

PHASE ONE ADDRESSES:

LOT 44 —6100 LOTUS ST
LOT 45 —6104 LOTUS ST
LOT 46 —6108 LOTUS ST
LOT 47 —6112 LOTUS ST
LOT 48 —6116 LOTUS ST
LOT 49 —6120 LOTUS ST
LOT 50 —6124 LOTUS ST
LOT 51 —6128 LOTUS ST
LOT 52 —6132 LOTUS ST
LOT 53 —6136 LOTUS ST
LOT 54 —6140 LOTUS ST
LOT 55 —6144 LOTUS ST
LOT 56 —6148 LOTUS ST
LOT 57 —6152 LOTUS ST
LOT 58 —6156 LOTUS ST
LOT 59 —6158 LOTUS ST
LOT 60 —6162 LOTUS ST
LOT 61 —6166 LOTUS ST
LOT 62 —6170 LOTUS ST
LOT 63 —6174 LOTUS ST
LOT 64 —6178 LOTUS ST
LOT 65 —6182 LOTUS ST
LOT 66 —6186 LOTUS ST
LOT 67 —6190 LOTUS ST
LOT 68 —6194 LOTUS ST
LOT 69 —6198 LOTUS ST
LOT 70 —6202 LOTUS ST
LOT 71 —6206 LOTUS ST
LOT 72 —6210 LOTUS ST
LOT 73 —6214 LOTUS ST
LOT 74 —6218 LOTUS ST
LOT 75 —6222 LOTUS ST
LOT 76 —6226 LOTUS ST
LOT 77 —6230 LOTUS ST
LOT 78 —6234 LOTUS ST
LOT 79 —6238 LOTUS ST
LOT 80 —6242 LOTUS ST
LOT 81 —6246 LOTUS ST
LOT 82 —6250 LOTUS ST
LOT 83 —6254 LOTUS ST
LOT 84 —6258 LOTUS ST

NOTES:

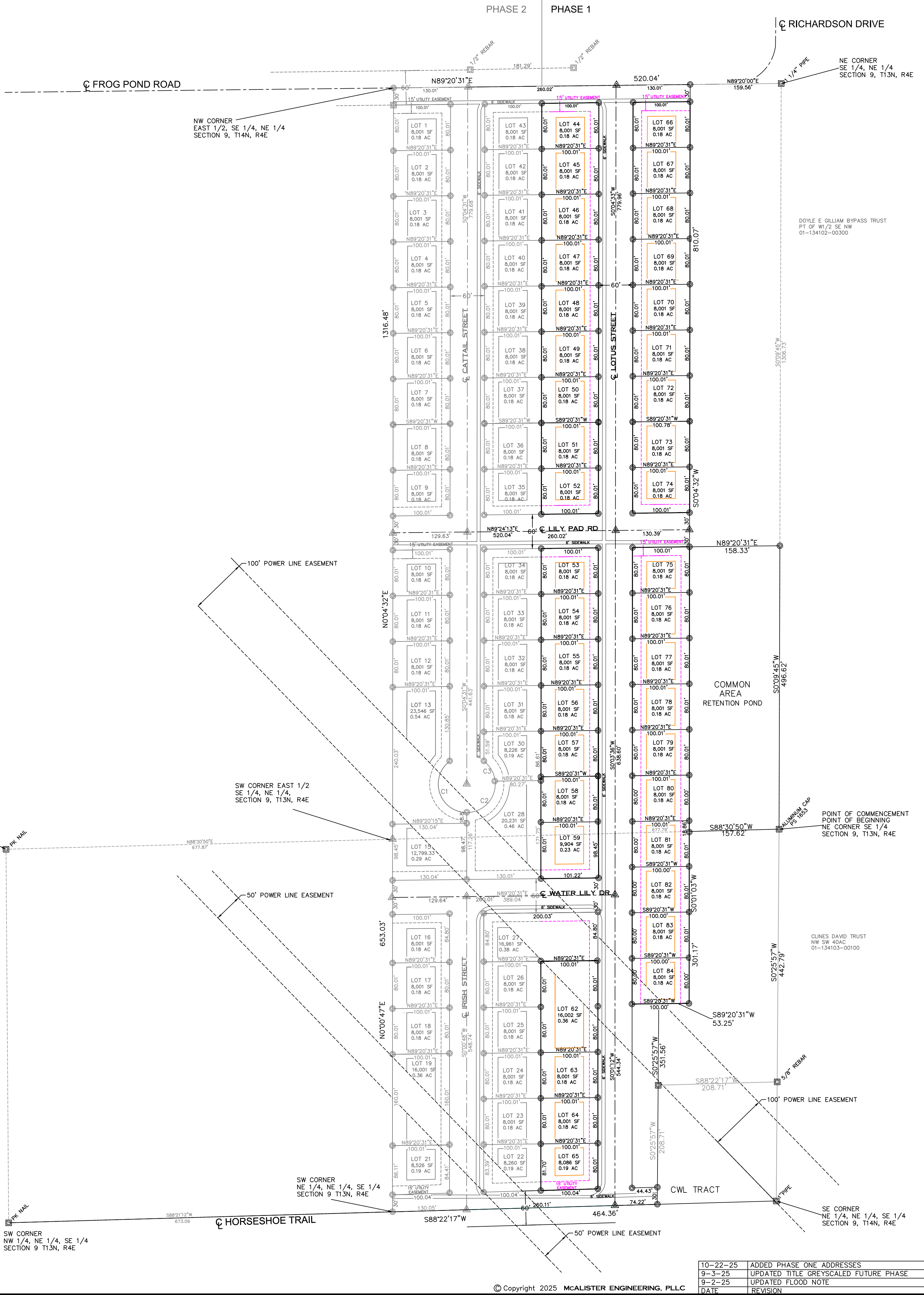
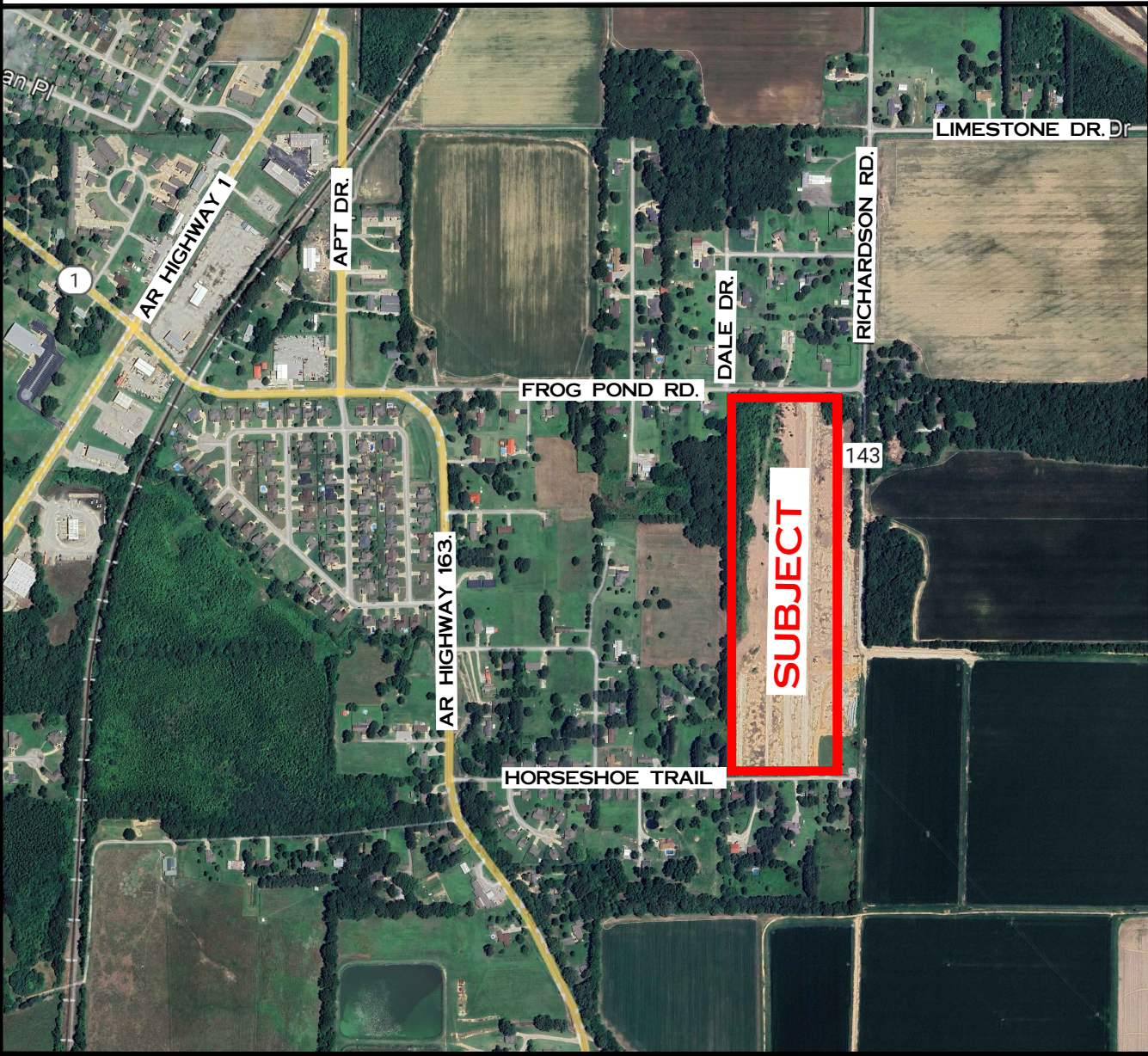
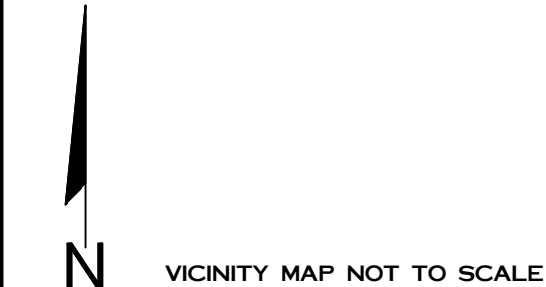
- SURVEY FOR ERIC BURCH
- PROPERTY NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 05031C0266D EFFECTIVE DATE SEPTEMBER 26, 2024
- ZONING INFORMATION — R-1
STREET SETBACK = 25'
SIDE SETBACK = 7.5'
REAR SETBACK = 25'
- BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS

BASIS OF BEARING — GRID NORTH BASED ON GPS OBSERVATION NAD83 SPC AR NORTH ZONE

REFERENCE DOCUMENTS:

- WARRANTY DEED — GILLIAM TO GILLIAM E 1/2 SENE AND NE1/4, SE1/4 ALL IN SECTION 9, T13N, R4E 30 ac RECORDED IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
- PLAT OF SURVEY BY JASON BEARD FOR CWL 09/25/2018 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.
- PLAT OF SURVEY BY JASON BEARD FOR CWL 05/08/2018 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.
- PLAT OF SURVEY BY JASON BEARD FOR CENTURY 21 WRIGHT—PACE REAL ESTATE 10/10/2017 SECTION 09, TOWNSHIP 13 NORTH, RANGE 04 EAST AS RECORDED IN THE OFFICE OF THE STATE LAND SURVEYOR.

CURVE #	RADIUS	LENGTH	CH DIST	CH DIR
1	50.00'	124.96'	94.89'	S18°24'13"E
2	50.00'	83.62'	74.22'	N42°05'02"E
3	50.00'	41.22'	40.53'	N29°04'35"W



A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4, NE1/4) AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4, NE1/4, SE1/4) OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, IN JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THE POINT OF BEGINNING; THENCE S88°30'50"W 157.62 FEET TO A POINT, THENCE S0°01'03"W 301.17 FEET TO A POINT, THENCE S89°20'31"W 53.25 FEET TO A POINT, THENCE S0°25'57"W 351.56 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE S88°22'17"W 464.36 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE SOUTHWEST CORNER THEREOF, THENCE N00°04'32"E 1316.48 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 TO THE SOUTHWEST CORNER OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE N00°04'32"E 1316.48 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE NORTHWEST CORNER THEREOF, THENCE N89°20'31"E 520.04 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO A POINT, THENCE S00°04'32"W 810.07 FEET TO A POINT THENCE N89°20'31"E 158.33 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE S0°09'45"W 496.62 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING, CONTAINING SOME 17.47 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND SOME 7.34 ACRES IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER ALL IN SAID SECTION 9 FOR A TOTAL ACREAGE OF 24.81 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATION

I, ERIC BURCH, HEREBY CERTIFY THAT FROG POND DEVELOPMENT IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT I HEREBY DEDICATE THE PERPETUAL USE OF ALL EASEMENTS AND STREETS AS NOTED.

THE SUB-DIVIDER 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, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER FORM OF SECURITY APPROVED 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, LETTER OF CREDIT, OR OTHER FORM OF SECURITY BEFORE IT IS ACCEPTED.

THE CHAIRMAN AND THE SECRETARY OF THE METROPOLITAN AREA PLANNING COMMISSION SHALL SIGN SAID SUBDIVISION PLAN (PLAT) AND SAID PLAN (PLAT) SHALL NOT BE RECORDED 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, IRREVOCABLE BANK LETTER OF CREDIT, OR OTHER APPROVED FORM OF FINANCIAL GUARANTEE.

FROG POND DEVELOPMENT

ERIC BURCH _____ DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE DESCRIBED LANDS IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLARENCE W. "MAC" MCALISTER, PS1303 _____ DATE _____

FINAL PLAT

FROG POND SUBDIVISION PHASE ONE

A PART OF THE E. 1/2 SE 1/4, NE 1/4 & A PART OF THE NE1/4, SE 1/4 SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS

MCALISTER ENGINEERING, PLLC
CIVIL ENGINEERING AND LAND SURVEYING

4508 STADIUM BLVD STE
D
JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

DRAWN BY: TM CHECKED BY: CWM

SCALE: 1"=100' DATE: 22OCT25

CAD FILE 21105411BURCHPLAT.DWG

JOB NO. 21105411 SHEET 1/1

PROJECT FROGPOND 500-13N-04E-09-210-16-1303

10-22-25	ADDED PHASE ONE ADDRESSES	TM
9-3-25	UPDATED TITLE GREYSCALED FUTURE PHASE	TM
9-2-25	UPDATED FLOOD NOTE	TM
DATE	REVISION	BY