

NOTES:

1. PROPERTY OWNER: ISAS INVESTMENTS, LLC.
2. THE SUBJECT PROPERTY LIES WITHIN THE JONESBORO SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD ZONE MAP, AS SHOWN ON FEMA FLOOD INSURANCE MAP - PANEL NO. 0503102560, EFFECTIVE DATE: 9/26/2024.
3. MAX GFE: 500.2'
4. ZONING INFORMATION - RESIDENTIAL R-3.
5. SUBJECT TO BILL OF ASSURANCE RECORDED IN DEED RECORD 565 PAGE 432 AT JONESBORO, ARKANSAS.
6. TOTAL ACRES: 7.31 ACRES.
7. 20' BUILDING SETBACK FRONT AND REAR.
8. 7.5' SIDE YARD BUILDING SETBACK.
9. BASIS OF BEARING ON THIS PLAN ARE STATE PLANE GRID BEARINGS AS PER LOCAL POSITIONING OBSERVATION TO THE CITY OF JONESBORO, ARKANSAS CONTROL DATUM.
10. THIS IS A REQUIREMENT BY ORDINANCE TO PREPARED SUBDIVISION PLANS IN THE CITY OF JONESBORO, ARKANSAS.
11. BEARING WILL NOT MATCH EXISTING ASSUMED BEARING ON PREVIOUS SUBDIVISION PLANS AND EXISTING SURVEYS OF AREA, HOWEVER WILL MATCH EXISTING STAKED LINES IN THE FIELD.

REFERENCE DOCUMENTS:

1. ABSTRACT AND DESCRIPTION OF PROPERTY, PROVIDED BY CLIENT.
2. 2005 SURVEY OF PROPERTY AS SHOWN ON PLAN BY CARLOS G WOOD AND ASSOCIATES.
3. PRELIMINARY PLAN OF HOODSCOPE PHASE IV BY CARLOS G WOOD OF WOOD AND ASSOCIATES.

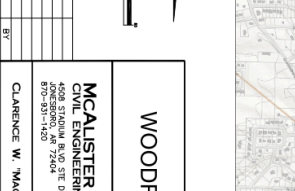
DESCRIPTION:

A PART OF THE WEST HALF OF THE SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, GARFIELD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8, THENCE N60°00'00" W 100.00', THENCE S00°00'00" W 100.00', THENCE S89°55'32" E 332.88', THENCE S07°05'47" W 990.44', THE POINT OF BEGINNING, HAVING AN AREA OF 372756.82 SQUARE FEET, 7.31 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.97	25.00	18.27	N79° 55' 47" W	7.94
C2	10.72	25.00	24.56	N58° 30' 47" W	10.63
C3	51.51	50.00	59.02	N75° 44' 37" W	49.28
C4	42.78	50.00	49.00	S50° 14' 49" W	41.47
C5	39.20	25.00	89.84	N46° 00' 53" E	35.31
C6	39.74	25.00	91.07	N44° 26' 25" W	35.68
C7	38.80	25.00	88.53	S46° 33' 35" W	35.02
C8	58.89	50.00	67.49	S77° 59' 41" E	55.55
C9	15.82	25.00	36.25	S23° 38' 40" E	15.56



PRELIMINARY PLAN

RESIDENTIAL SUBDIVISION PLAN

WOODRIDGE PLACE SUBDIVISION PHASE IV

JONESBORO, ARKANSAS

DRAWN BY: DW CHECKED BY: CWM

SCALE: 1"=40' DATE: 05MAY2026

CAD FILE: WOODRIDGE PHASE IV.DWG

DWG REF: 508-114-R04

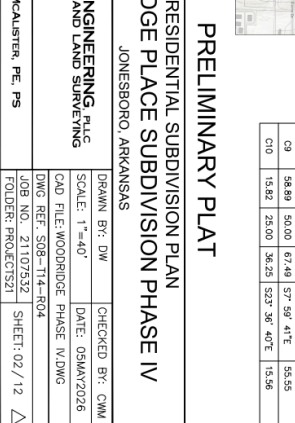
JOB NO.: 21107532 SHEET 02/12

FOLDER: PROJ02121

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