDS: BENEATH CURBS OR DRIVING SURFACES OR DRAINAGE DITCHES, COMPACTION SHALL BE 95% MODIFIED PROCTOR. ALL OTHER BACKFILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR. AN ALTERNATIVE TO COMPACTION IS PLACEMENT OF FLOWABLE FILL.

**SANITARY SEWER DETAILS**

**WATER DISTRIBUTION DETAILS**

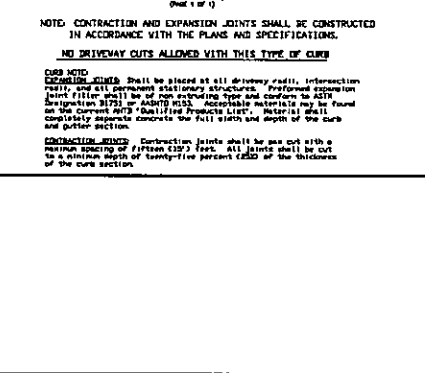
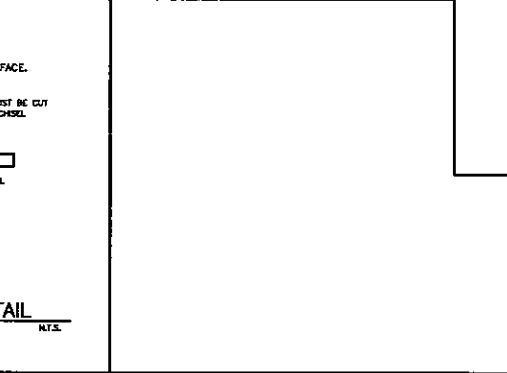
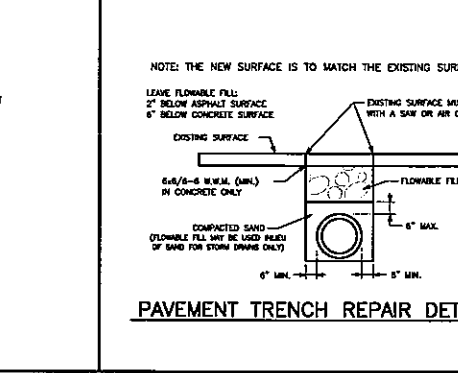
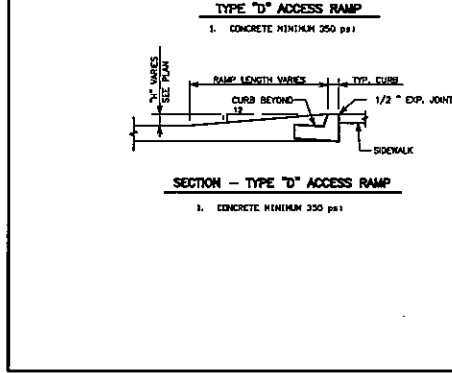
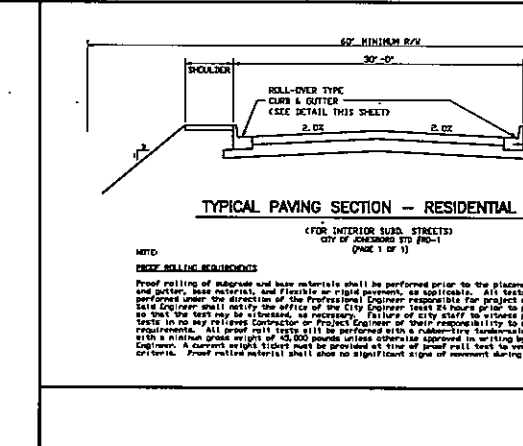
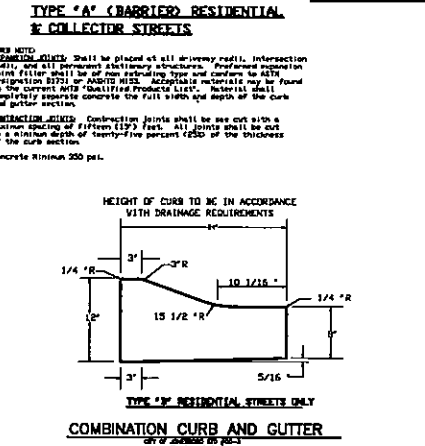
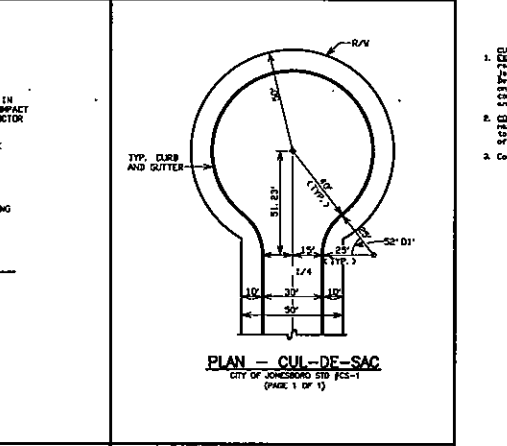
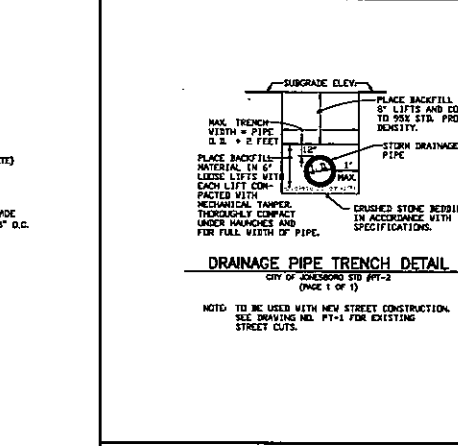
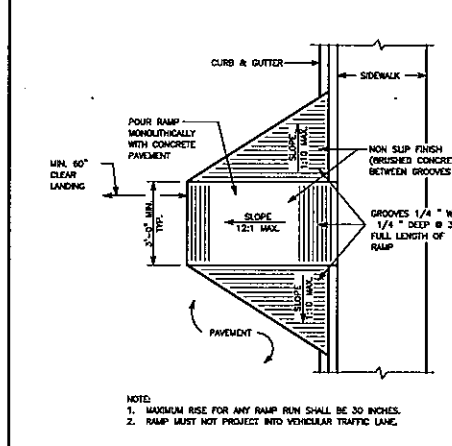
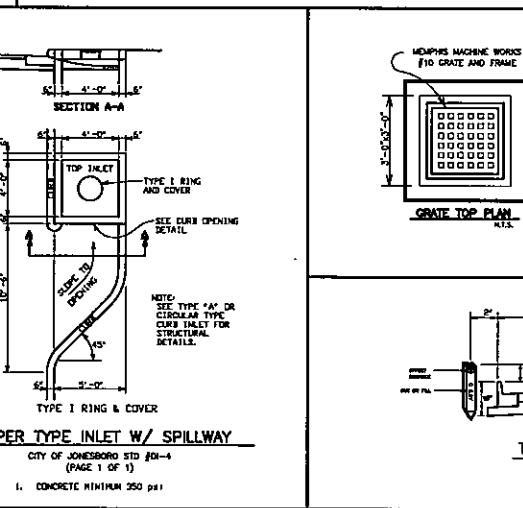
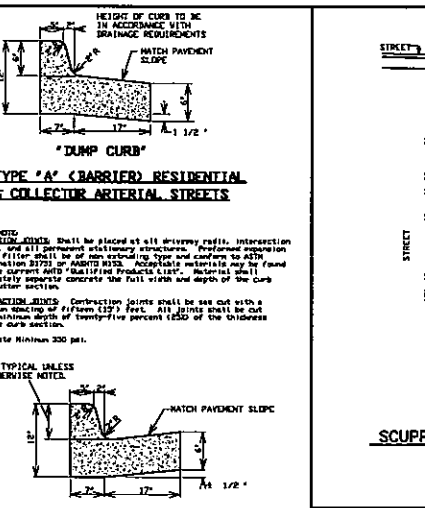
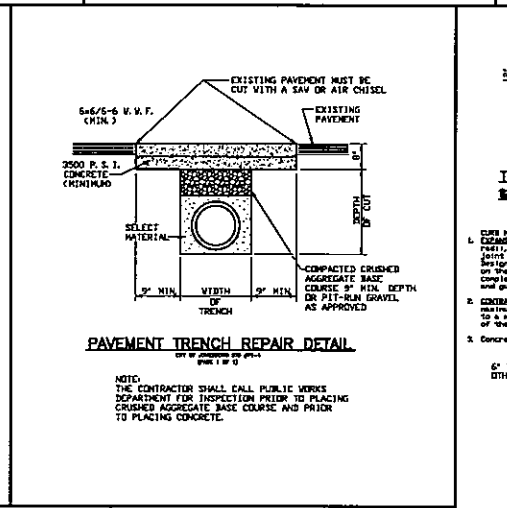
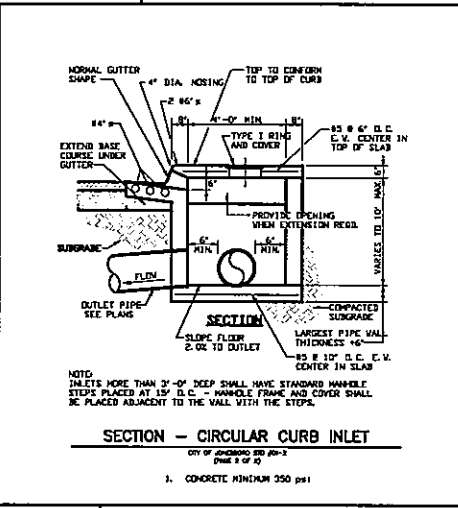
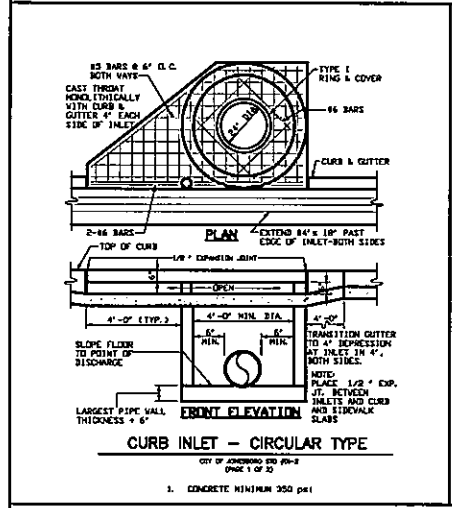
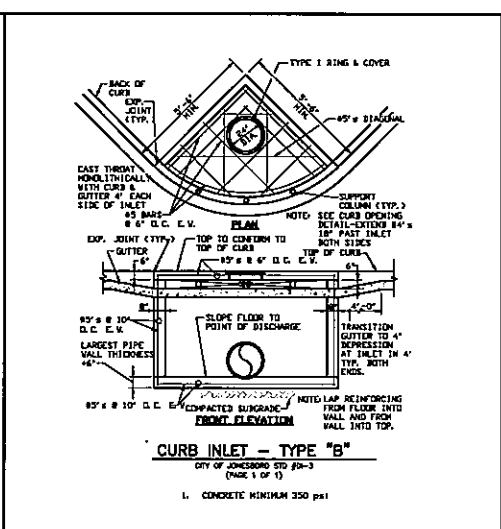
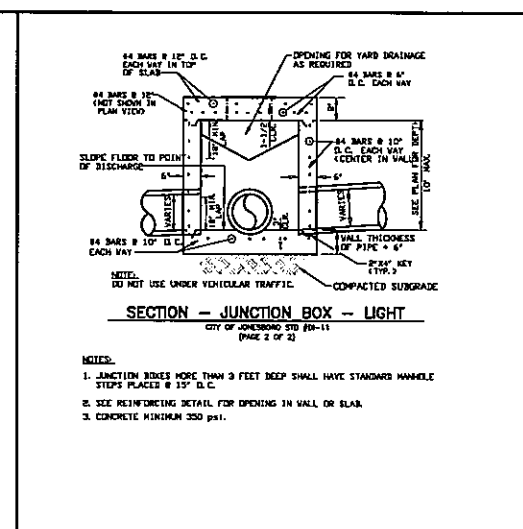
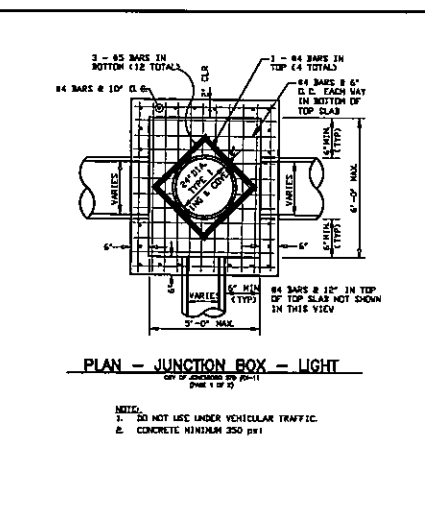
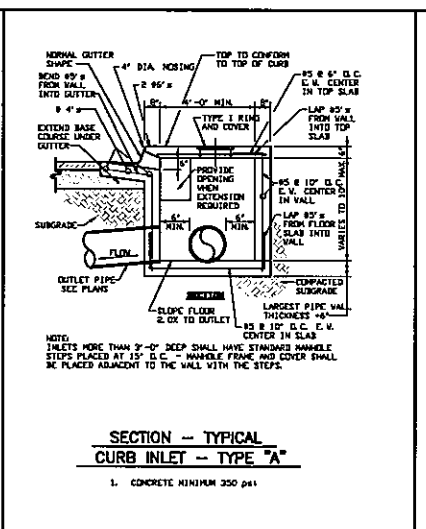
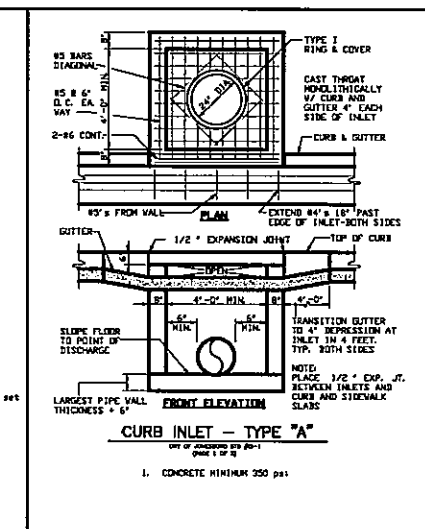
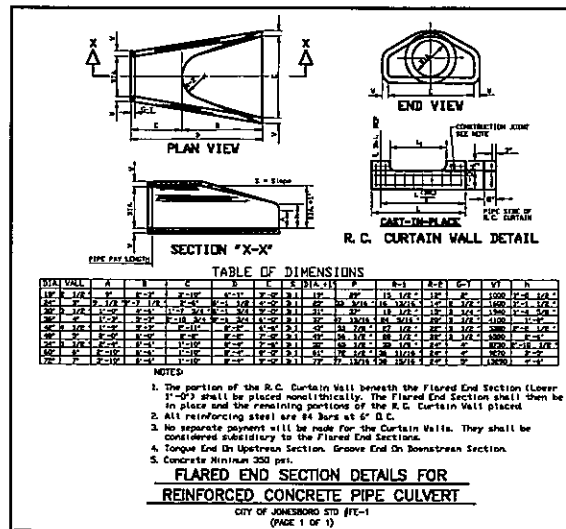
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Sanitary Sewer Line and Water Distribution Construction Details  
Dogwood Acres Phase III  
FOR  
SCOTT THROGMARTIN  
JONESBORO, ARKANSAS

Date: 06/27/08  
Scale: 1"=50'  
Job No.: 106101  
Sheet No.: 11 of 14  
Township: 14N  
Range: 04E  
County: CRAIGHEAD  
City: JONESBORO

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 No. 7880  
 GEORGE M. HANNAH

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 7880  
 GEORGE M. HANNAH

STREET CONSTRUCTION DETAILS  
 DOGWOOD ACRES PHASE III  
 FOR  
 SCOTT THROGMARTIN  
 JONESBORO, ARKANSAS

Date: 06/27/08 Scale: 1"=50' Job No.: 106101 Sheet No.:  
 Section: 11 Township: 14N Range: 04E County: CRAIGHEAD No. 99  
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