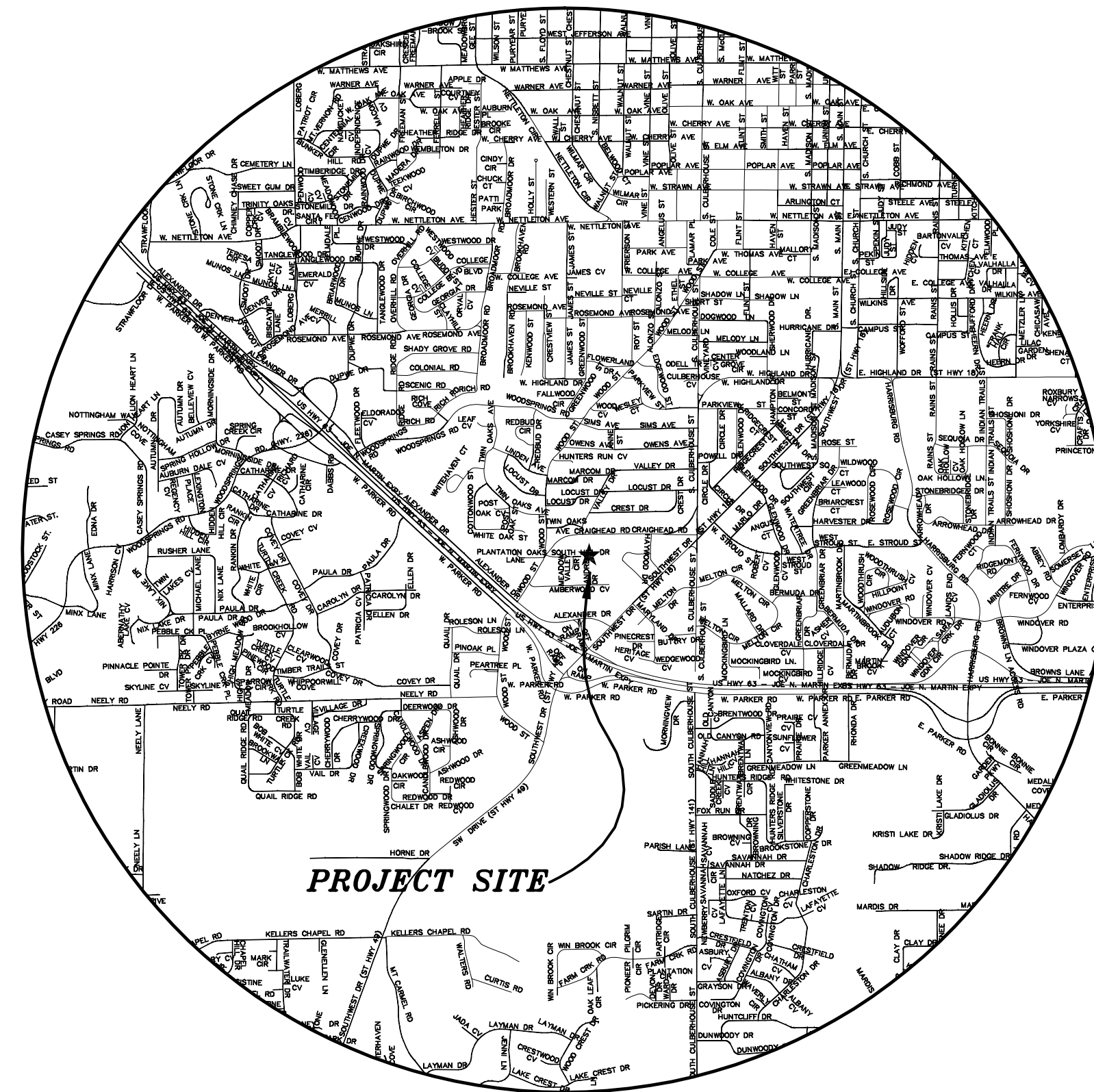


SOUTH OAKS SUBDIVISION PHASE TWO REVISED

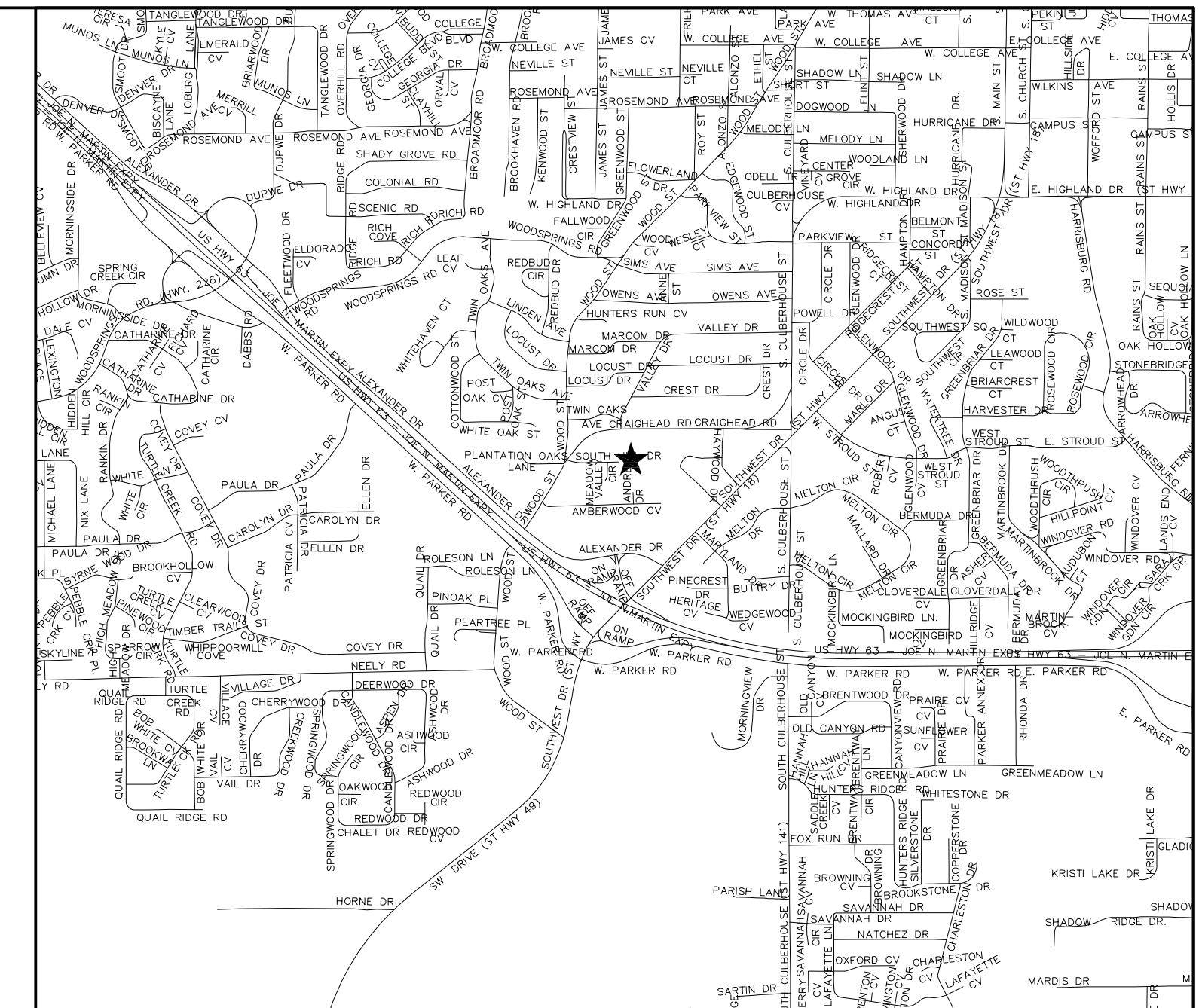
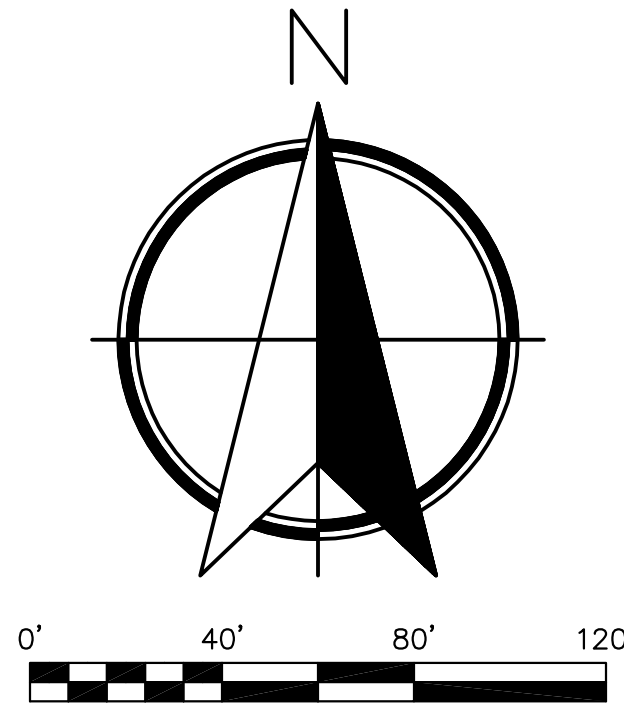
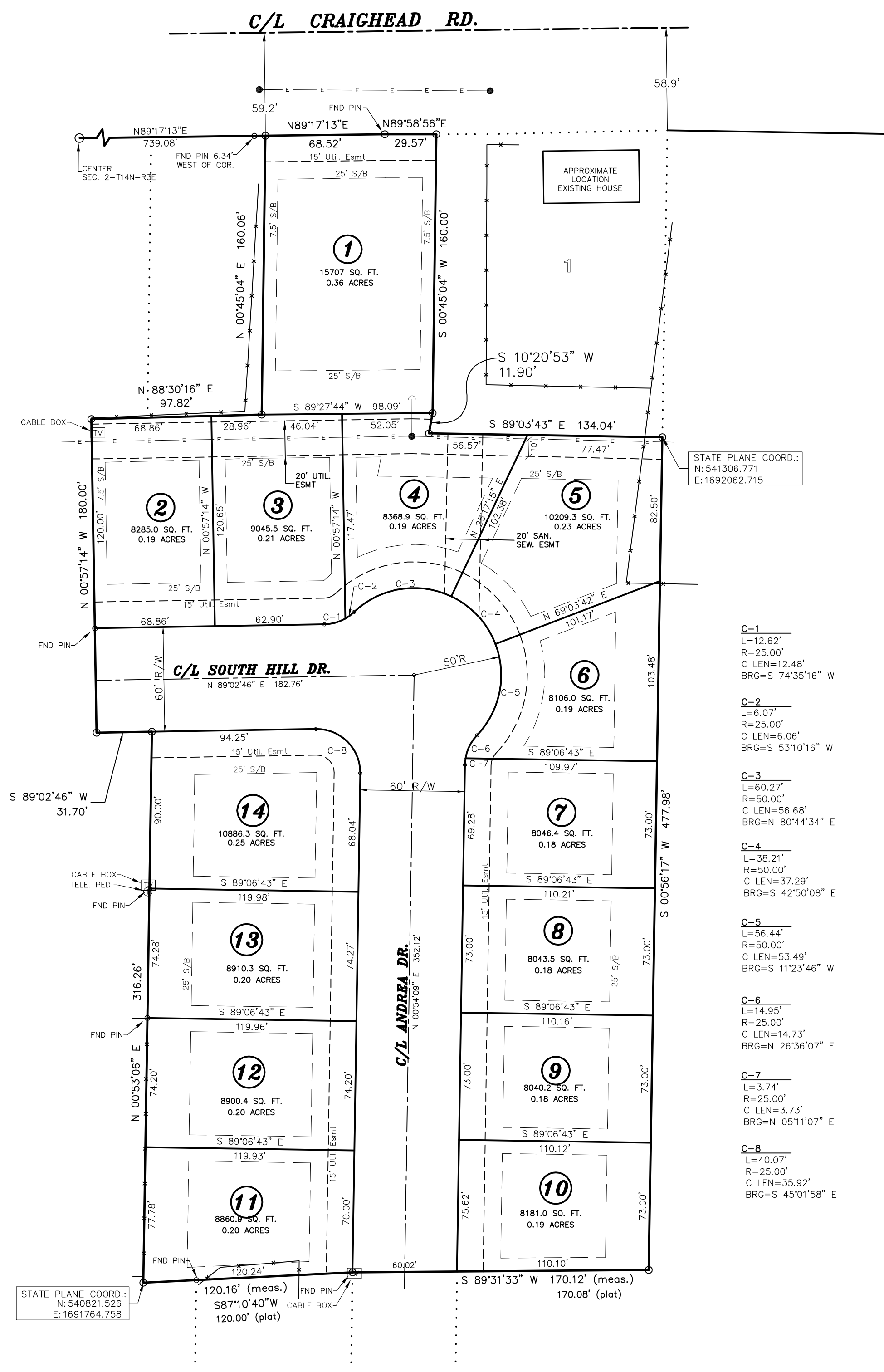
Jonesboro, Arkansas

August, 2013



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

SOUTH OAKS PHASE 2 LLC
2704 S. CULBERHOUSE ST.
JONESBORO, ARKANSAS 72401
(870) 935-7800



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.

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-divider 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 footage of said 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.

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) BEARINGS BASED ON GPS OBSERVATION.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 100,000.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND PREVIOUS SURVEYS.
- 5) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 6) FLOOD PLAIN: THIS TRACT DOES/DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.
- 7) CURRENT ZONING: R-1
- 8) SETBACKS: 25' FRONT, 25' REAR, 7.5' SIDE

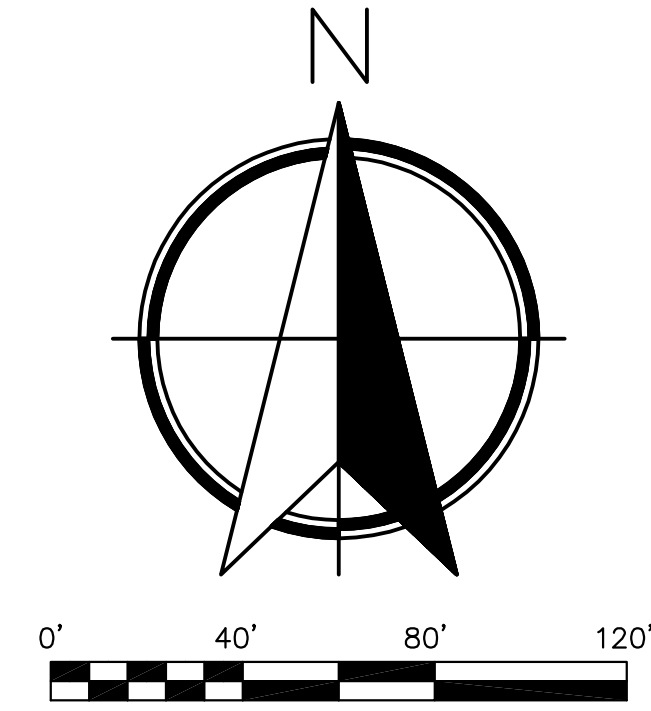
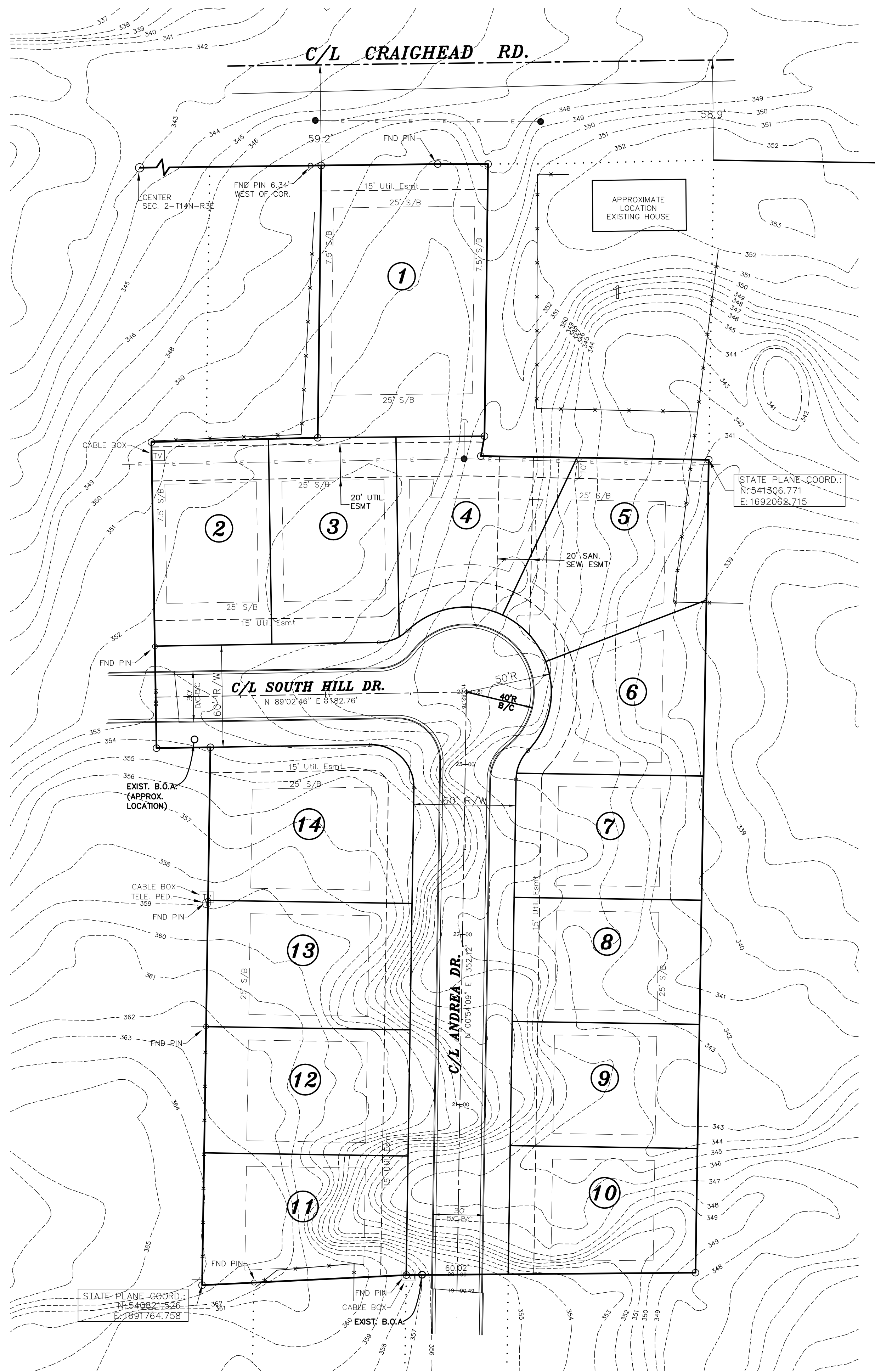
LEGAL DESCRIPTION:


Lots 2 and 3 of South Oaks Ph. 2 Replat of Lots 7-8, Block 'A', Lots 9-12, Block 'B', Lots 3-8, Block 'C' of South Oaks Addition Phase Two and Part of the Northwest Quarter of the Southeast Quarter, Section 25, Township 14 North, Range 3 East more particularly described as follows:
 From the center of said section 2,
 run N89°17'13"E a distance of 739.08 ft. to the POINT OF BEGINNING;
 thence N89°17'13"E along the right of way line of Craighead Road a distance of 68.52 ft. to a point;
 thence N89°58'56"E along the right of way line of Craighead Road a distance of 29.57 ft. to a point;
 thence leaving said right of way line,
 run S00°45'04"W a distance of 160.00 ft. to a point;
 thence S10°20'53"W a distance of 11.90 ft. to a point;
 thence S89°03'43"E a distance of 134.04 ft. to a point;
 thence S00°56'17"W a distance of 477.98 ft. to a point;
 thence S89°31'33"W a distance of 170.12 ft. to a point;
 thence S87°10'40"W a distance of 120.16 ft. to a point;
 thence N00°53'06"E a distance of 316.26 ft. to a point;
 thence S89°02'46"W a distance of 31.70 ft. to a point;
 thence N00°57'14"W a distance of 180.00 ft. to a point;
 thence N88°30'16"E a distance of 97.82 ft. to a point;
 thence N00°45'04"E a distance of 160.06 ft. to the POINT OF BEGINNING, containing 3.75 acres.


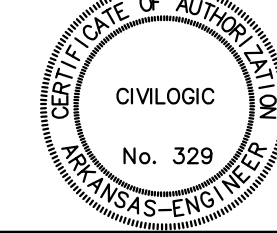
AND TO BE KNOWN AS:

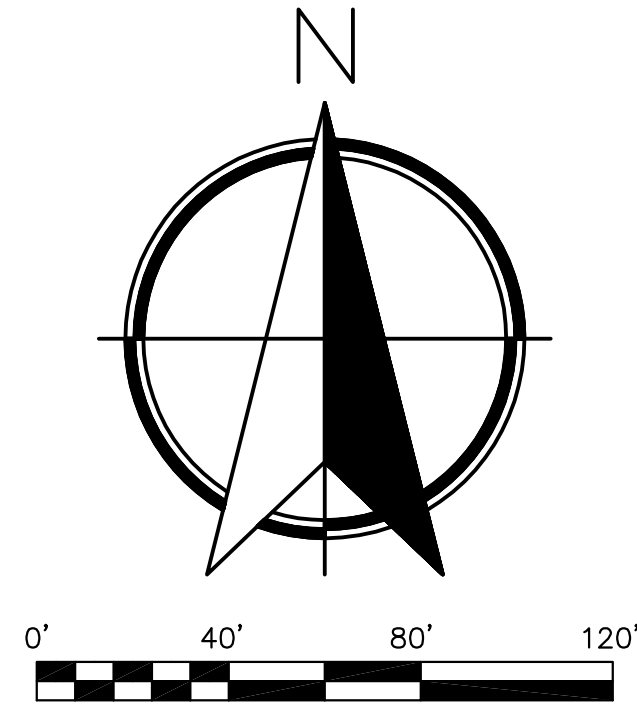
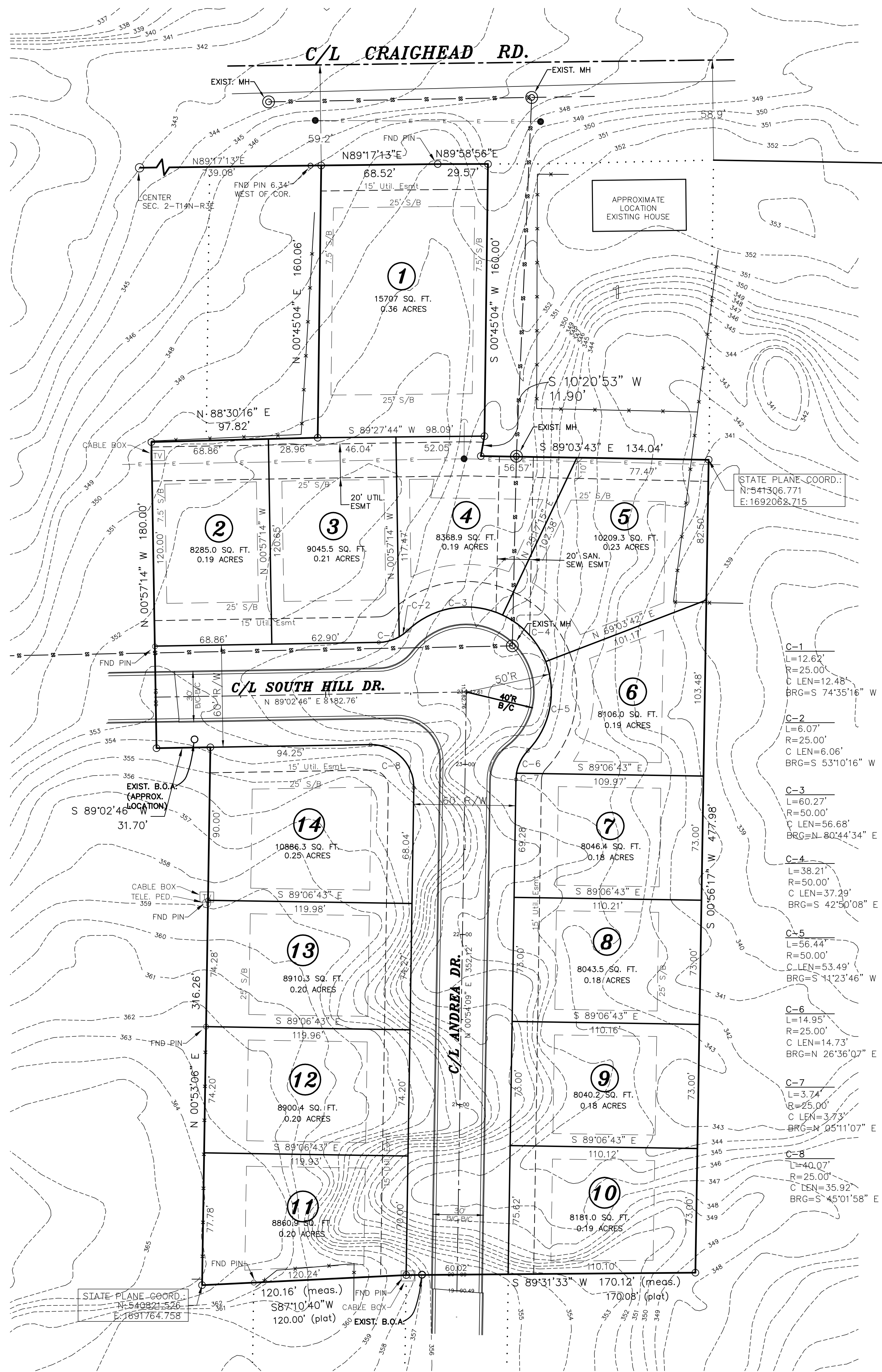
**SOUTH OAKS SUBDIVISION
 PHASE 2 - REVISED
 Jonesboro, Arkansas**

ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
RECORD PLAT SOUTH OAKS SUBD. PHASE TWO REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1"=40'	113004	1 of 1		
Section 25	Township 14N	Range 03E	County CRAIGHEAD		
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© 2013, Civilogic		Drawn By: RE	Checked by: GH		

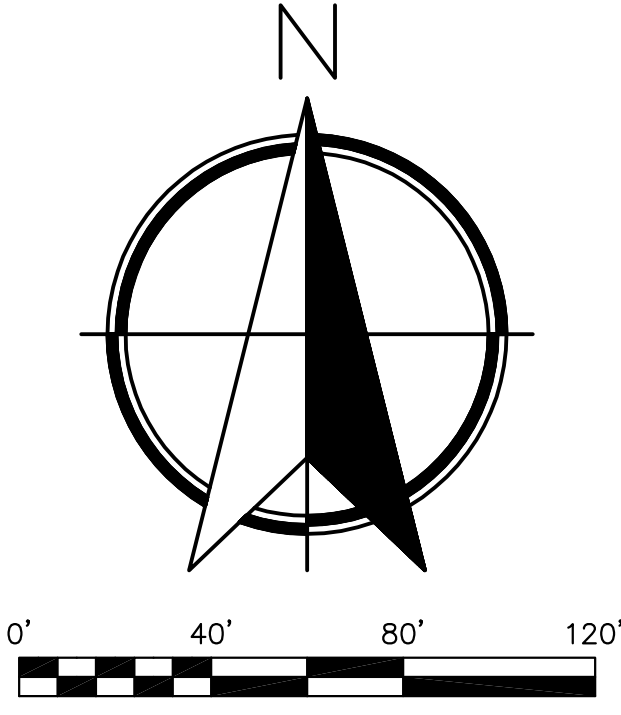
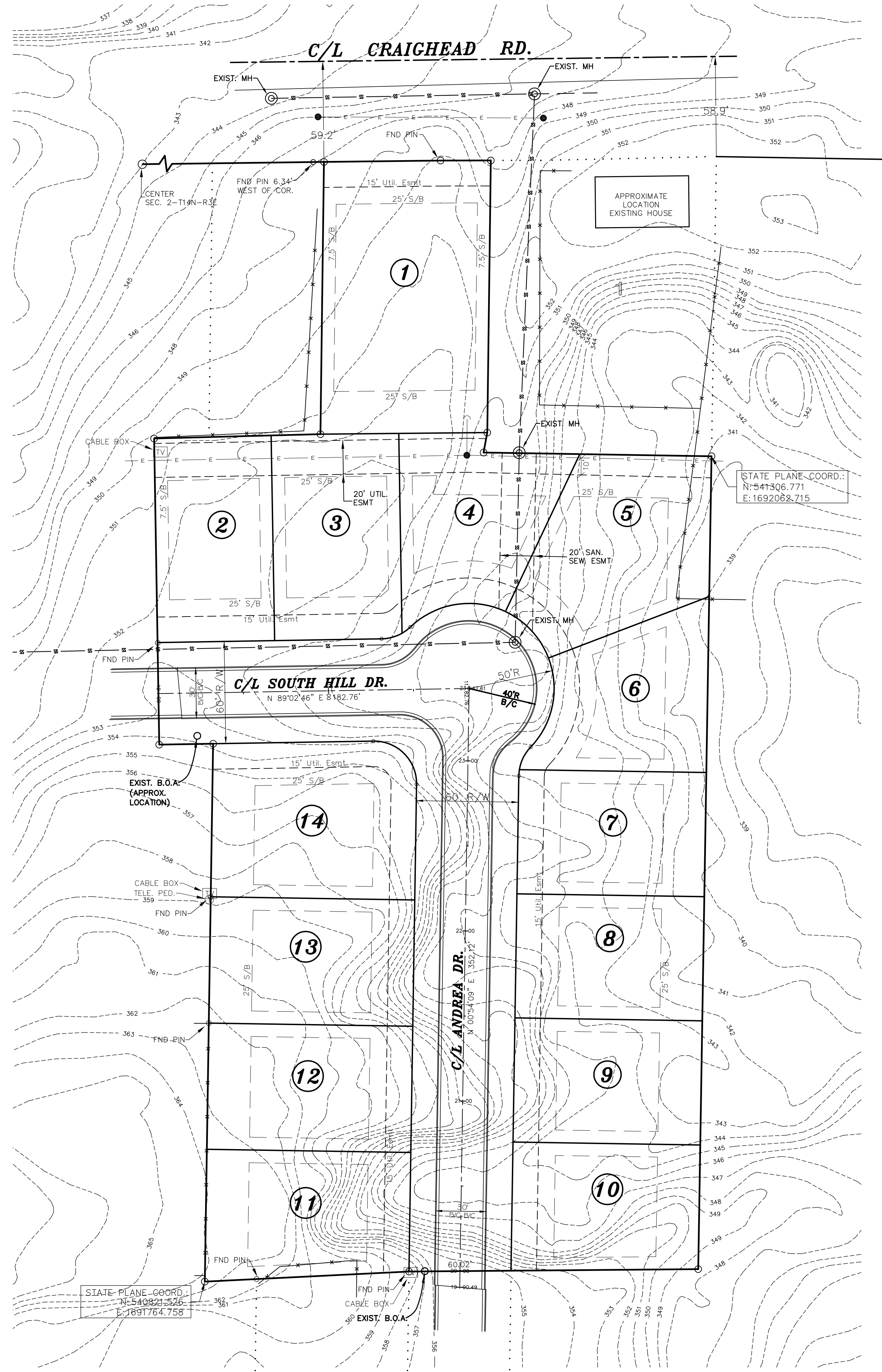


ENGINEERS		PLANNERS		SURVEYORS	
					
<small>203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net</small>					
WATER DISTRIBUTION PLAN SOUTH OAKS SUBD. PH 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1" = 40'	113004	No.		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD	3 of 9	
<small>ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES</small>					
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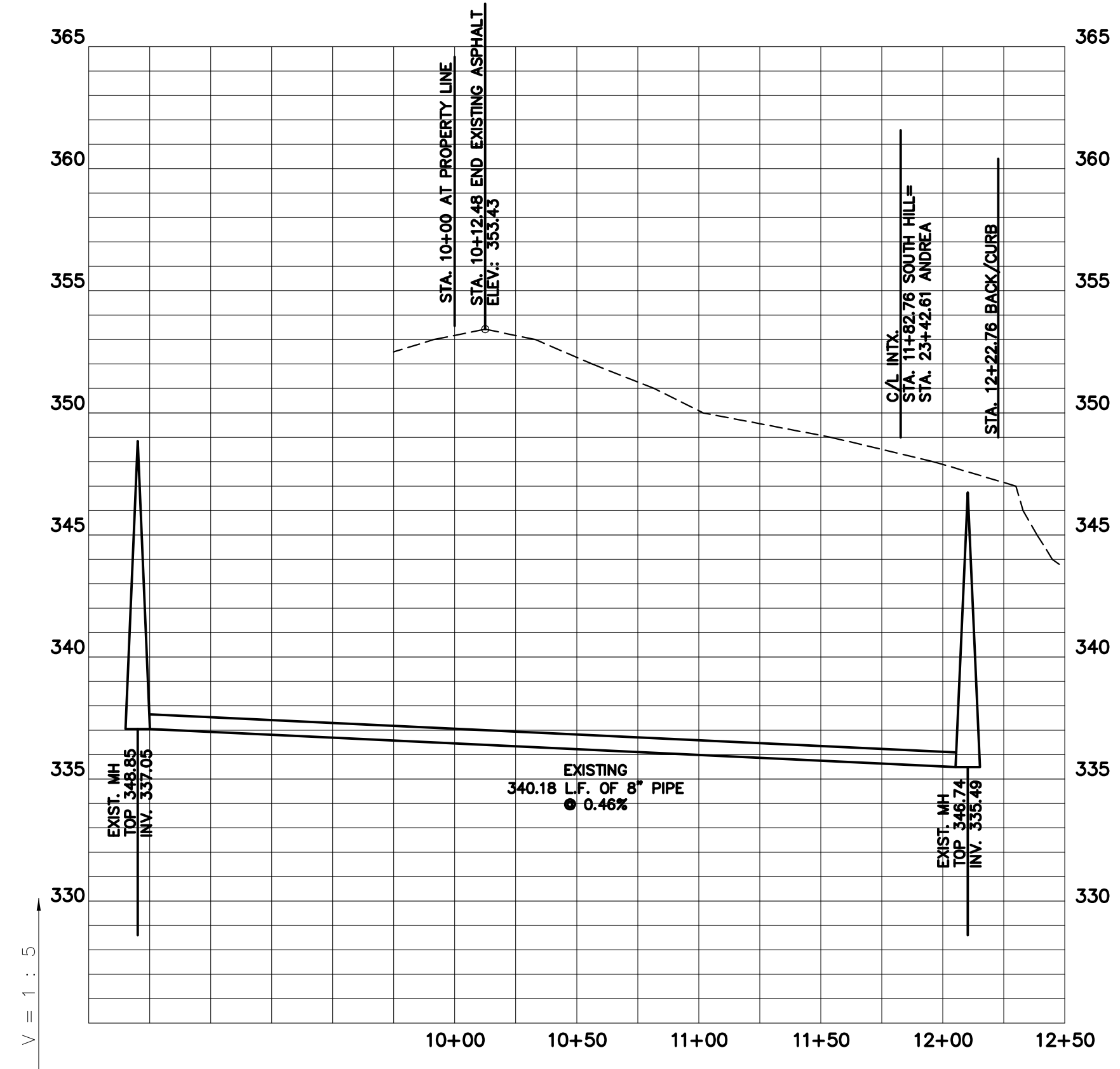





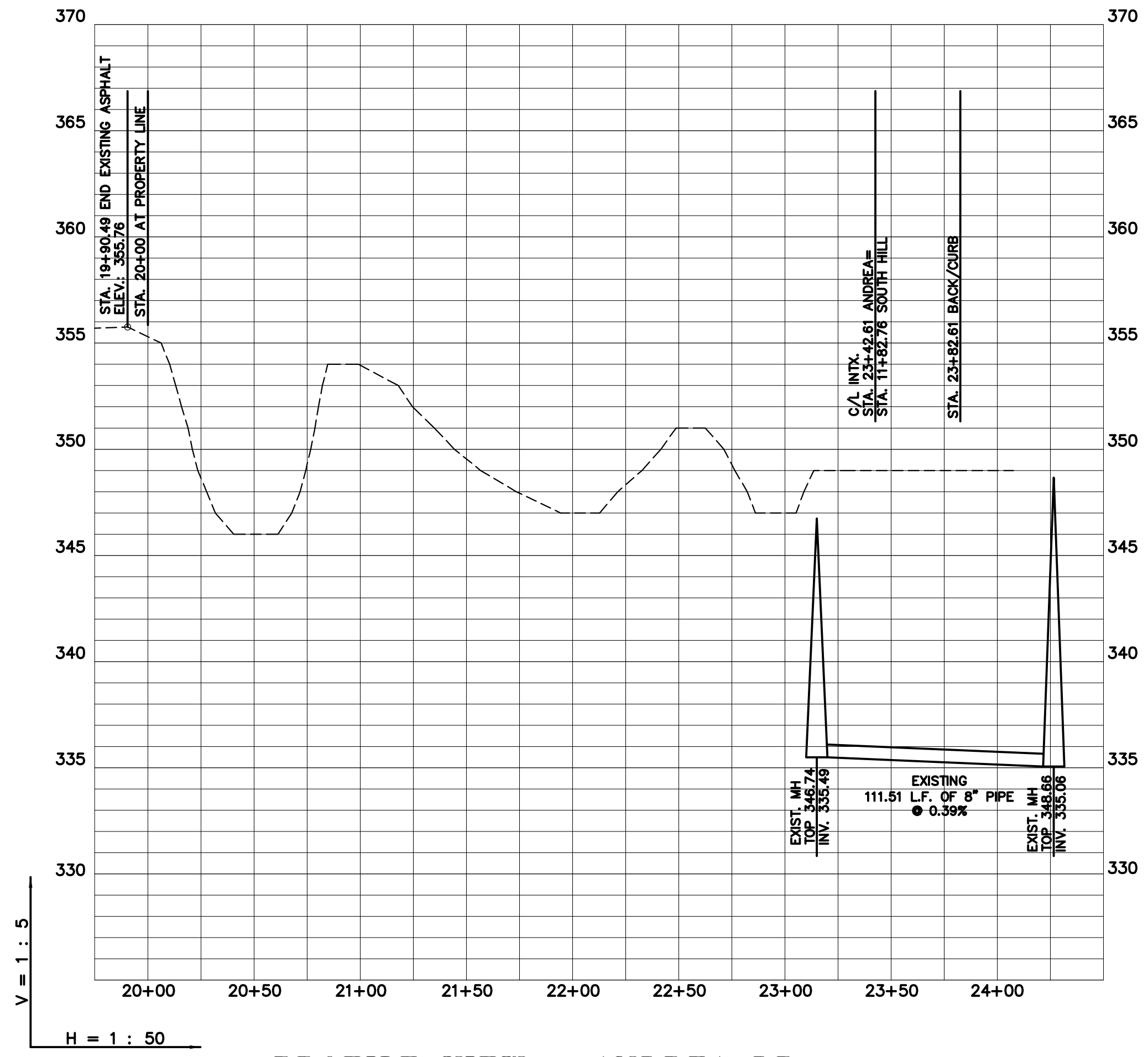
ENGINEERS		PLANNERS		SURVEYORS	
Civilogic					
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
DRAINAGE PLAN SOUTH OAKS SUBD. PH 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	1"=40'	113004	No. 5		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD	5 of 9	
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PLAN VIEW

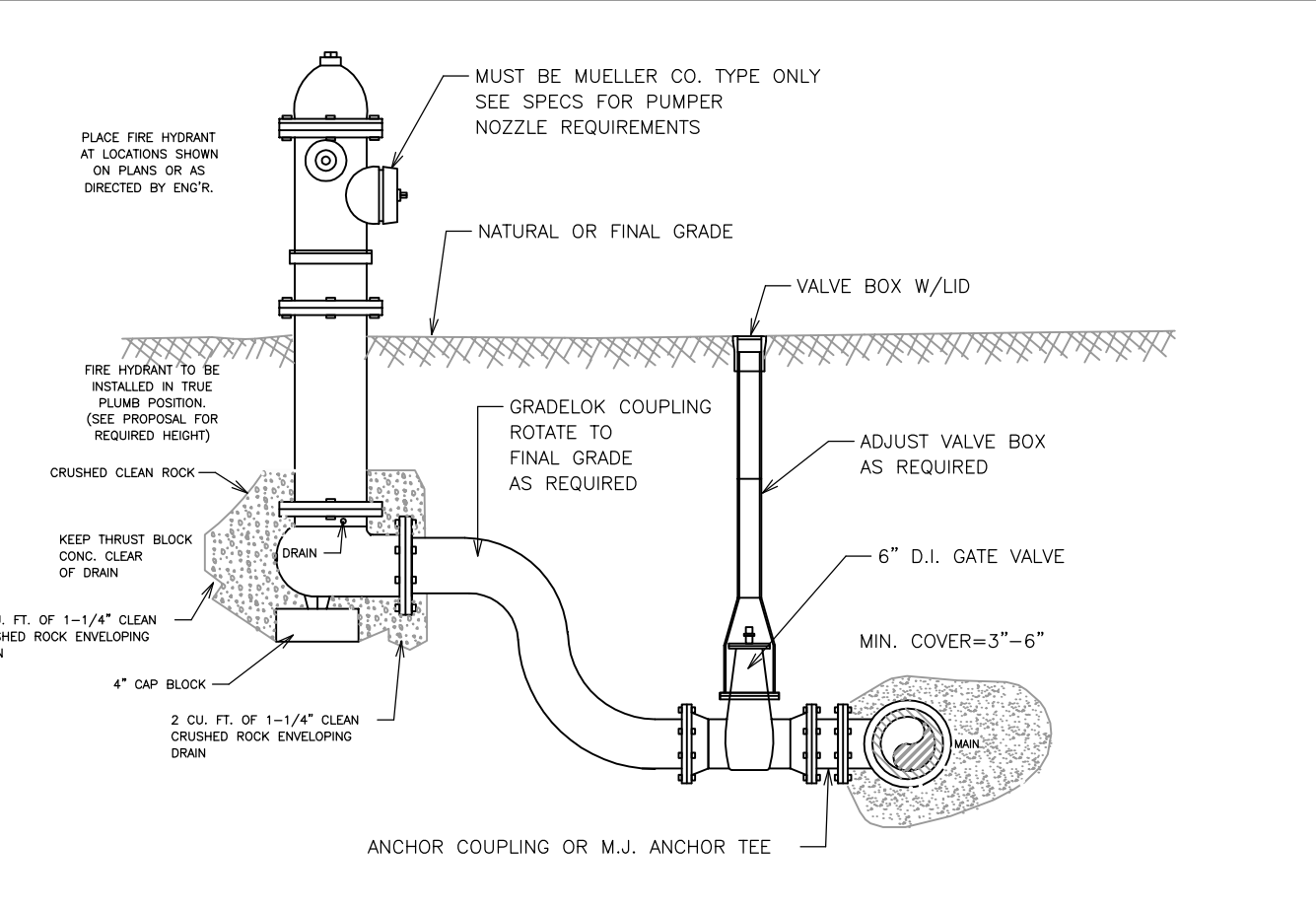
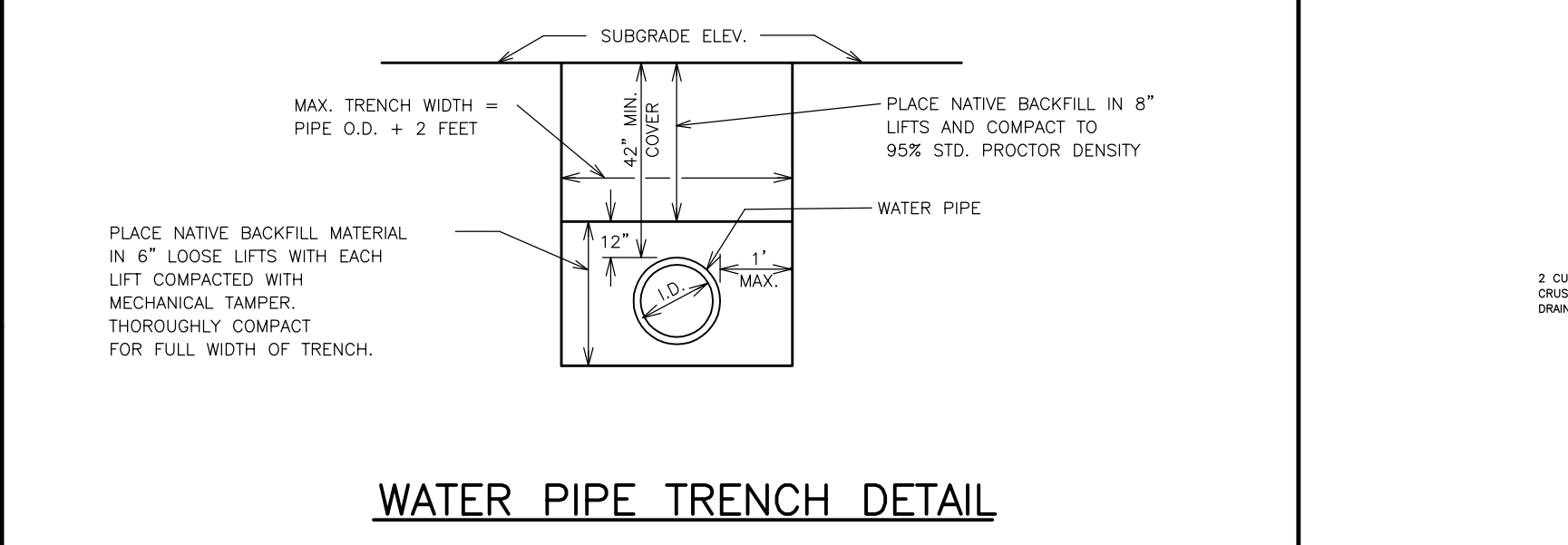
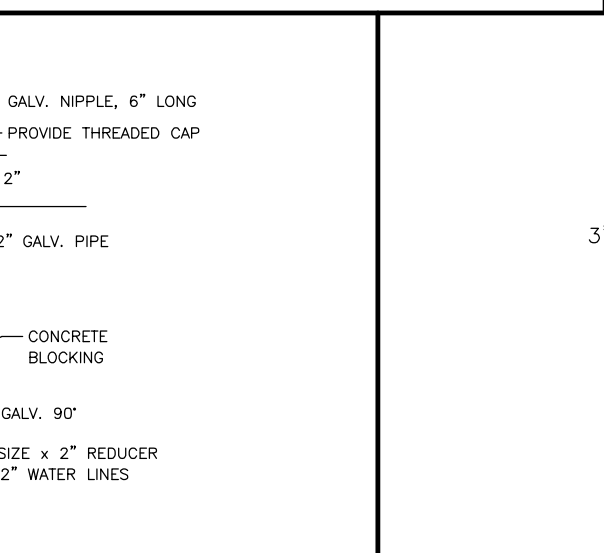
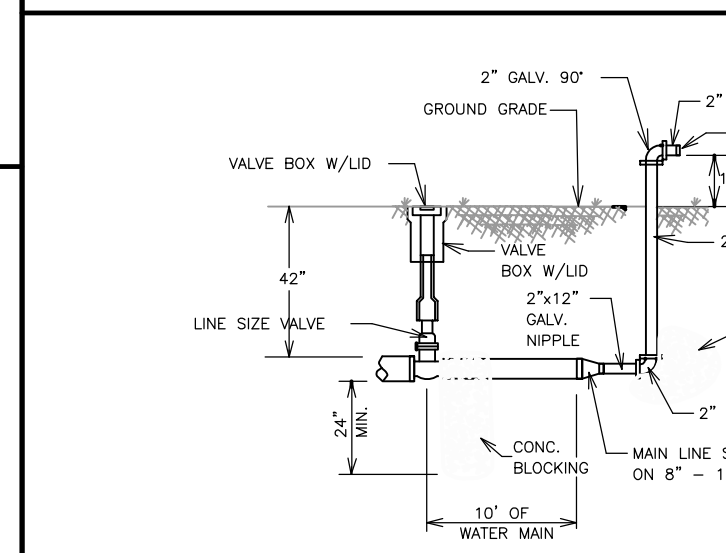
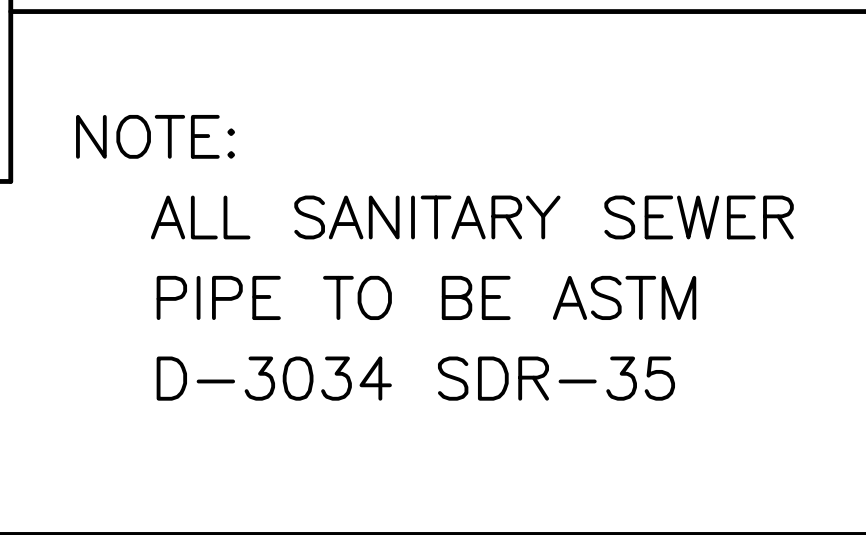
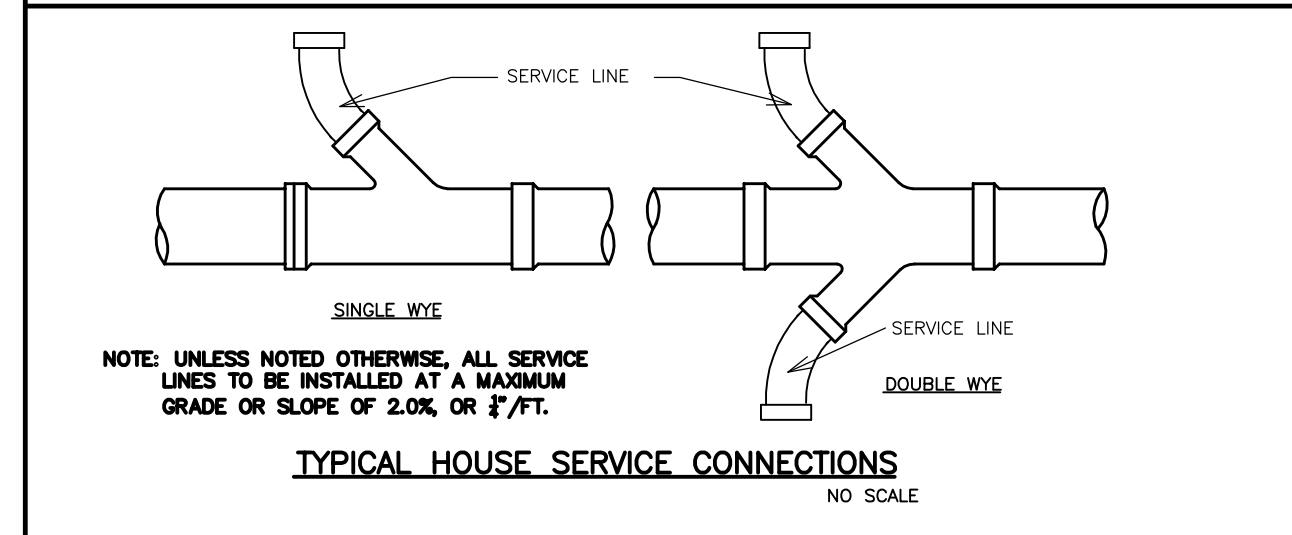
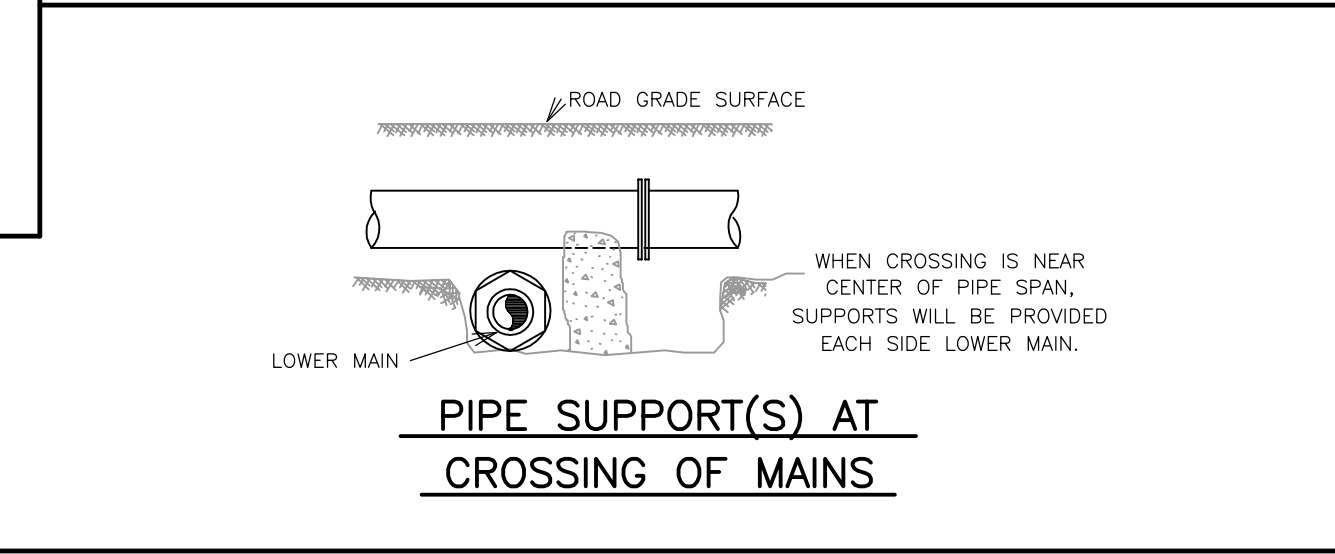
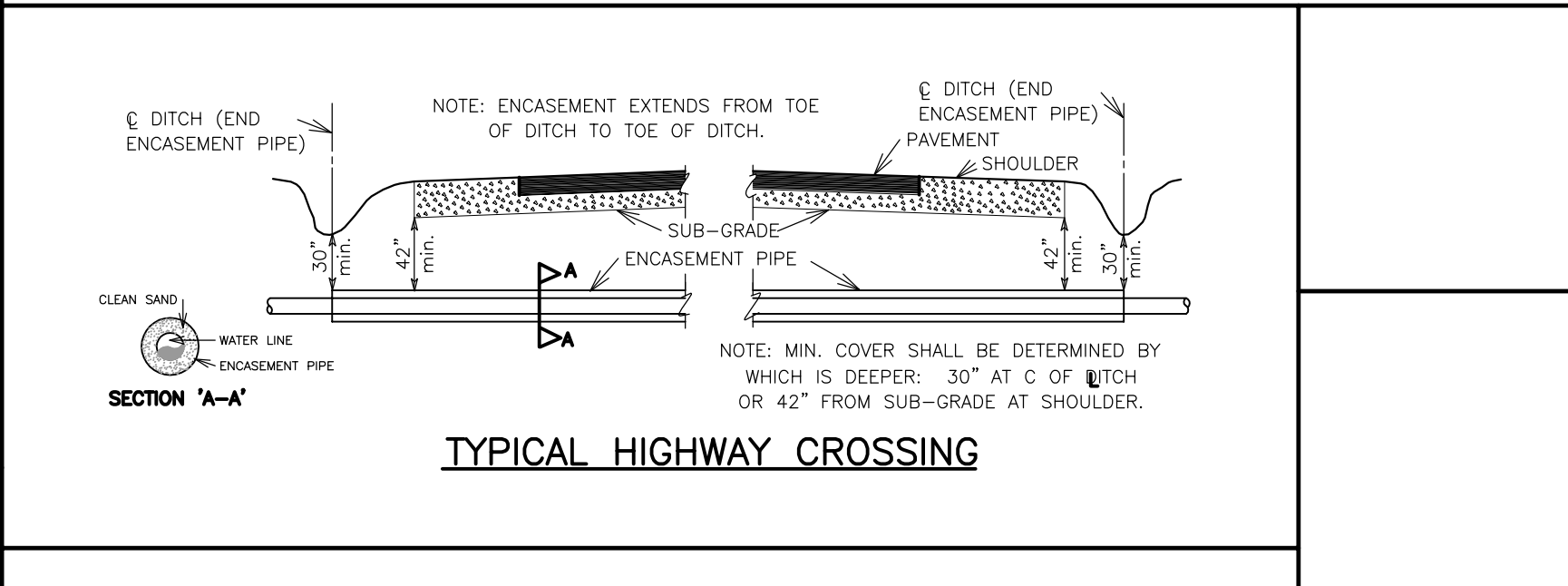
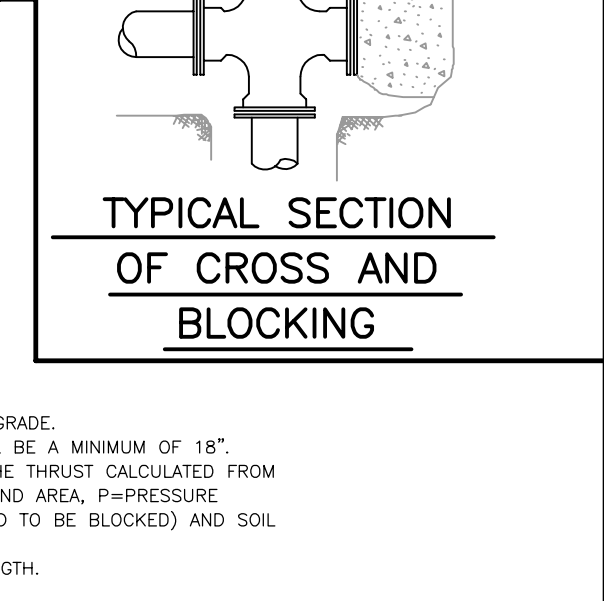
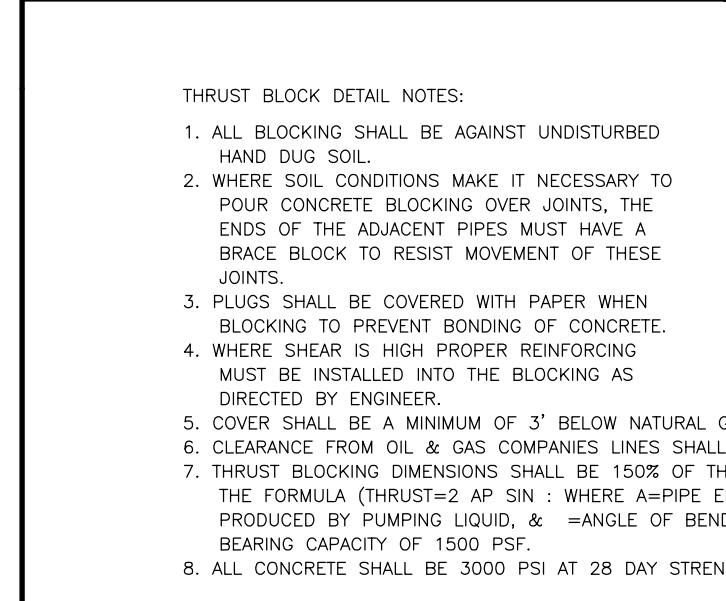
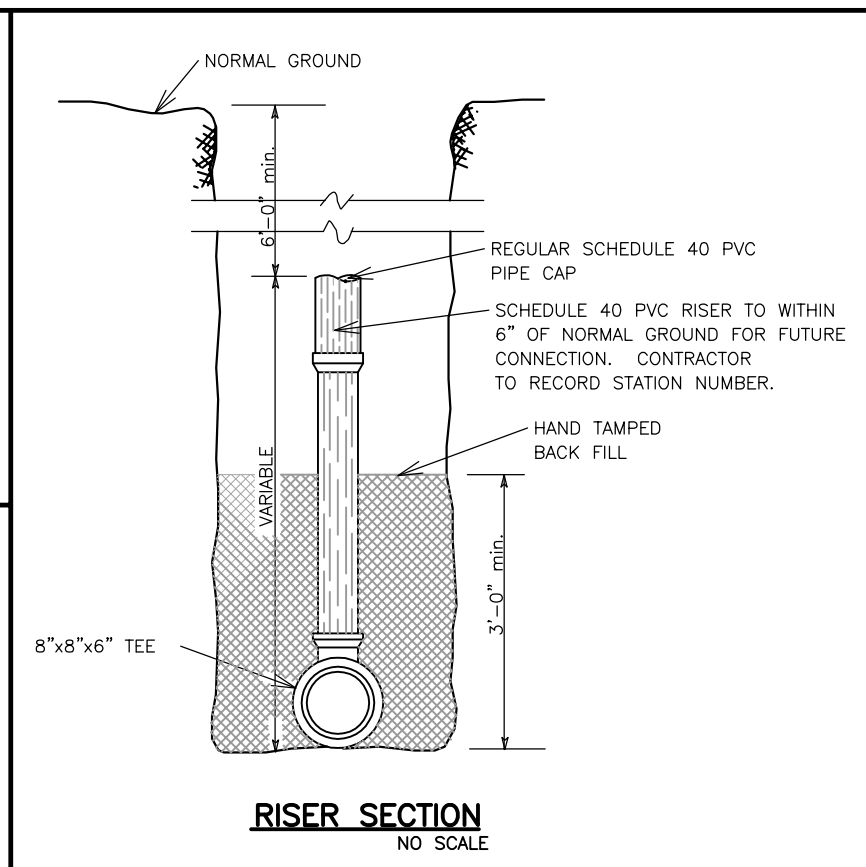
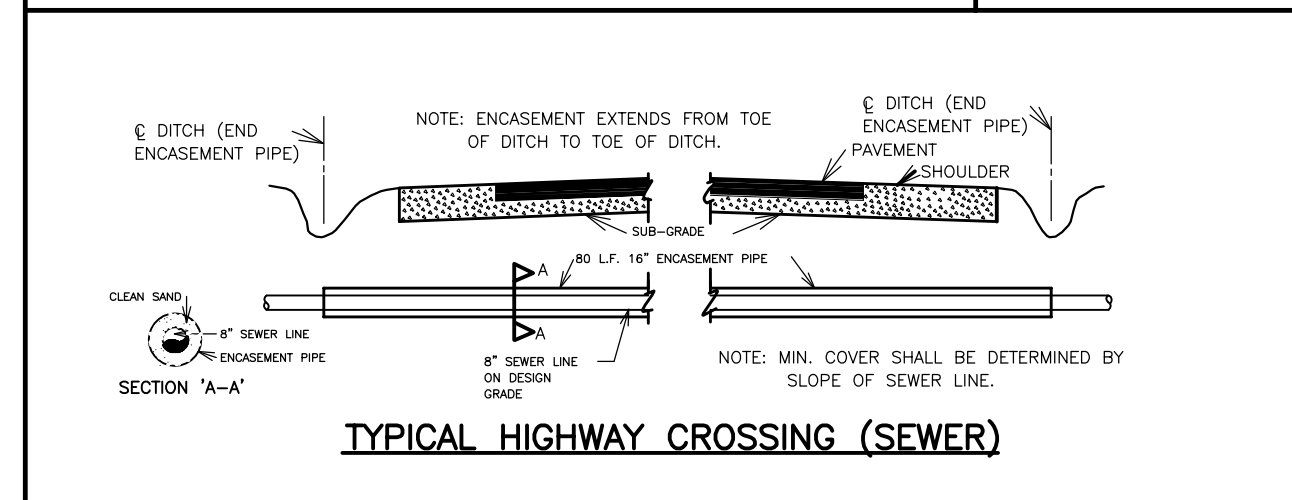
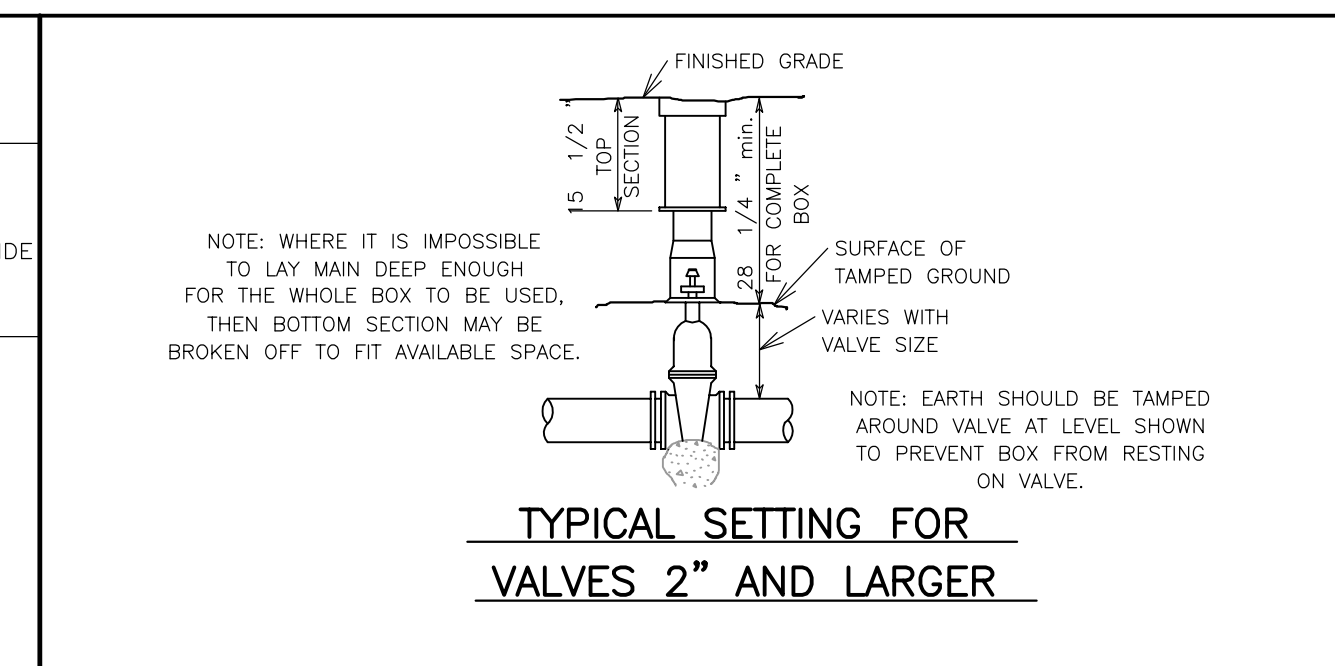
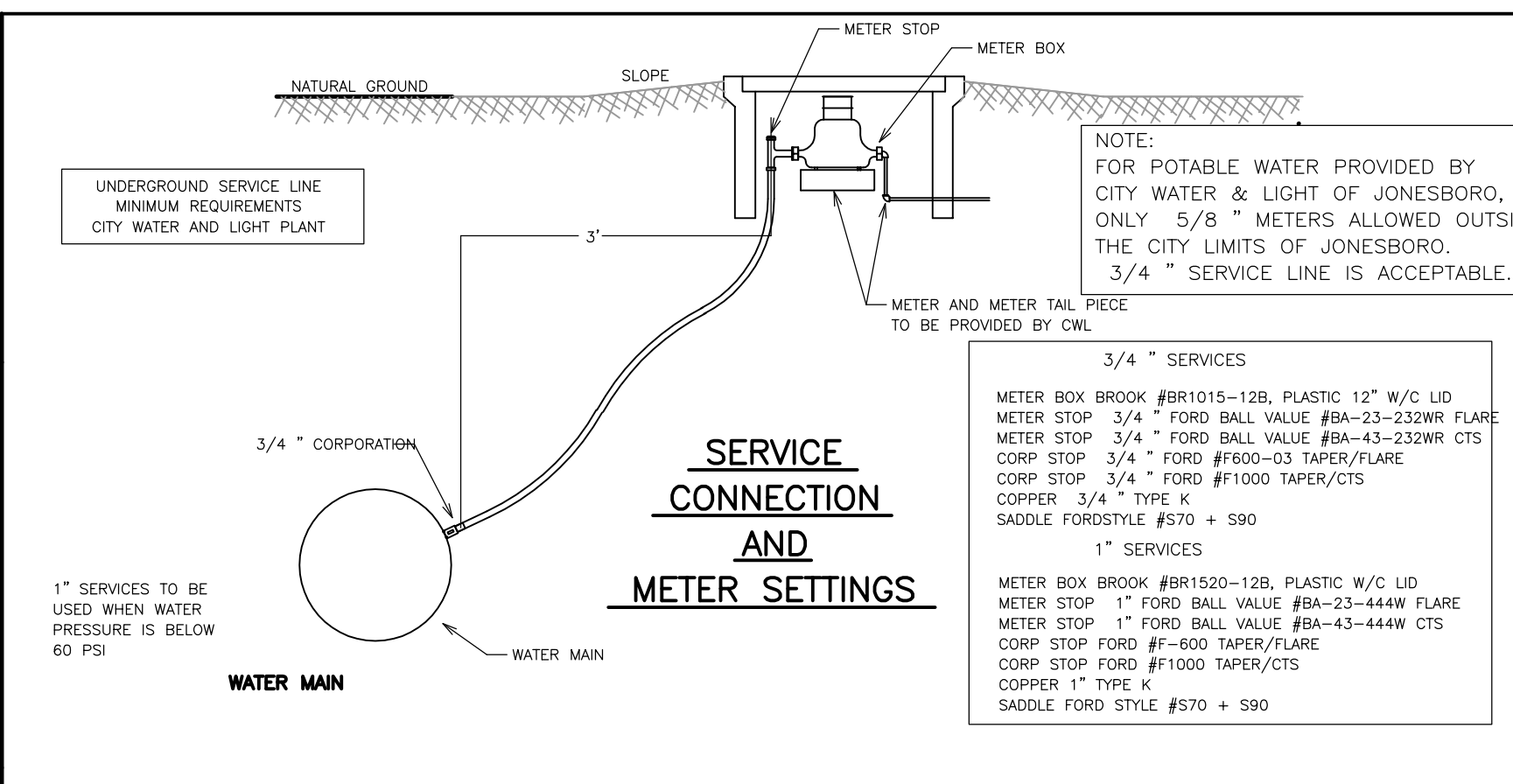
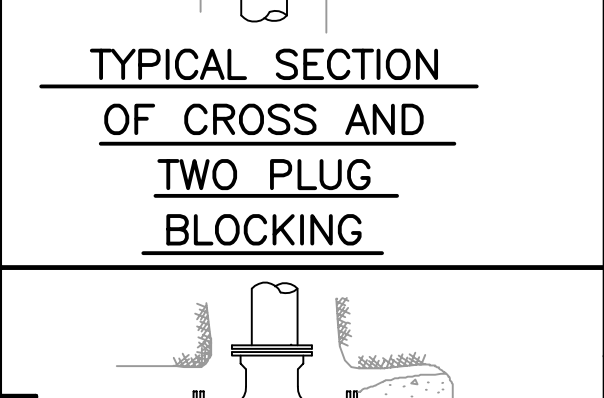
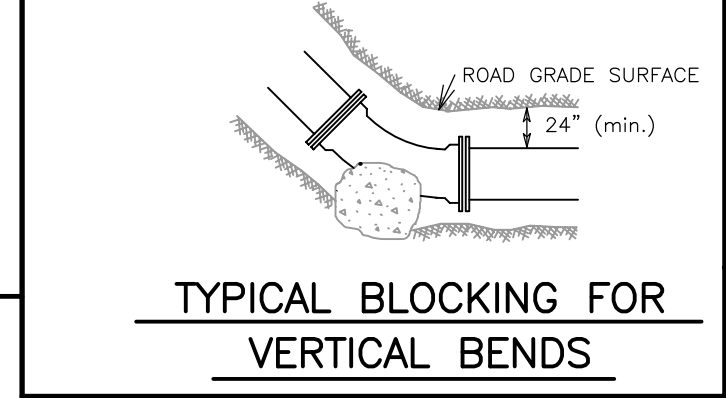
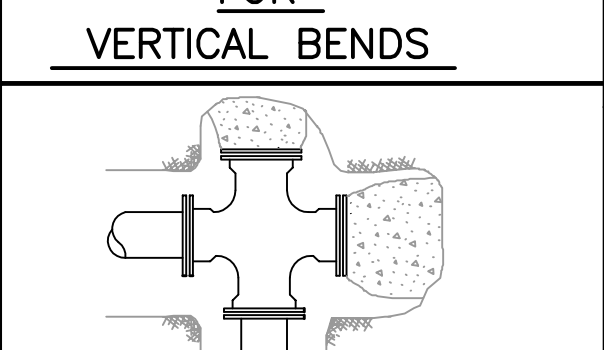
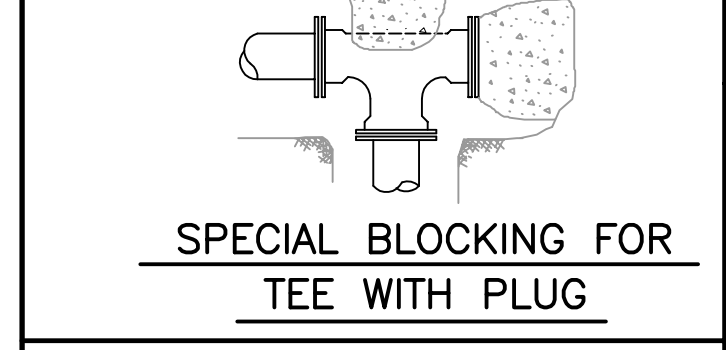
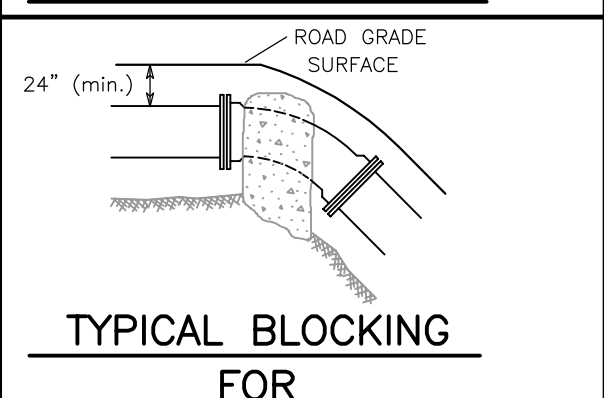
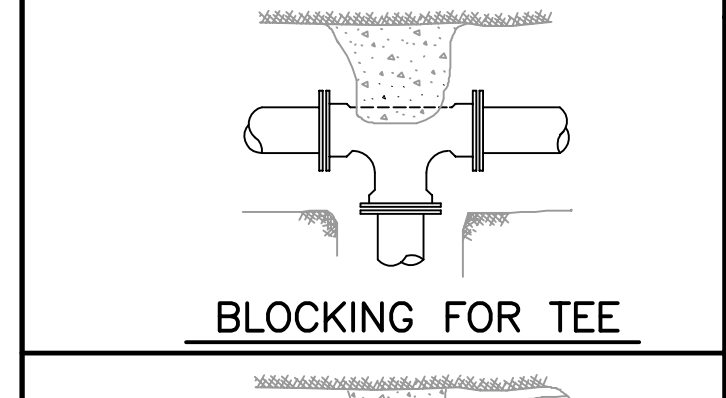
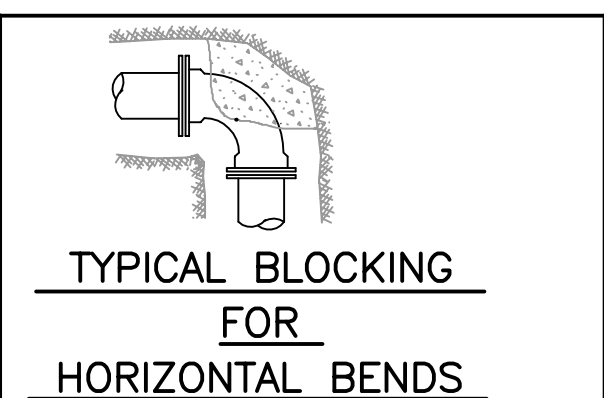
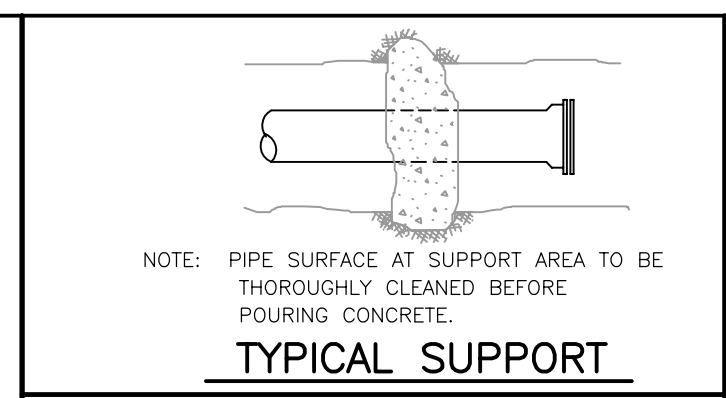
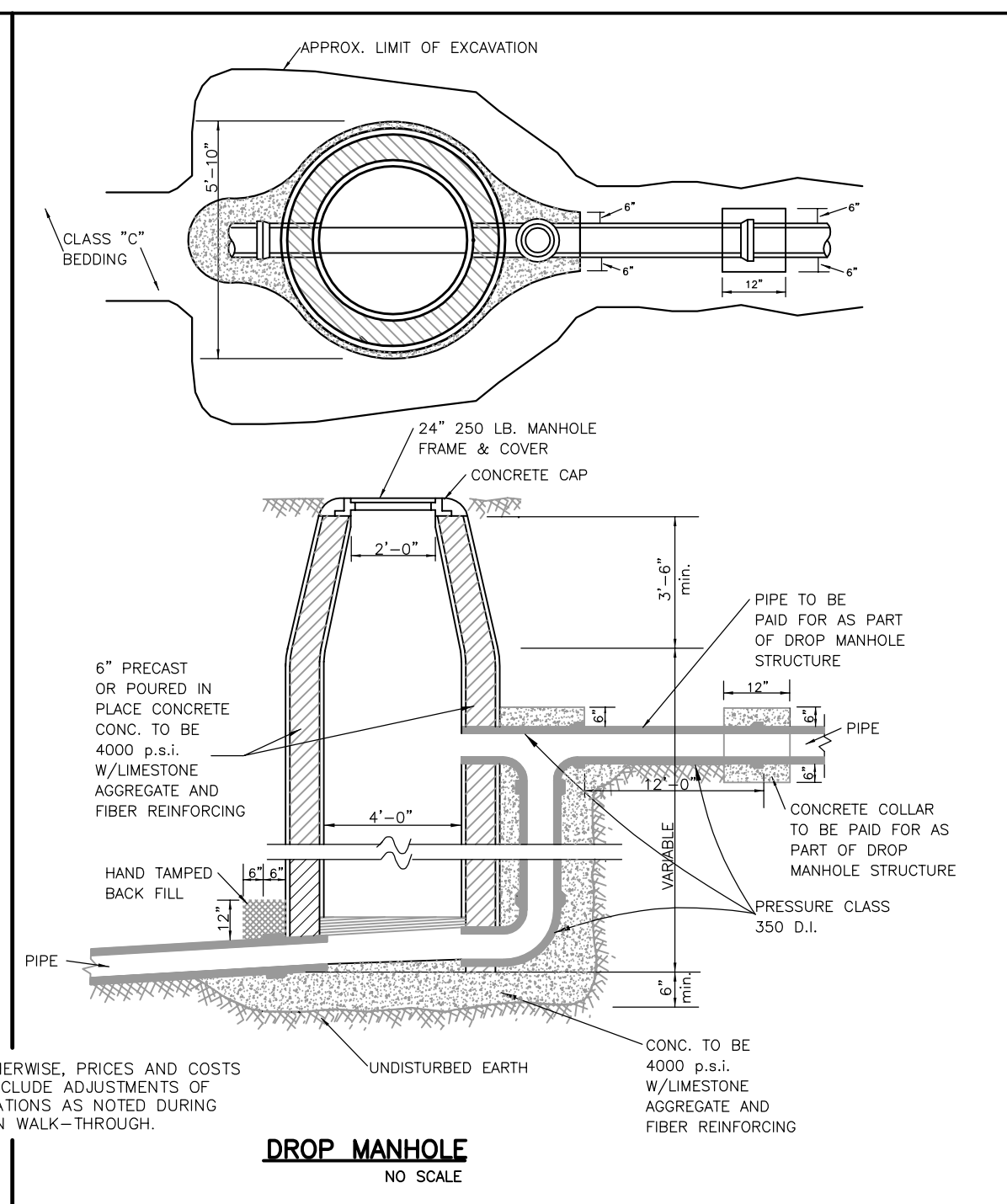
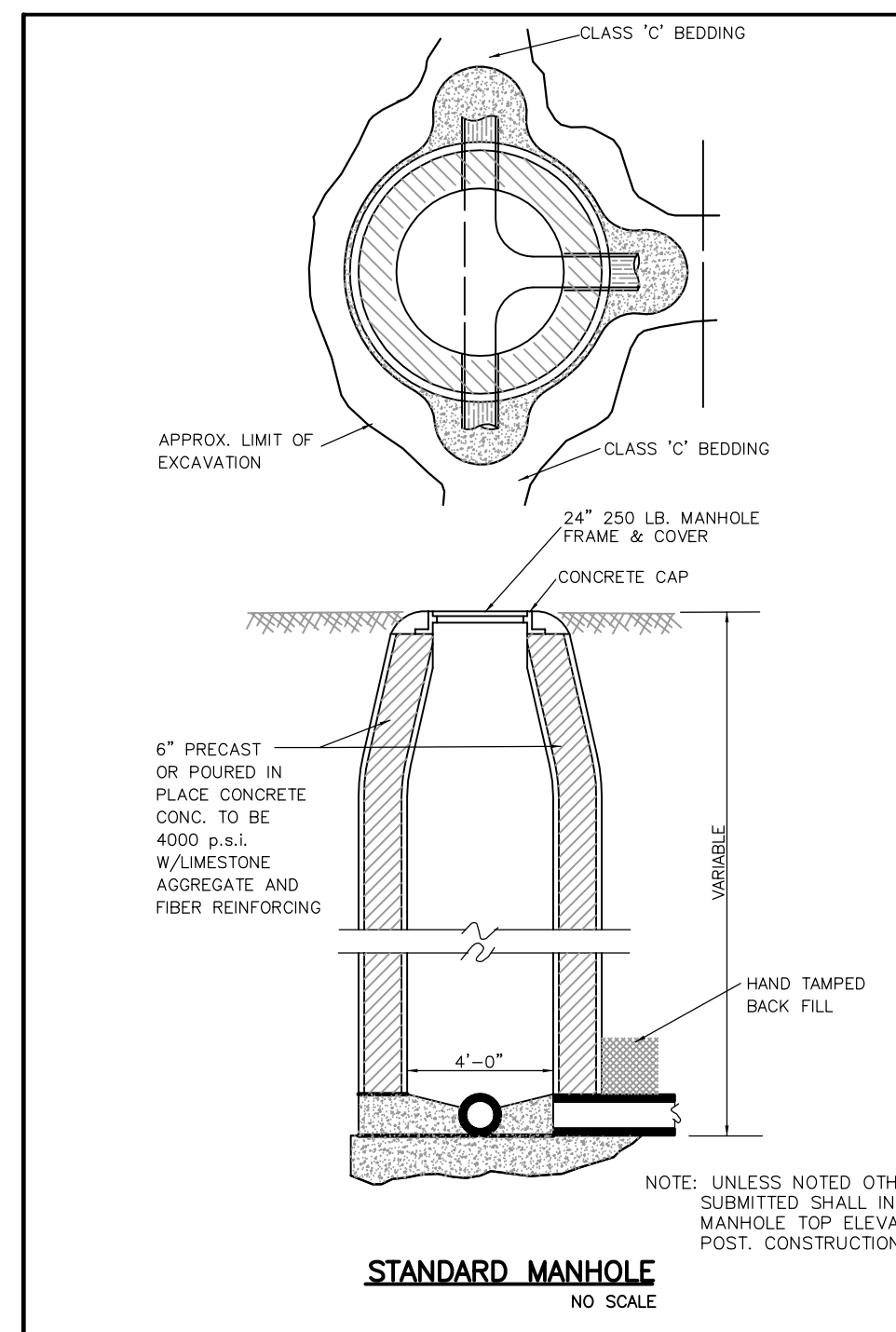


PROFILE VIEW - SOUTH HILL DR.

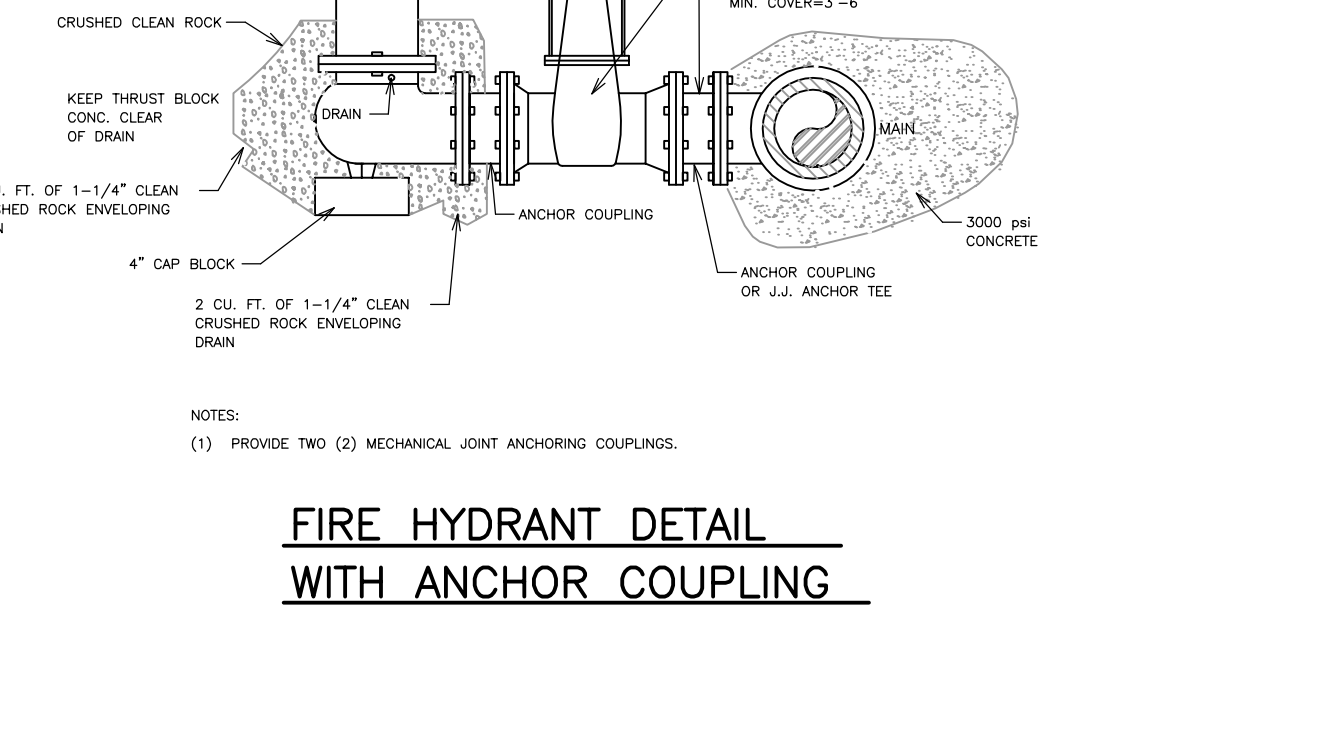
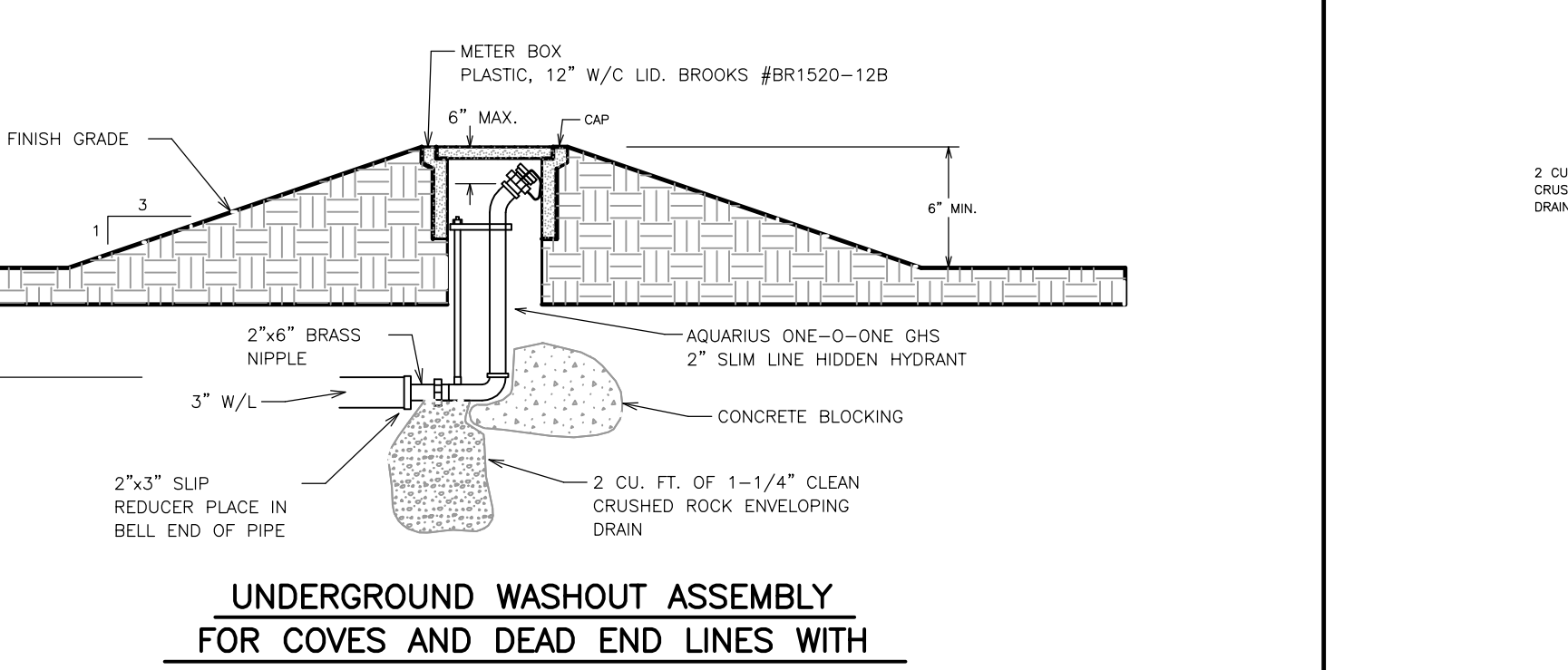
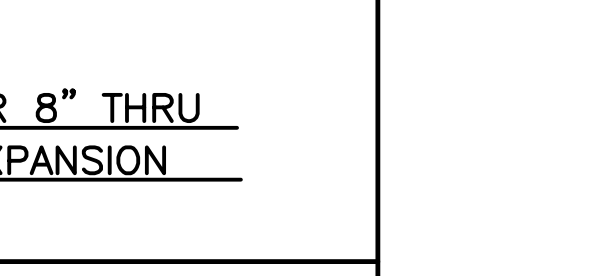
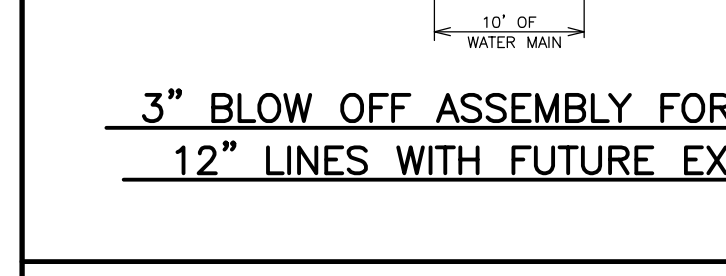
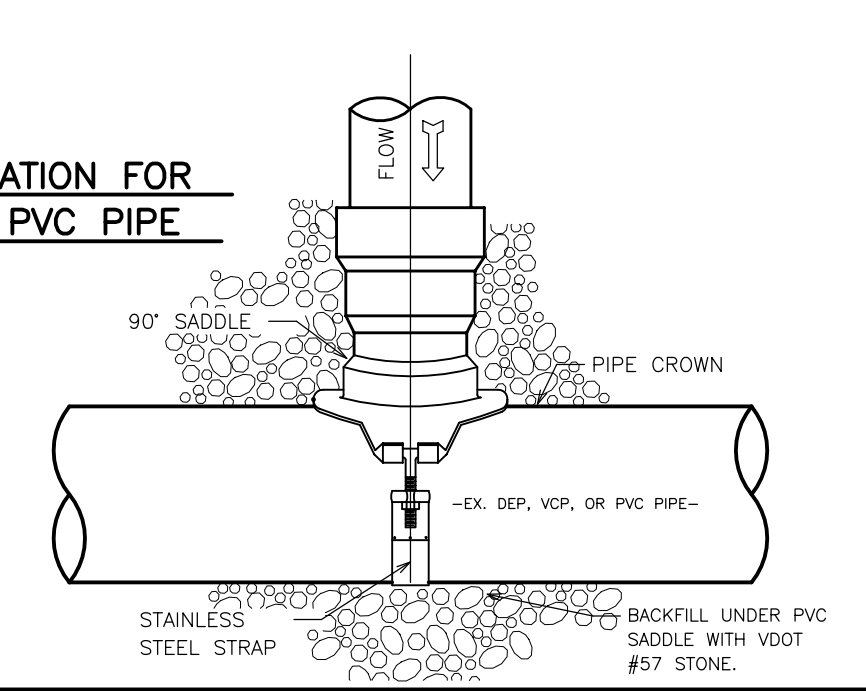
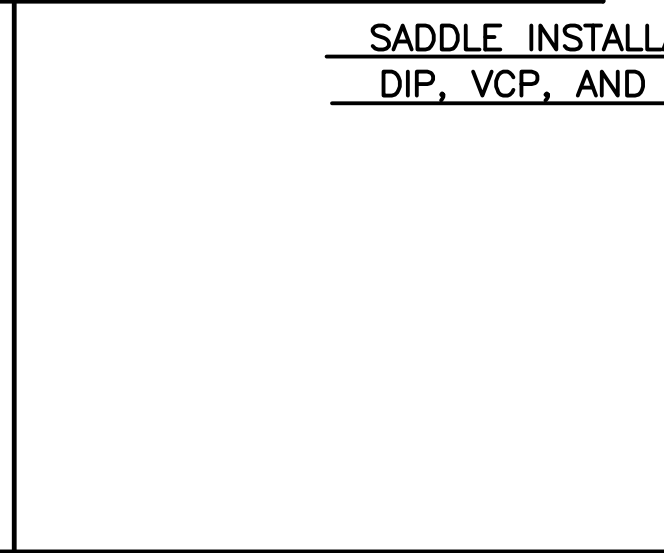
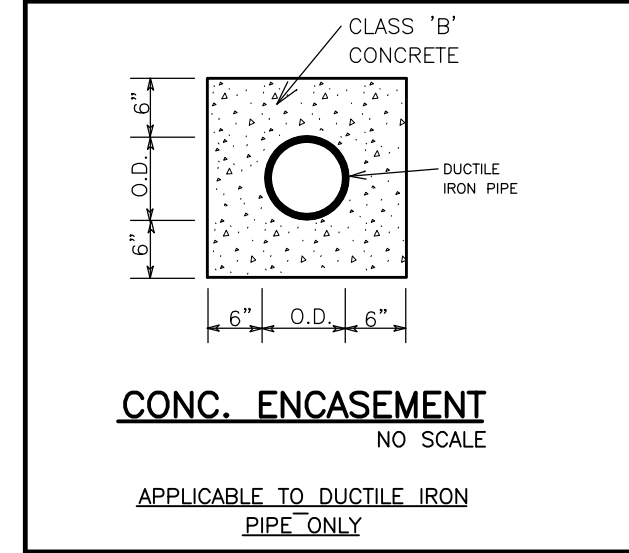
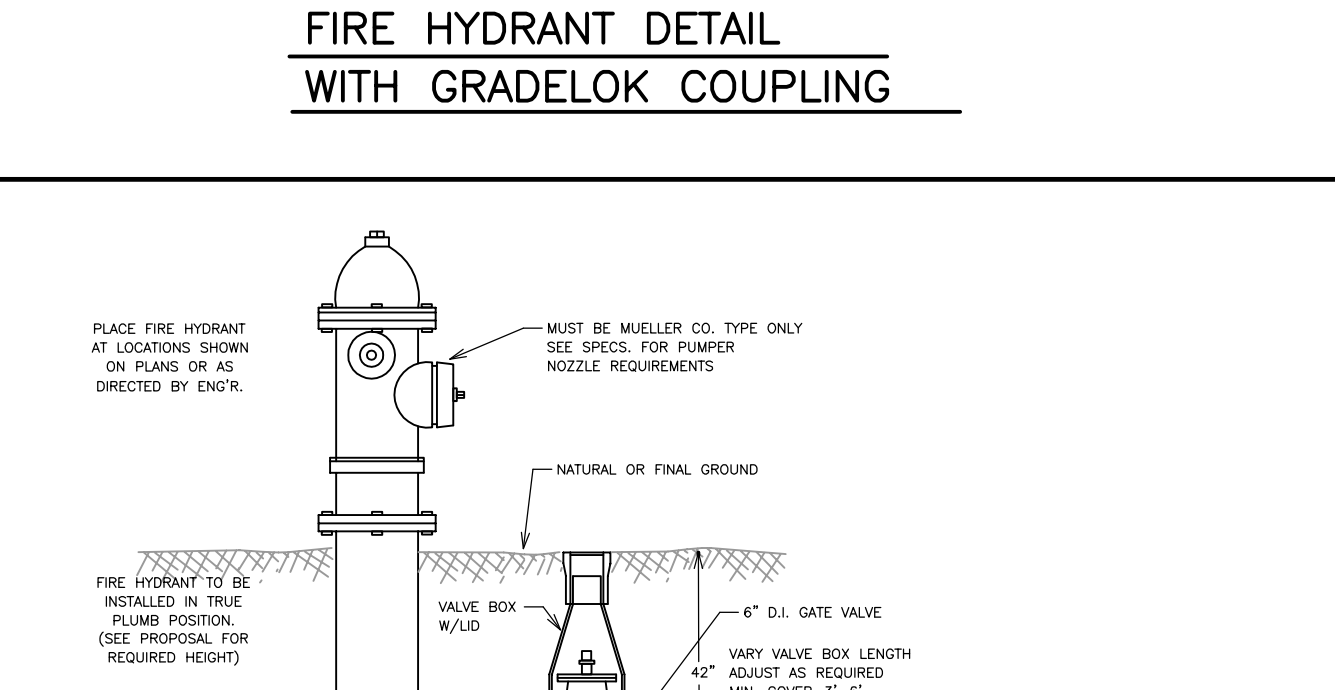
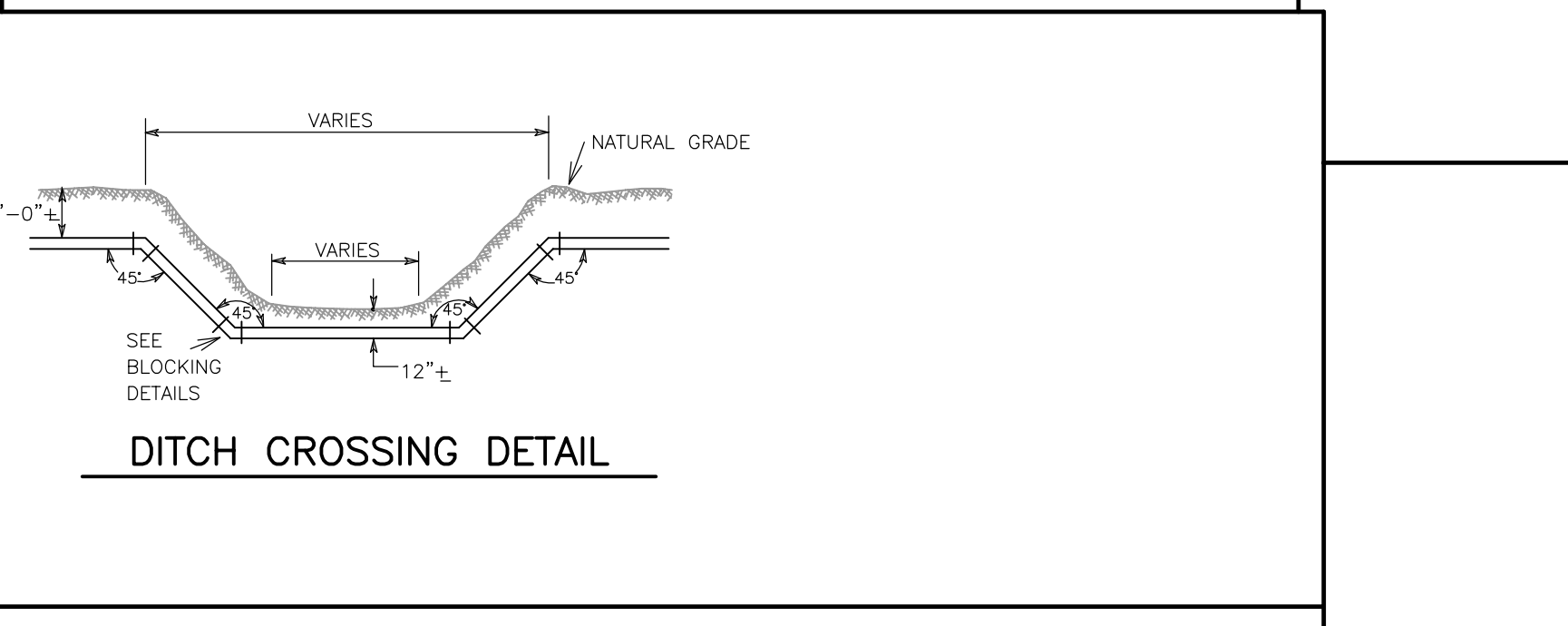
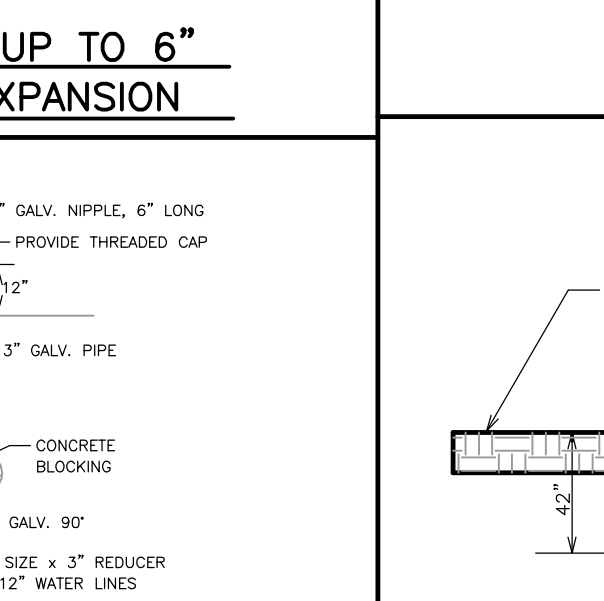
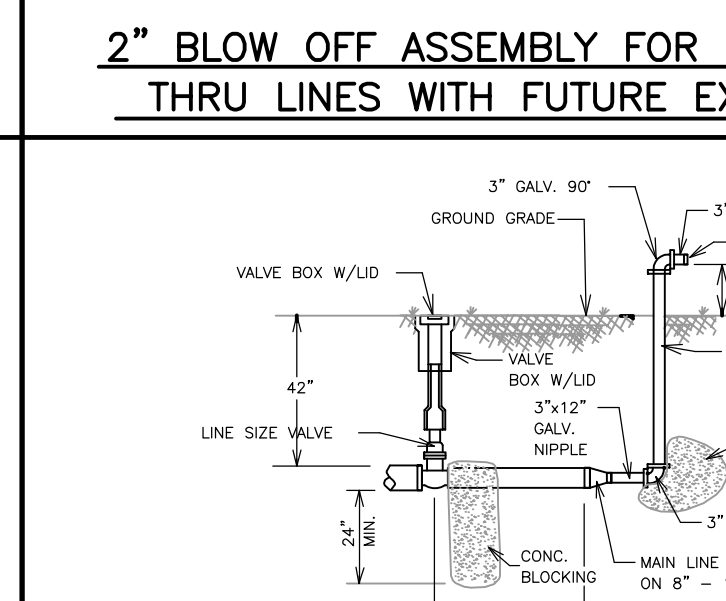
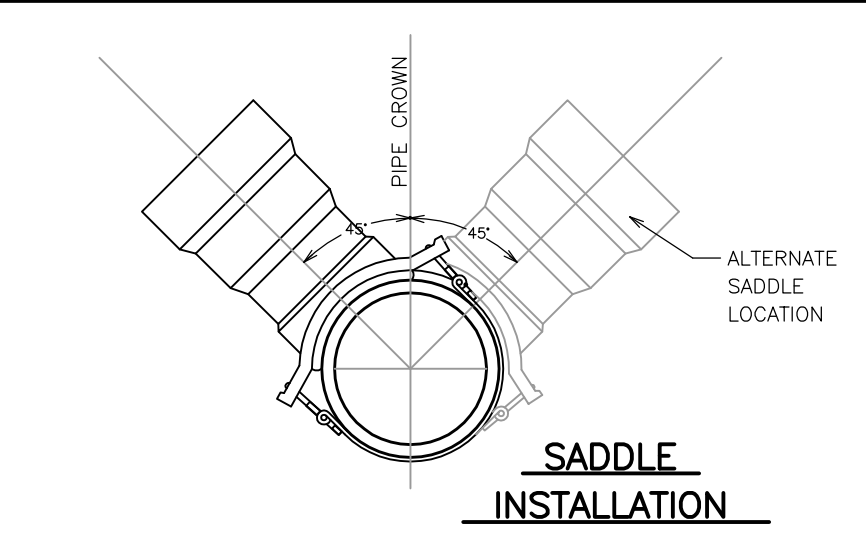
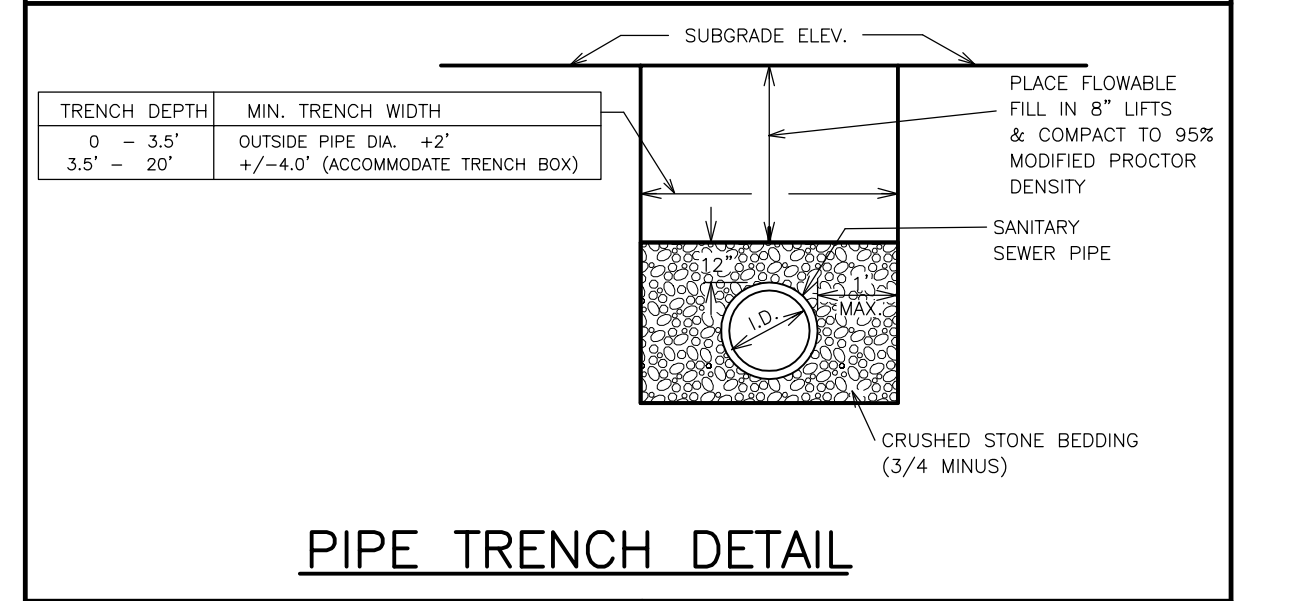


PROFILE VIEW - ANDREA DR.

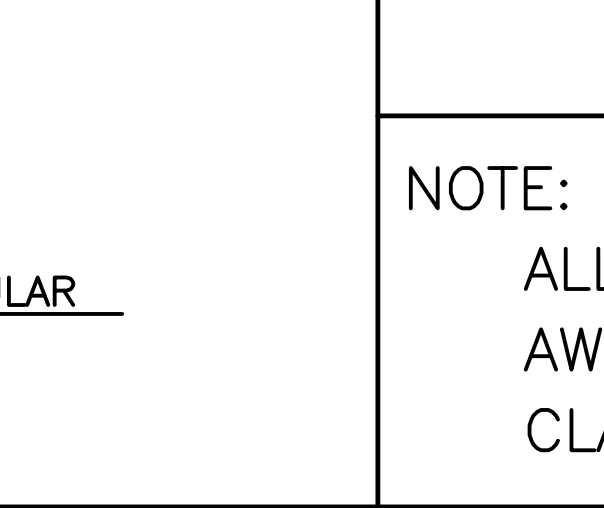
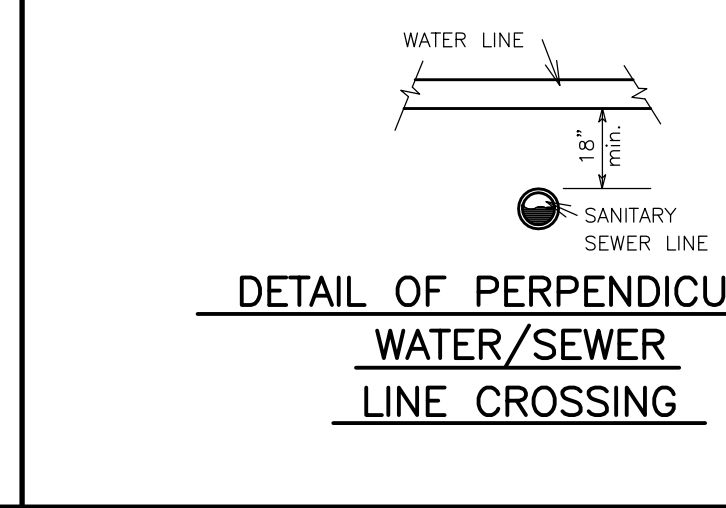
ENGINEERS		PLANNERS		SURVEYORS	
203 Southwest Dr. - Jonesboro, AR - (870) 932-7880 - www.civilogic.net					
PLAN AND PROFILES SOUTH OAKS SUBD. PH. 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC					
Date	Scale	Job No.	Sheet		
08-29-13	SHOWN	113004	No. 6		
Section	Township	Range	County		
25	14N	03E	CRAIGHEAD		
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SEWER NOTE:
ALL EXCAVATION FOR THE PURPOSE OF INSTALLING SEWER (INCLUDING, BUT NOT LIMITED TO, MAIN LINES, MANHOLES, SERVICE LINES AND BORE PITS) 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



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.

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ENGINEERS PLANNERS SURVEYORS

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

UTILITY CONSTRUCTION DETAILS SOUTH OAKS SUBD. PH 2 REVISED JONESBORO, ARKANSAS FOR SOUTH OAKS PHASE 2 LLC

Date	Scale	Sheet
08-29-13	N.T.S.	113004
Section	Township	Range
25	14N	03E
County	CRAIGHEAD	
8 of 9		

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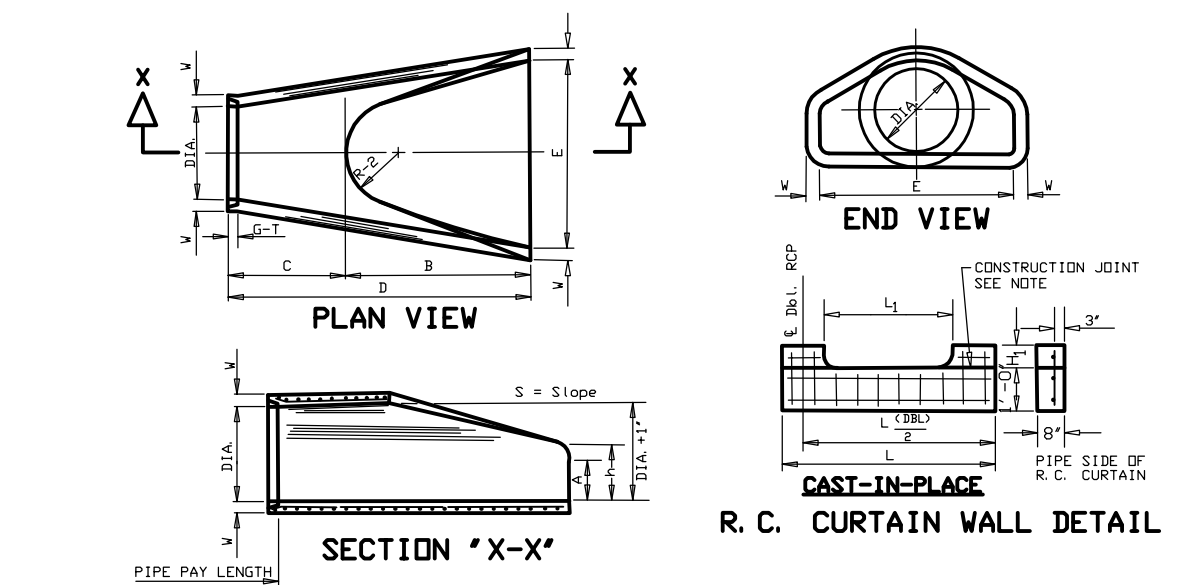
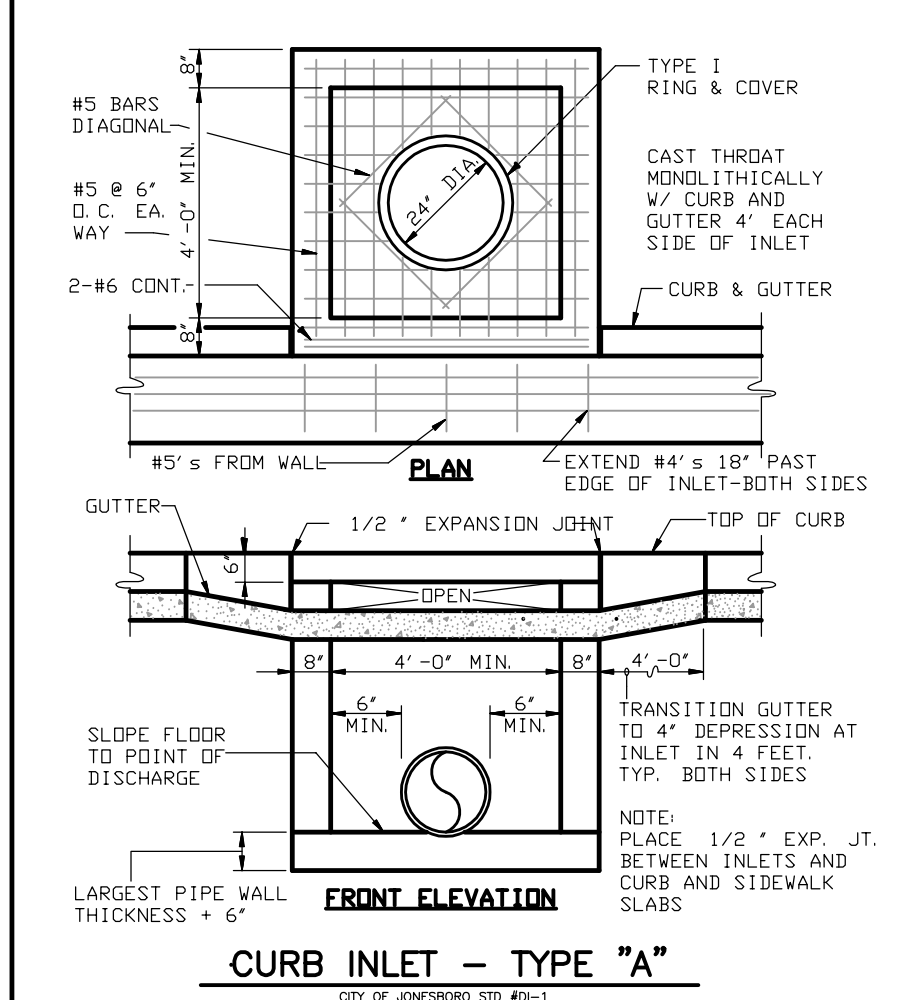


TABLE OF DIMENSIONS

DIA WALL	A	B	C	E	S	BIA *1	P	R-1	R-2	G-T	WT	h
18"	1/2"	4"	2'-3"	3'-10"	6'-7"	3'-0"	3.1	19"	15 1/2"	12"	97	1000 11'-0 1/2"
24"	3/4"	5'-7"	3'-6"	3'-10"	8'-3"	3'-10"	3.1	29"	18 1/2"	14"	139	1100 11'-1 1/2"
30"	1"	7'-1"	4'-4"	4'-8"	10'-0"	4'-8"	3.1	39"	21 1/2"	16"	189	1200 11'-4 1/2"
36"	1 1/4"	8'-5"	5'-1"	5'-6"	11'-4"	5'-6"	3.1	49"	24 1/2"	18"	239	1300 11'-7 1/2"
42"	1 1/2"	9'-9"	5'-9"	6'-1"	12'-8"	6'-1"	3.1	59"	27 1/2"	20"	289	1400 11'-10 1/2"
48"	2"	11'-3"	6'-4"	6'-6"	14'-2"	6'-6"	3.1	69"	30 1/2"	22"	339	1500 12'-1 1/2"
54"	2 1/4"	12'-7"	6'-8"	6'-8"	15'-6"	6'-8"	3.1	79"	33 1/2"	24"	389	1600 12'-4 1/2"
60"	3"	14'-1"	7'-2"	7'-0"	17'-0"	7'-0"	3.1	89"	36 1/2"	26"	439	1700 12'-7 1/2"
66"	3 1/4"	15'-5"	7'-6"	7'-0"	18'-4"	7'-0"	3.1	99"	39 1/2"	28"	489	1800 13'-0 1/2"
72"	4"	16'-9"	8'-0"	7'-4"	19'-8"	7'-4"	3.1	109"	42 1/2"	30"	539	1900 13'-3 1/2"

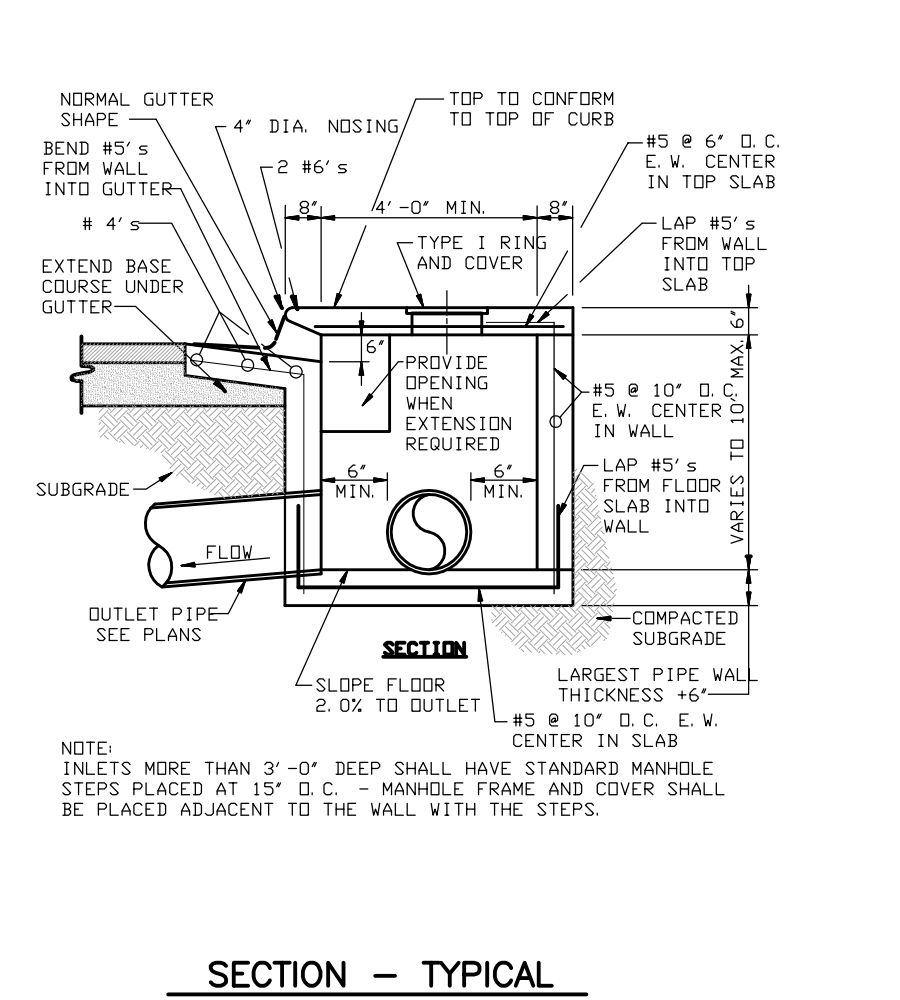
FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT
CITY OF JONESBORO STD #FE-1 (PAGE 1 OF 1)

NOTES:
1. The portion of the R.C. Curtain Wall beneath the Flared End Section (Lower 1'-0") shall be placed monolithically. The Flared End Section shall then be set in place and the remaining portions of the R.C. Curtain Wall placed.
2. All reinforcing steel use #4 Bars at 6" O.C.
3. No separate payment will be made for the Curtain Walls. They shall be considered subsidiary to the Flared End Sections.
4. Tangue End On Upstream Section. Groove End On Downstream Section.
5. Concrete Minimum 350 psi.

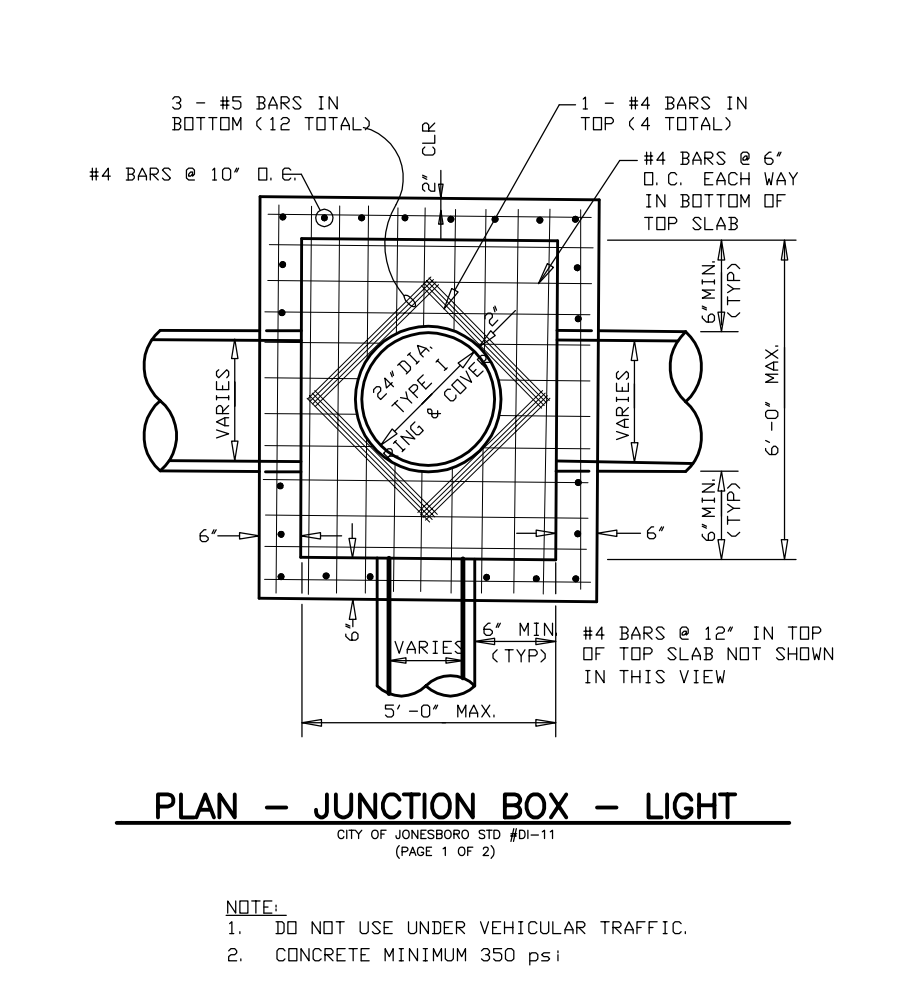


CURB INLET - TYPE "A"
CITY OF JONESBORO STD #A-1 (PAGE 1 OF 3)

1. CONCRETE MINIMUM 350 PSI

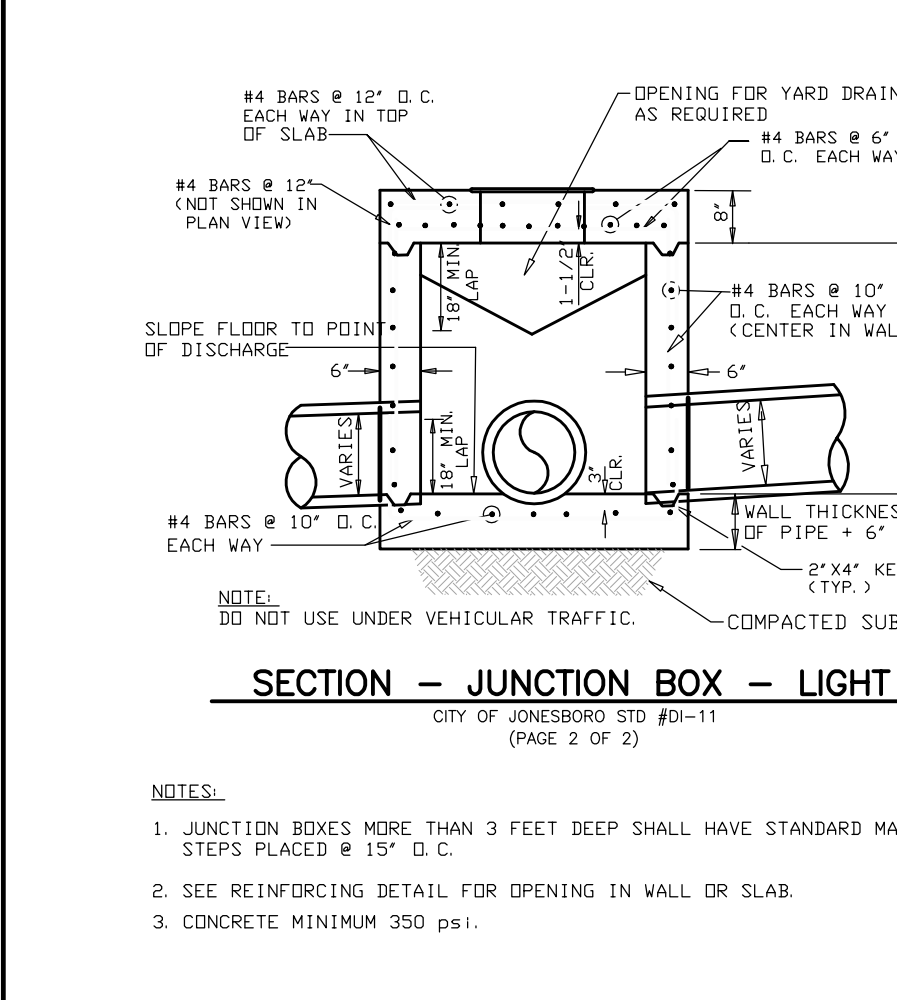


SECTION - TYPICAL CURB INLET - TYPE "A"
1. CONCRETE MINIMUM 350 PSI



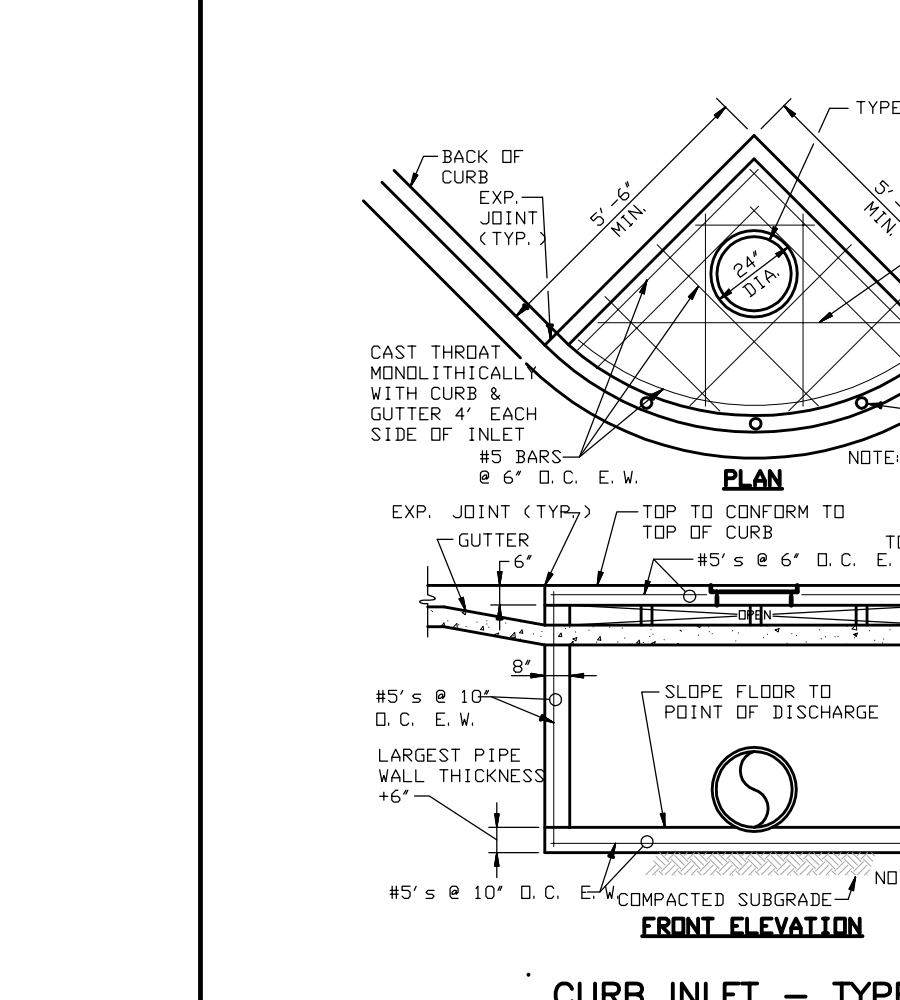
PLAN - JUNCTION BOX - LIGHT
CITY OF JONESBORO STD #JB-1 (PAGE 1 OF 2)

NOTES:
1. DO NOT USE UNDER VEHICULAR TRAFFIC.
2. CONCRETE MINIMUM 350 PSI



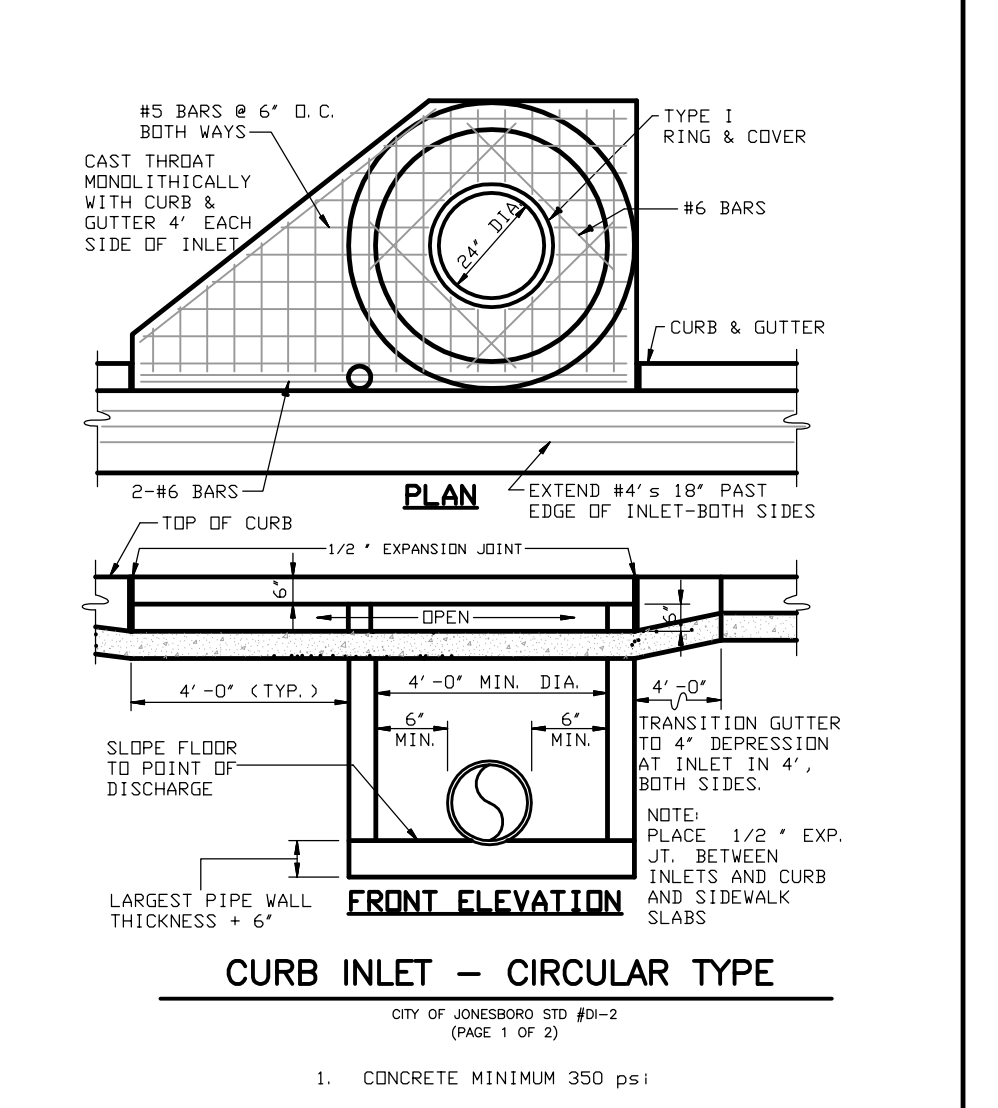
SECTION - JUNCTION BOX - LIGHT
CITY OF JONESBORO STD #JB-1 (PAGE 2 OF 2)

NOTES:
1. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
2. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.
3. CONCRETE MINIMUM 350 PSI.



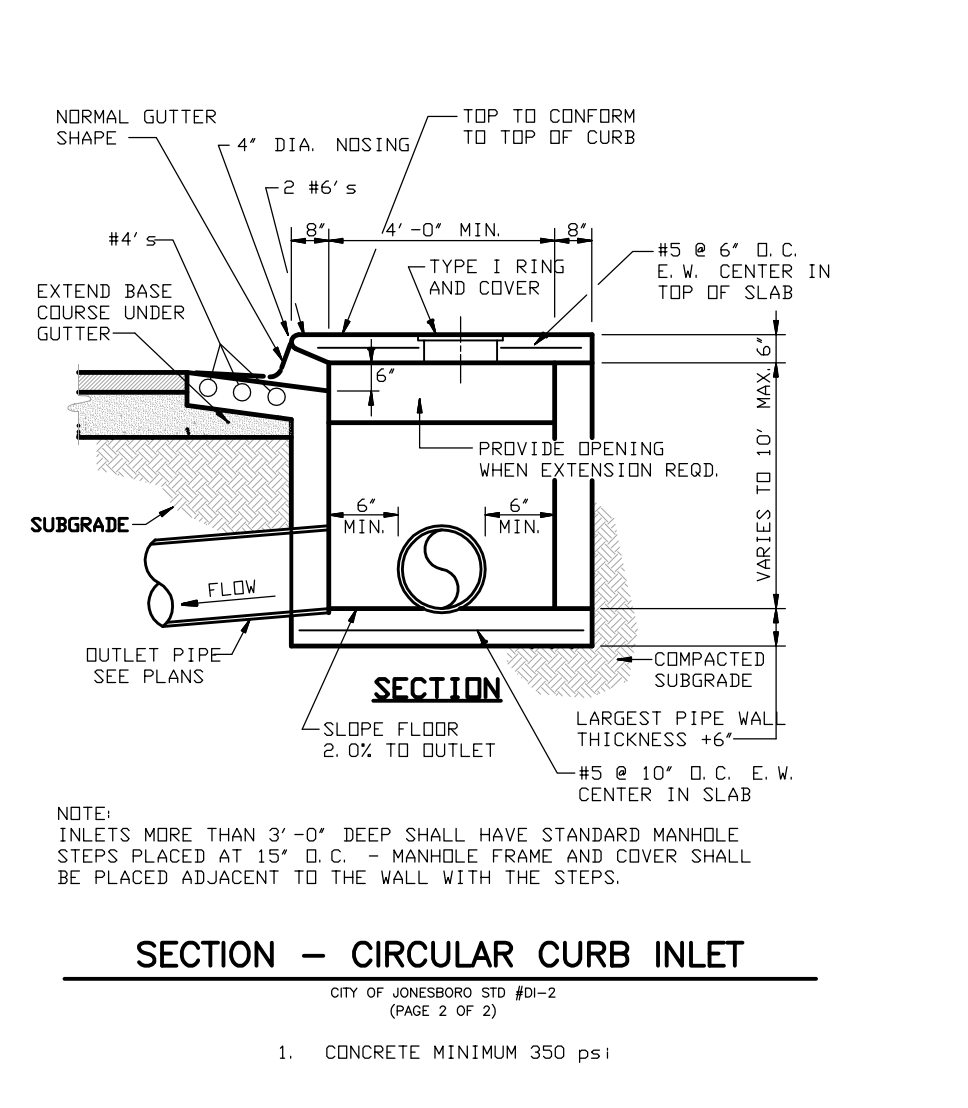
CURB INLET - TYPE "B"
CITY OF JONESBORO STD #B-3 (PAGE 1 OF 1)

1. CONCRETE MINIMUM 350 PSI



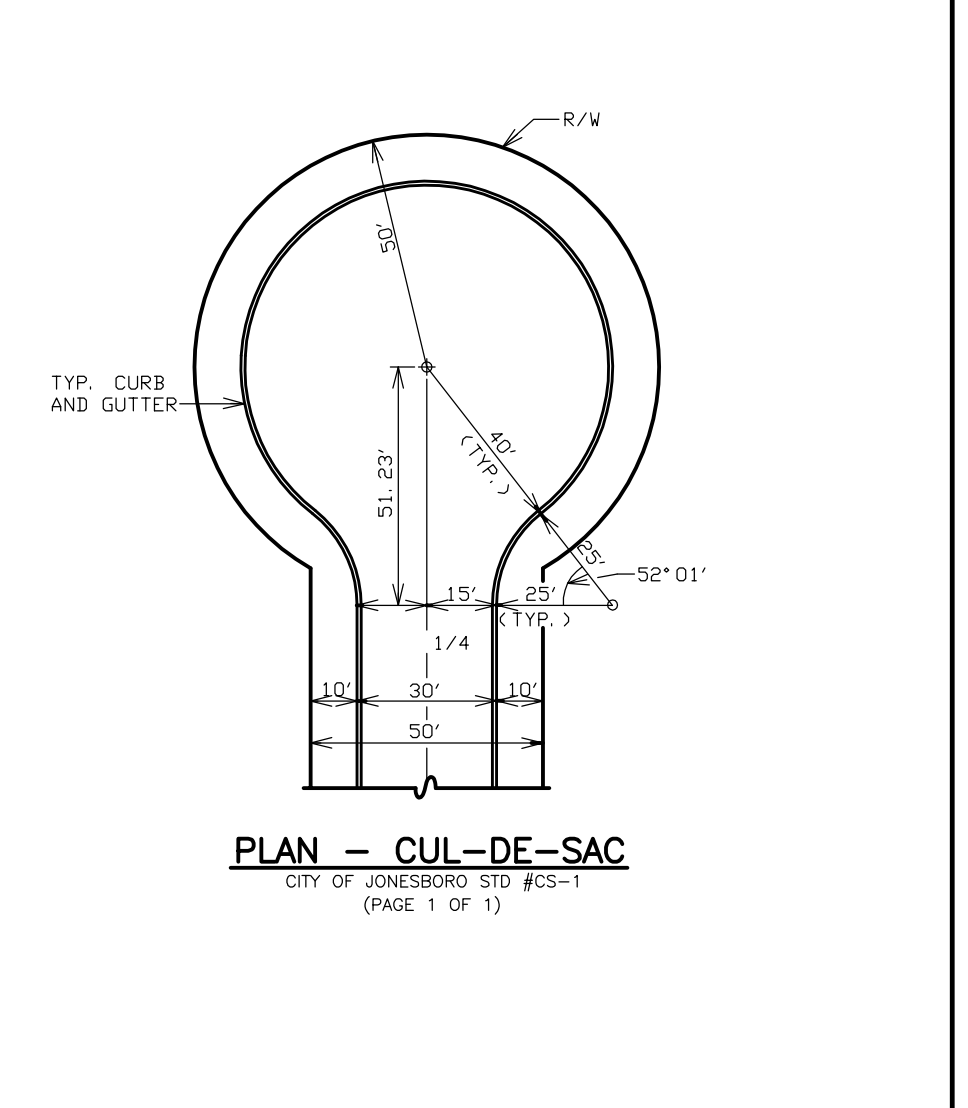
CURB INLET - CIRCULAR TYPE
CITY OF JONESBORO STD #C-2 (PAGE 1 OF 2)

1. CONCRETE MINIMUM 350 PSI

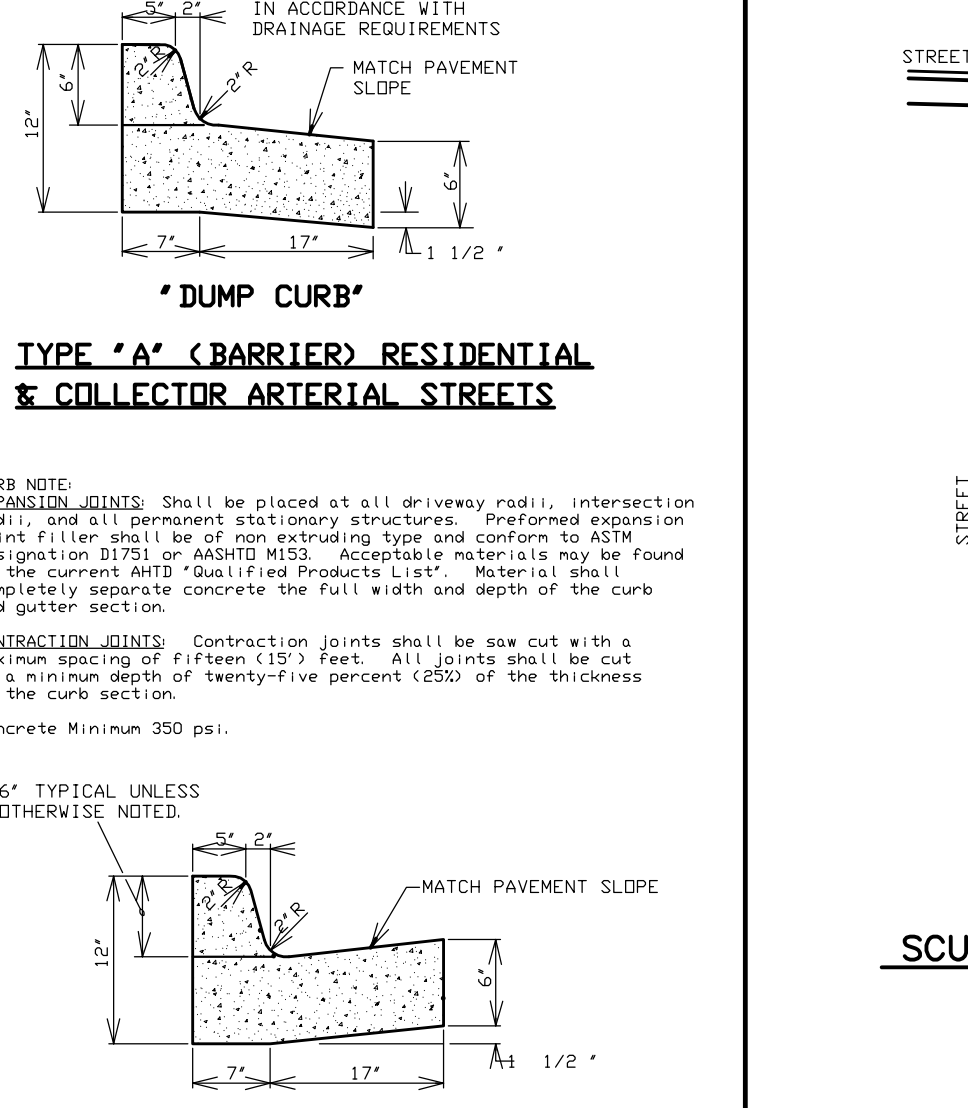


SECTION - CIRCULAR CURB INLET
CITY OF JONESBORO STD #C-3 (PAGE 2 OF 2)

1. CONCRETE MINIMUM 350 PSI

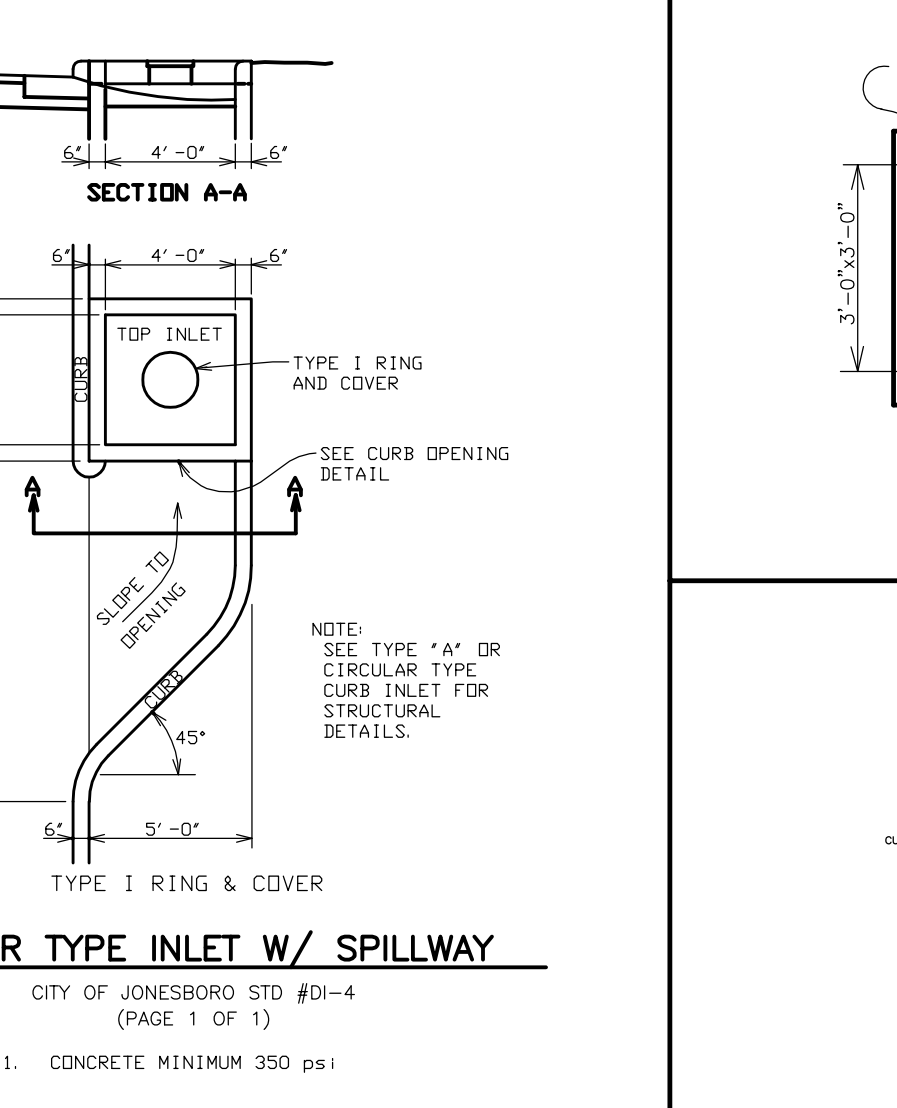


PLAN - CUL-DE-SAC
CITY OF JONESBORO STD #CS-1 (PAGE 1 OF 1)



TYPE "A" (BARRIER) RESIDENTIAL & COLLECTOR STREETS
CITY OF JONESBORO STD #A-4 (PAGE 1 OF 1)

1. CONCRETE MINIMUM 350 PSI



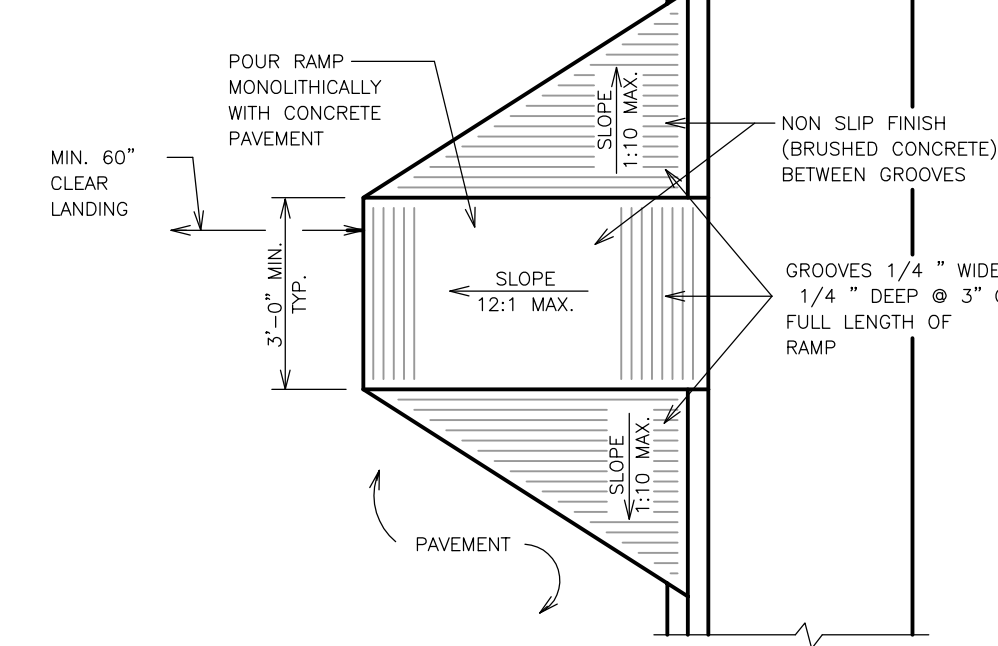
SCUPPER TYPE INLET W/ SPILLWAY
CITY OF JONESBORO STD #S-1 (PAGE 1 OF 1)

1. CONCRETE MINIMUM 350 PSI

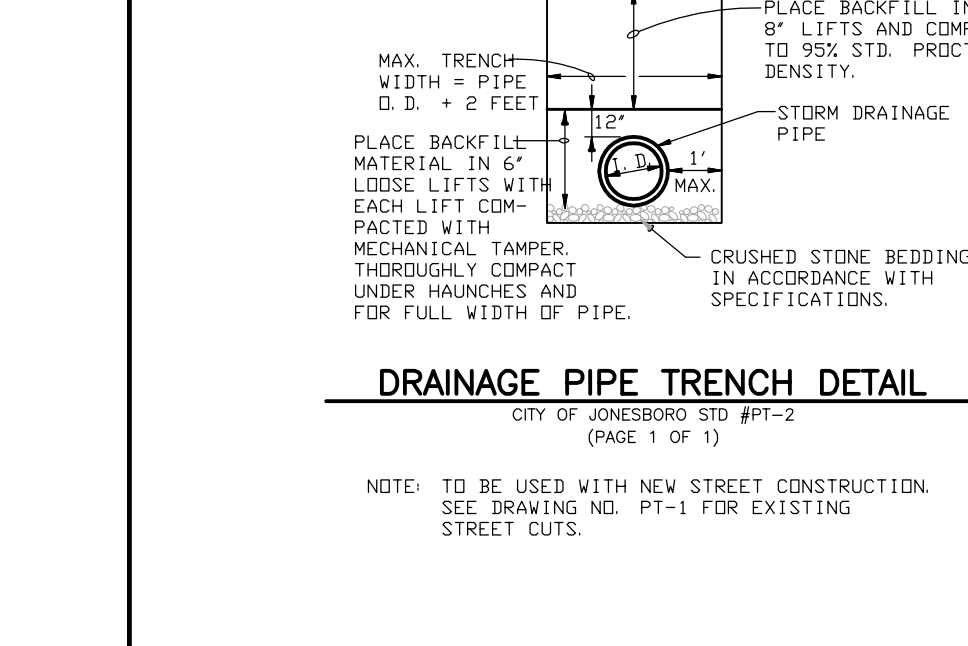
TYPICAL STAKING INFORMATION

FLUME	SLOPE	DEPTH	Q
D	0.33%	0.10	0.44 cfs
E	17.04%	0.18	7.24 cfs
F	2.32%	0.39	9.34 cfs
G	10.00%	0.16	4.59 cfs

1. CONCRETE MINIMUM 350 PSI

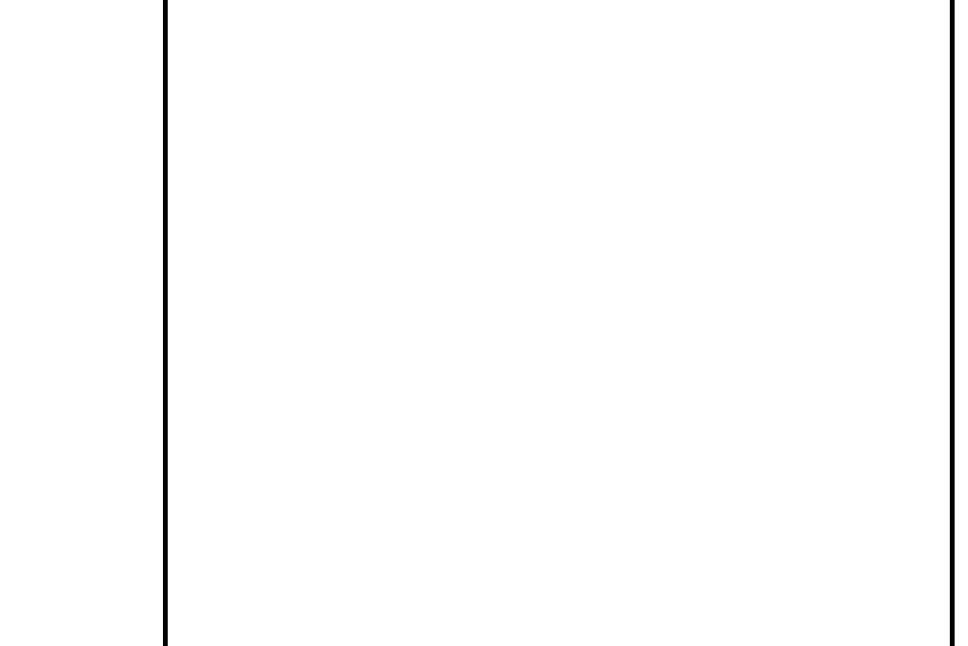


TYPE "D" ACCESS RAMP
1. CONCRETE MINIMUM 350 PSI

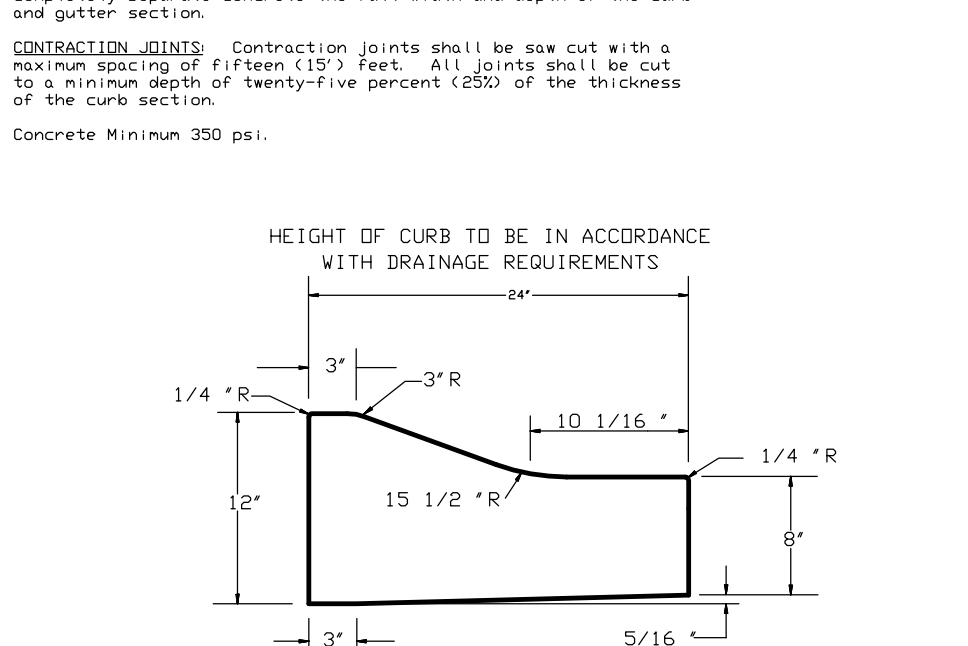


DRAINAGE PIPE TRENCH DETAIL
CITY OF JONESBORO STD #PT-2 (PAGE 1 OF 1)

NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.

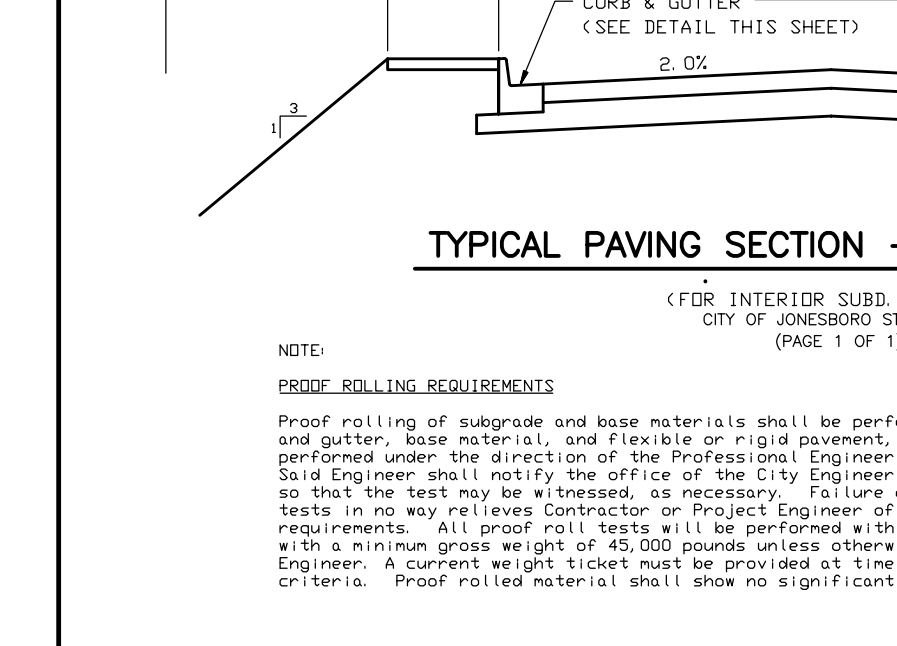


PAVEMENT TRENCH REPAIR DETAIL
N.T.S.



COMBINATION CURB AND GUTTER
CITY OF JONESBORO STD #C-3 (PAGE 1 OF 1)

NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB



TYPICAL PAVING SECTION - RESIDENTIAL
(FOR INTERIOR SUBD. STREETS)
CITY OF JONESBORO STD #R-1 (PAGE 1 OF 1)

NOTE: PROOF-ROLLING REQUIREMENTS
Proof rolling of subgrade and base material shall be performed prior to the placement of curb and gutter, base material, and flexible or rigid pavement, as applicable. All tests shall be performed under the direction of the Professional Engineer responsible for project construction. Said Engineer shall notify the office of the City Engineer least 24 hours prior to proof rolling so that the test may be witnessed, as necessary. Failure of City staff to witness proof rolling tests in no way relieves Contractor or Project Engineer of their responsibility to comply with these requirements. All proof roll tests will be performed with a rubber-tired tandem-axle dump truck with a minimum gross weight of 45,000 pounds unless otherwise approved in writing by the City Engineer. A current weight ticket must be provided at time of proof roll test to verify loading criteria. Proof rolled material shall show no significant signs of movement during proof rolling.

CLASSIFICATION

CLASSIFICATION	FLEXIBLE	RIGID
ARTERIAL	1 1/2" ACM SURFACE COURSE (2" LIFTS) 3" ACM BINDER COURSE 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	3" PCC PREPARED SUBGRADE
COLLECTOR	4" ACM SURFACE COURSE (2" LIFTS) 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	6" PCC PREPARED SUBGRADE
RESIDENTIAL	3" ACM SURFACE COURSE (2-1 1/2" LIFTS) 6" CRUSHED AGG. BASE COURSE PREPARED SUBGRADE	3" PCC PREPARED SUBGRADE

NOTE: INFORMATION IN TABLE REPRESENTS MINIMUM PAVEMENT SECTIONS FOR EACH STREET CLASSIFICATION AS SPECIFIED IN THE JONESBORO CITY CODE. ACTUAL PAVEMENT SECTIONS WILL BE DESIGNED AND/OR SELECTED ON A PROJECT-SPECIFIC BASIS AND APPROVED BY THE CITY ENGINEER.

ENGINEERS PLANNERS SURVEYORS

Civilogic

203 Southwest Dr. - Jonesboro, AR - (870)932-7850 - www.civilogic.net

STREET AND DRAINAGE CONSTRUCTION DETAILS
SOUTH OAKS SUBD. PH 2 REVISED
JONESBORO, ARKANSAS
FOR
SOUTH OAKS PHASE 2 LLC

Date: 8-29-13 Scale: N.T.S. Job No.: 113004 Sheet No.: 9 of 9

Section: 25 Township: 14N Range: 03E County: CRAIGHEAD

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STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 7850 GEORGE M. HANSMAN

CIVILOGIC No. 329 ARKANSAS-ENGINEERS