

SUBDIVISION PLAN

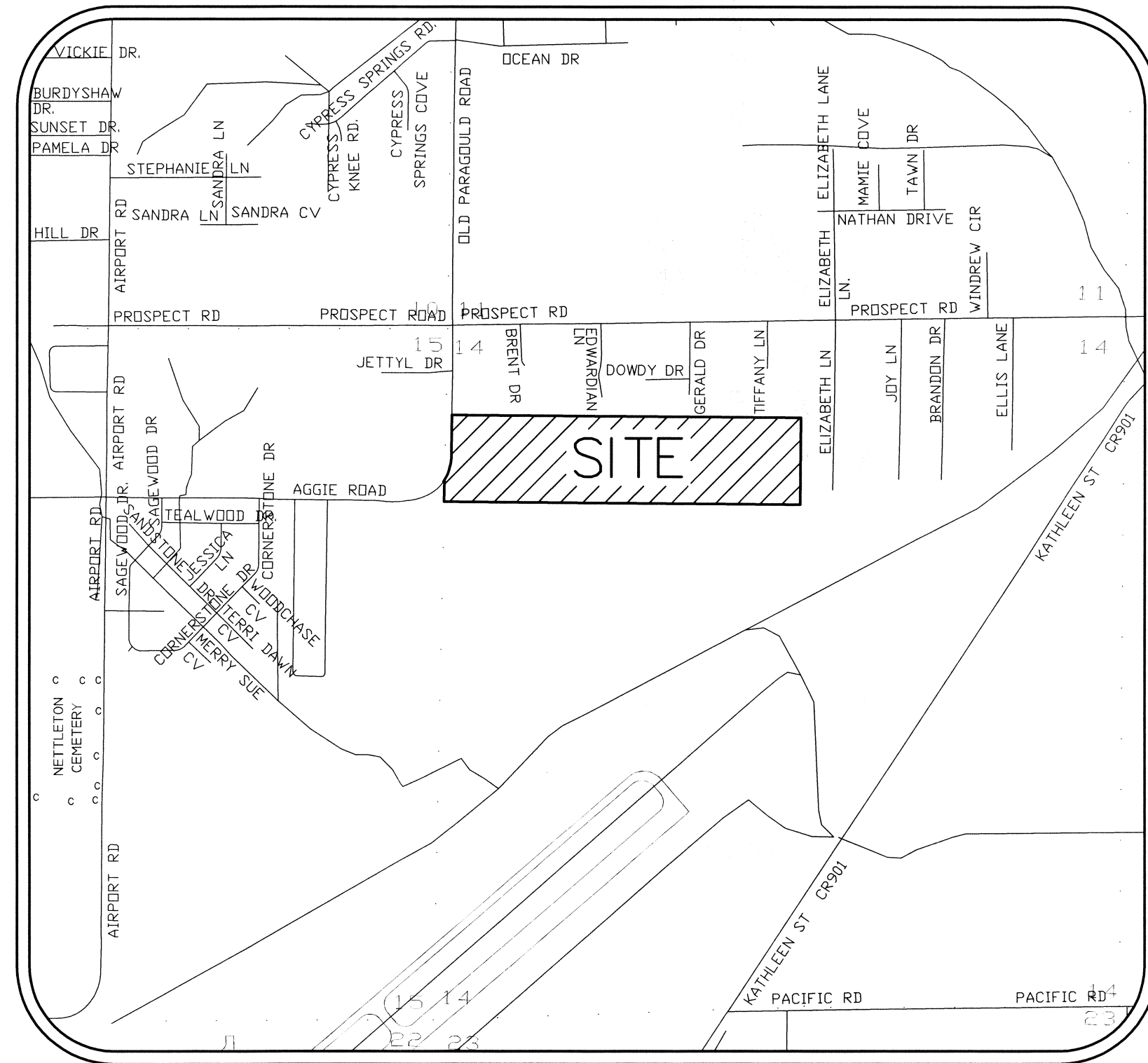
WILDWOOD ADDITION, PHASE III

SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST

JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**Haywood, Kenward, Bare
AND ASSOCIATES, INC.**
Civil Engineering, Surveying & Planning Services
1801 Latourette Drive, Jonesboro, AR, 72404
P: 870.932.2019 F: 870.932.1076

CONTACT INFORMATION		
CONTACT	ADDRESS	PHONE NUMBER
CITY OF JONESBORO ENGINEERING DEPARTMENT	307 VINE STREET JONESBORO, AR 72401	870-932-2438
CITY OF JONESBORO PLANNING AND ZONING	307 VINE STREET JONESBORO, AR 72401	870-932-0406
CITY, WATER & LIGHT	400 EAST MONROE JONESBORO, AR 72401	870-935-5581
AT&T	723 SOUTH CHURCH STREET JONESBORO, AR 72401	1-800-464-7928
RITTER COMMUNICATIONS	2109 FOWLER AVENUE JONESBORO, AR 72401	870-336-3400
SUDDENLINK COMMUNICATIONS	1520 SOUTH CARAWAY ROAD JONESBORO, AR 72401	870-935-3615
CENTER POINT ENERGY GAS	3013 OLD FEED HOUSE ROAD JONESBORO, AR 72401	870-972-6682



VICINITY MAP
(NOT TO SCALE)



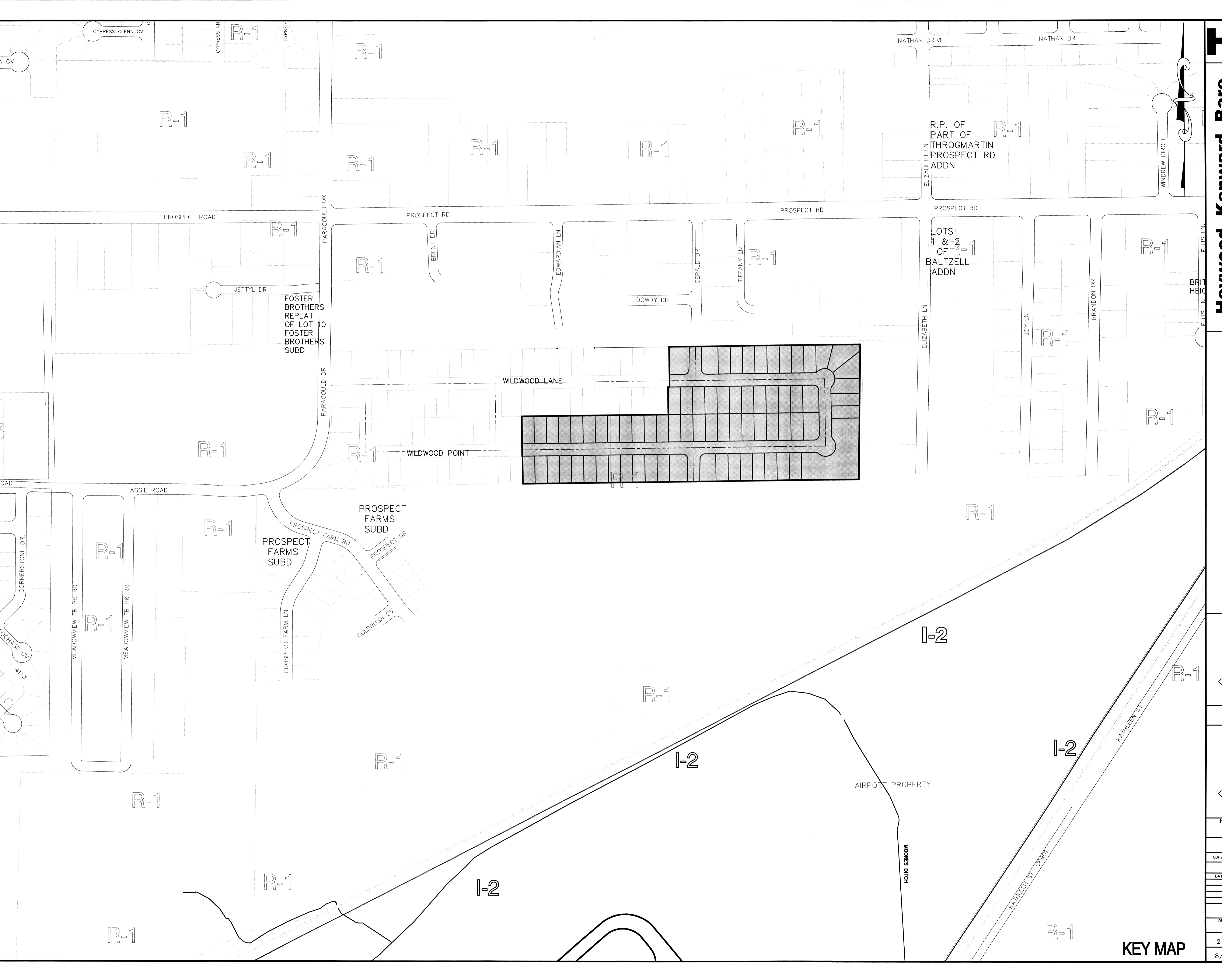
**Know what's below.
Call before you dig.**

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COVER SHEET
WILDWOOD ADDITION, PHASE III
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

City of Jonesboro
PLANNING DEPT
ENGINEERING DEPT
DATE _____
FILE # _____
 FINAL APPROVAL
 PRELIMINARY (NOT FOR RECORDING)
APPROVED BY: _____

Haywood, Kenward, Bare, and Associates, Inc.
CLIENT: TROUTT
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REVISIONS
DATE BY DESCRIPTION
PROJECT NO. T004-0008
DRAWN BY MAB CHECKED BY MAB
SHEET 1 OF 5 SCALE N.T.S.
DATE 08/24/12 DRAWING NO. 21-54



CYPRESS GLENN CV

R-1

R-1

NATHAN DRIVE

NATHAN DR.

R-1

R-1

R-1

R-1

R-1

R-1

R.P. OF PART OF THROGMARTIN PROSPECT RD ADDN

R-1

PROSPECT ROAD

PROSPECT RD

PROSPECT RD

PROSPECT RD

R-1

R-1

BRENT DR

EDWARDIAN LN

DOWDY DR

GERALD DR

TIFFANY LN

R-1

LOTS 1 & 2 OF BALTZELL ADDN

R-1

JETTYL DR

FOSTER BROTHERS REPLAT OF LOT 10 FOSTER BROTHERS SUBD

BRIT HEIG

R-1

R-1

WILDWOOD POINT

WILDWOOD LANE

R-1

R-1

R-1

ROAD

AGGIE ROAD

PROSPECT FARMS SUBD

R-1

CORNERSTONE DR.

R-1

PROSPECT FARMS SUBD

PROSPECT FARM RD

PROSPECT DR

I-2

413

MEADOWVIEW TR PK RD

R-1

MEADOWVIEW TR PK RD

PROSPECT FARM LN

GOLDRUSH CV

R-1

R-1

R-1

I-2

AIRPORT PROPERTY

I-2

R-1

R-1

R-1

I-2

MOORES DITCH

KATHLEEN ST CROBT

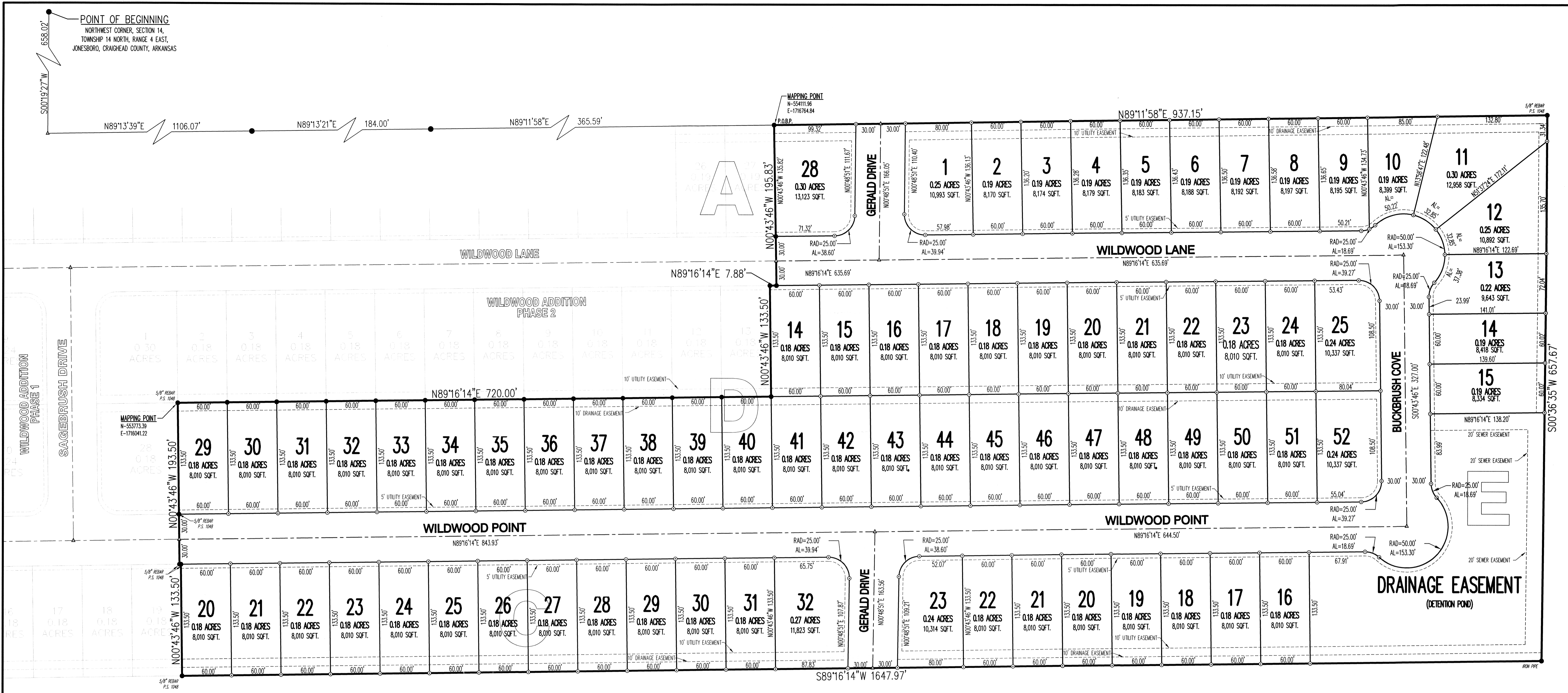
KATHLEEN ST

R-1

R-1

KEY MAP

Howard Kenward Para
COPY
DATE
DR
2
8/



SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: THE RECORD PLAT OF WILDWOOD ADDITION PHASE I, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 185, DATED JUNE 14, 2007.
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT OF WILDWOOD ADDITION PHASE I, BY TERRY G. BARE P.S. 1048, RECORDED IN BOOK C, PAGE 185, DATED JUNE 14, 2007.
 - RECORD PLAT OF WILDWOOD ADDITION PHASE II, BY JASON H. BRANCH P.S. 1596, RECORDED IN BOOK C, PAGE 220, DATED NOVEMBER 30, 2011.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 060310063C, DATED SEPTEMBER 27, 1991.
5. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
6. R-1 BUILDING SETBACK REQUIREMENTS:
 - STREET SETBACK 25'
 - REAR SETBACK 25'
 - SIDE SETBACK 7.5'
7. THE HORIZONTAL LOCATIONS OF THE MAPPING POINTS, AS SHOWN ON THIS PLAT, HAVE BEEN DETERMINED BY ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE (0301), NAD 83, AND TIED TO JONESBORO GPS MONUMENTS 68 AND 69.
8. THE RECORDING OF THIS SURVEYOR'S FINAL PLAT DOES NOT GUARANTEE COMPLIANCE TO ORDINANCE 1145. SALE OF LOTS MUST SATISFY THE REQUIREMENTS OF THE CITY OF JONESBORO ORDINANCE NO. 1145, COPIED AS 15.16.03, REQUIRING A CORPORATE SURETY BOND FOR IMPROVEMENTS IN SUBDIVISION DEVELOPMENTS OTHERWISE, NO BUILDING PERMIT SHALL BE ISSUED BY THE CITY OF JONESBORO ON SAID LOTS.

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°19'27" WEST, 658.02 FEET; THENCE NORTH 89°13'39" EAST, 1106.07 FEET; THENCE NORTH 89°13'21" EAST, 184.00 FEET; THENCE SOUTH 89°11'58" EAST, 365.59 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°11'58" EAST, 937.15 FEET; THENCE SOUTH 00°36'35" WEST, 657.97 FEET; THENCE SOUTH 89°16'14" WEST, 1647.97 FEET; THENCE NORTH 89°16'14" WEST, 133.50 FEET; THENCE SOUTH 89°16'14" WEST, 1.68 FEET; THENCE SOUTH 00°43'46" WEST, 193.50 FEET; THENCE NORTH 89°16'14" EAST, 720.00 FEET; THENCE NORTH 00°43'46" WEST, 133.50 FEET; THENCE NORTH 89°16'14" EAST, 7.88 FEET; THENCE NORTH 00°43'46" WEST, 193.83 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 5.45 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

DEDICATION OF PLAT:

WE BEING THE OWNERS/AGENTS OF THE ABOVE DESCRIBED PARCEL OF LAND, DO HEREBY PLAT AND LAYOUT SAME INTO A SUBDIVISION COMPOSED OF LOTS AND STREETS AS SHOWN ON THE PLAT HEREON.

SAID PLAT SHALL HERE-AFTER BE DESIGNATED AND REFERRED TO AS:

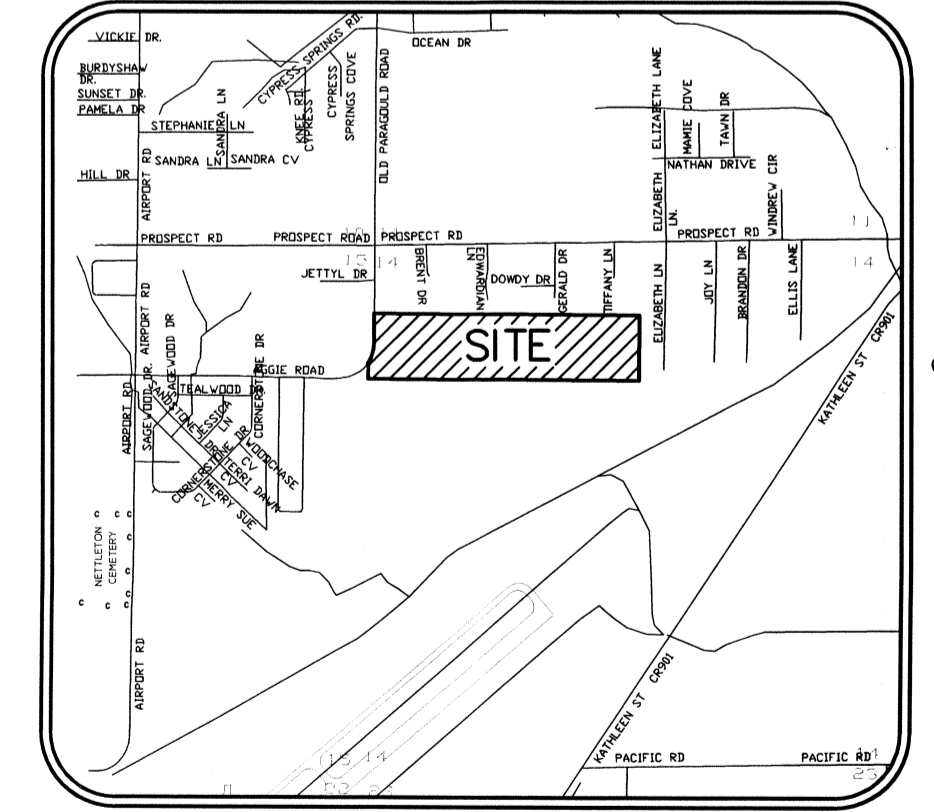
**WILDWOOD ADDITION
PHASE III**

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

AND SAID OWNERS/AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH AND LOCATION AS SHOWN ON THE PLAT HEREON, FOR THE PURPOSE OF INGRESS/EGRESS AND UTILITY CONSTRUCTION AND MAINTENANCE, AND SAID OWNERS/AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE AS SHOWN ON THE PLAT HEREON. SAID DRAINAGE AND UTILITY EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS 24th DAY OF AUGUST 2012

BY NAME BOB TROUTT SIGNATURE
TITLE OWNER



VICINITY MAP
(NOT TO SCALE)

- LEGEND:**
- FOUND 5/8" REBAR W/ J. BRANCH P.S. 1596 CAP (OR AS NOTED)
 - SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "BRANCH P.S. 1596"
 - △ COMPUTED POINT (NOT MONUMENTED)

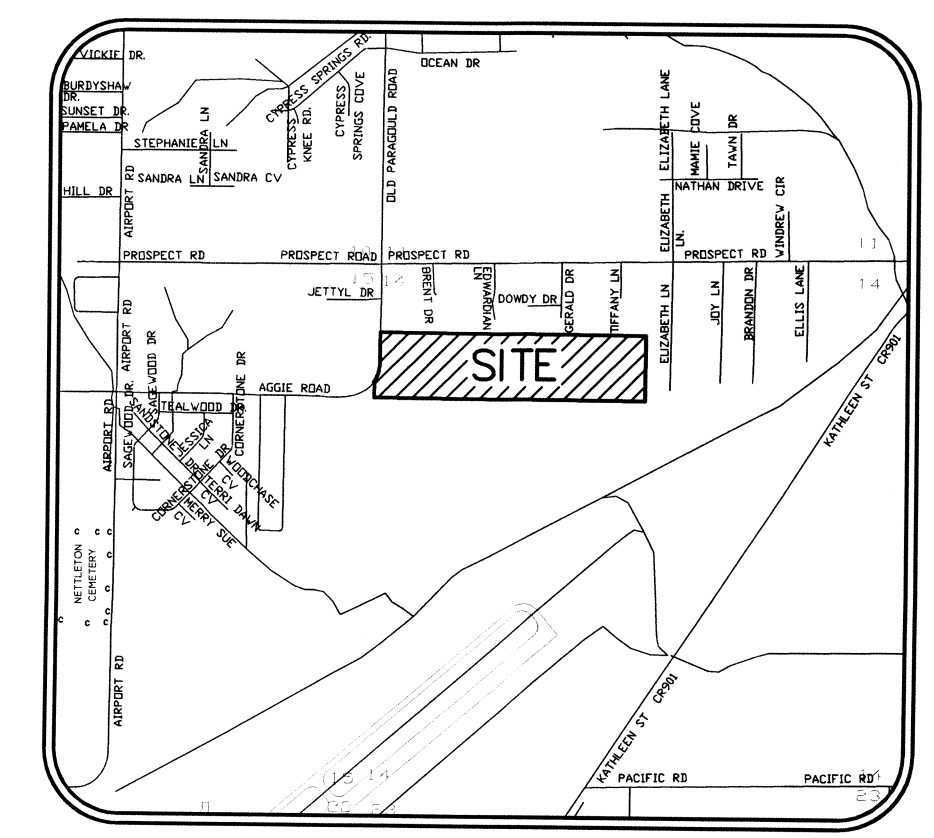
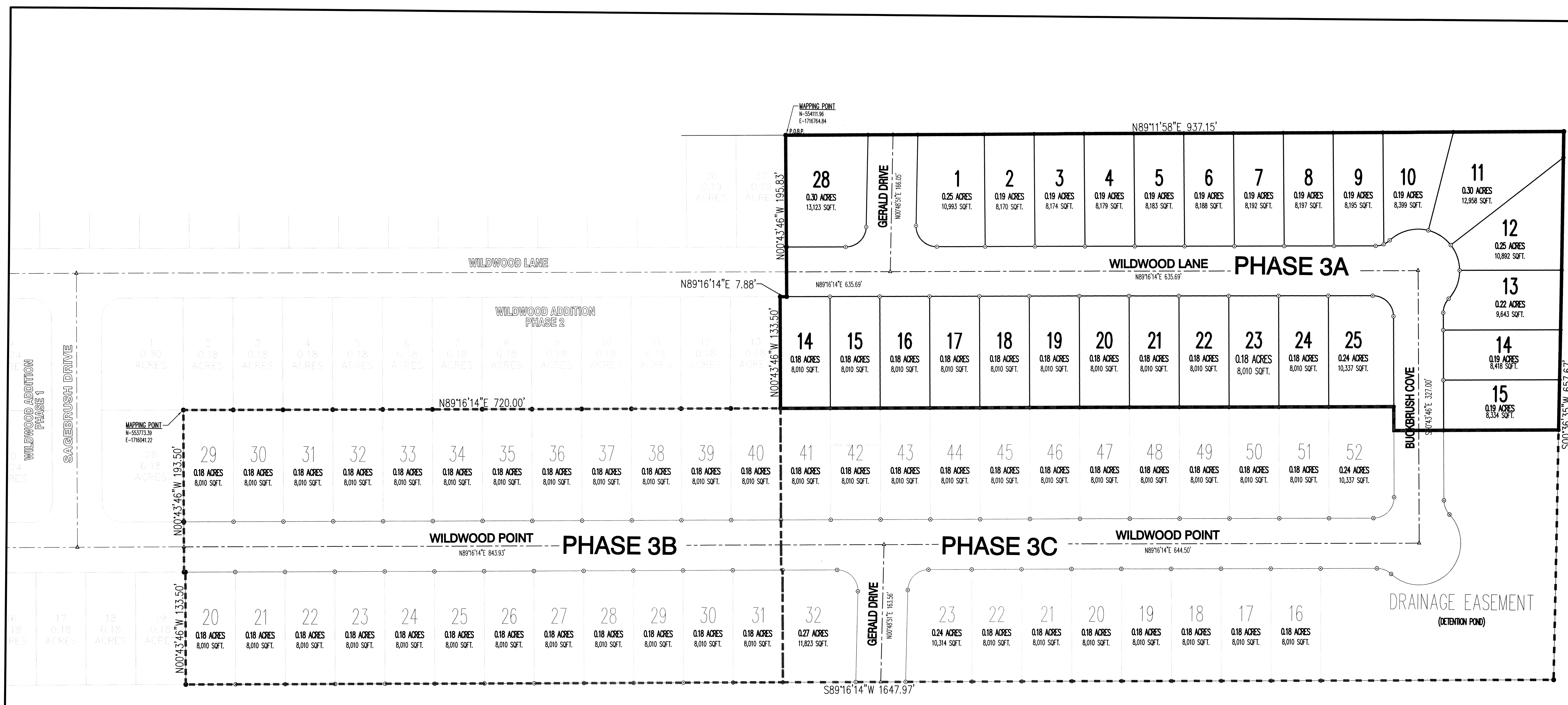
CONSTRUCTION PHASING PLAN

TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

PRELIMINARY

Haywood, Kenward, Bare, and Associates, Inc ARKANSAS - 234	
CLIENT: TROUTT	
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REVISIONS	
DATE	BY DESCRIPTION
PROJECT NO. T004-0008	
DRAWN BY MAB	CHECKED BY MAB
SHEET 4 OF 5	SCALE 1" = 50'
DATE 8/24/12	DRAWING NO. 21-54

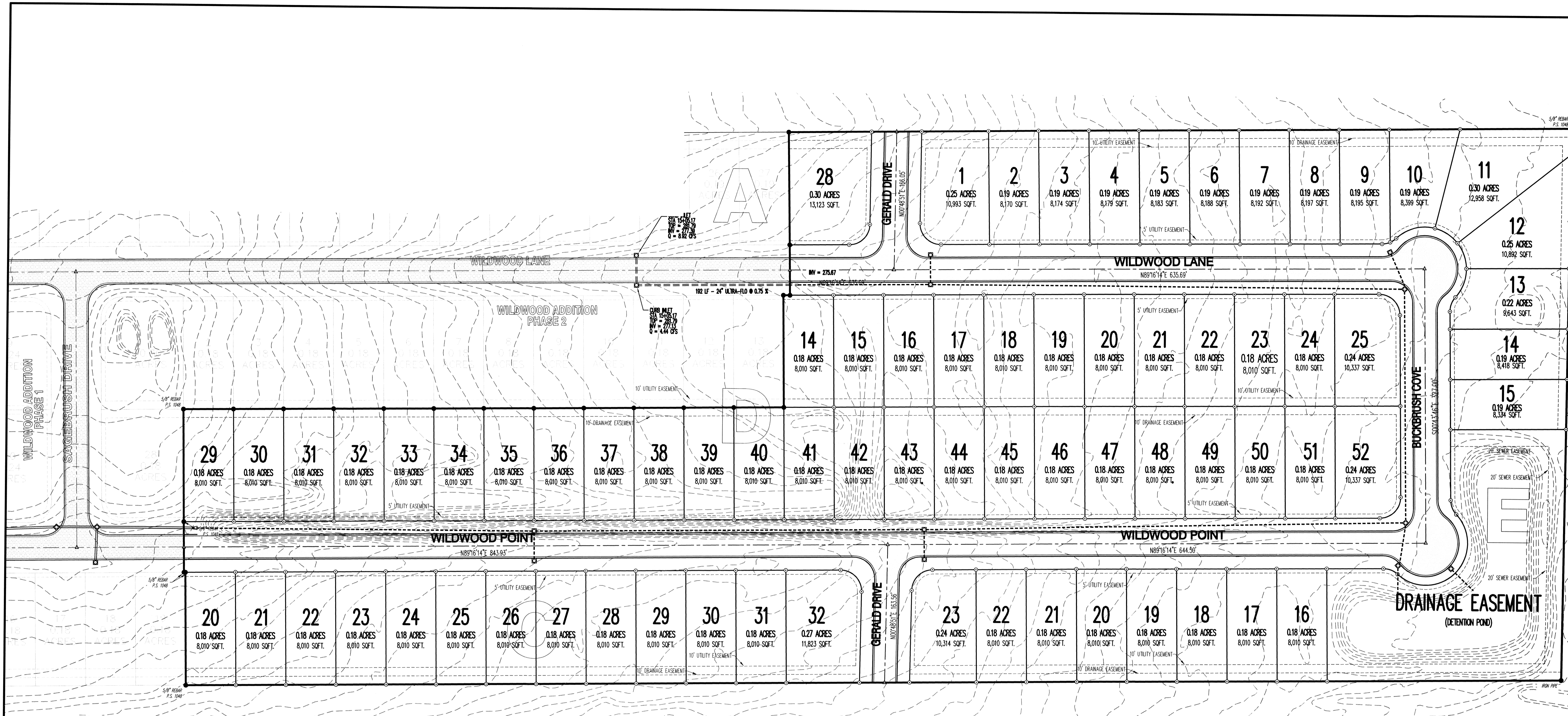


BASED UPON: THE RECORD PLAT OF WILDWOOD ADDITION PHASE I, BY TERRY G. BARE P.S. 1048 RECORDED IN BOOK 6, PAGE 185, DATED JUNE 14, 2007.

CONSTRUCTION PHASING PLAN

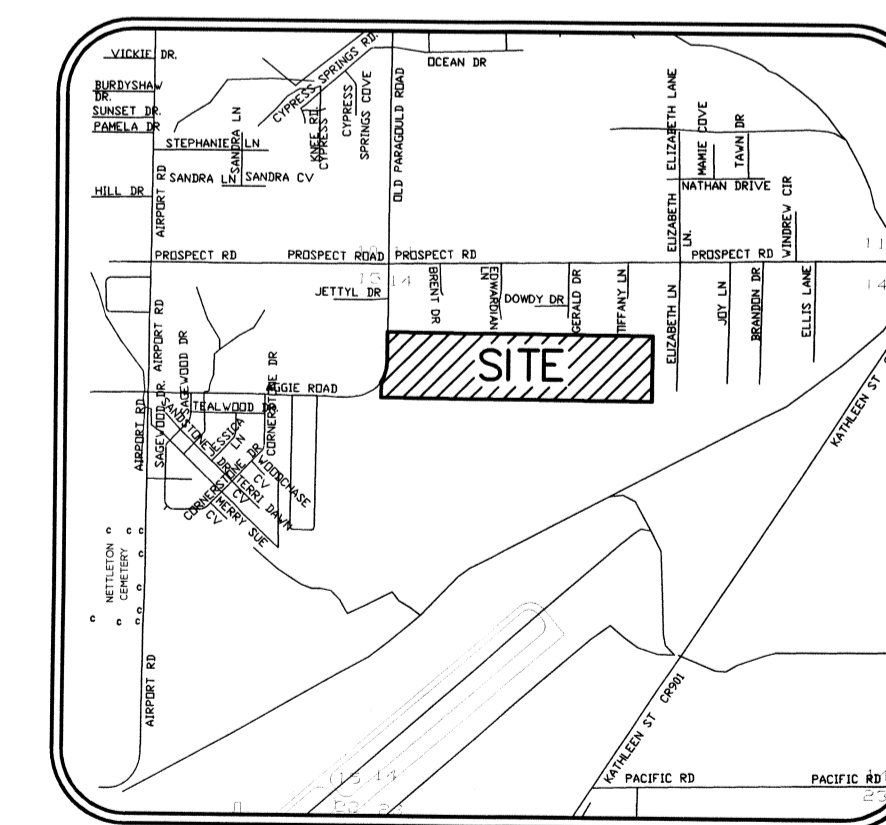
STREET AND DRAINAGE PLAN

WILDWOOD ADDITION PHASE III
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



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- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 0503100063C, DATED SEPTEMBER 27, 1991.
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-1 BUILDING SETBACK REQUIREMENTS:
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LEGEND:

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- ⊙ SET 5/8" REBAR W/ RED PLASTIC CAP STAMPED "BRANCH P.S. 1596"
- ▲ COMPUTED POINT (NOT MONUMENTED)

PRELIMINARY

MICHAEL A. BOGGS
ARKANSAS - P.E. 14026

PRELIMINARY

Haywood, Kenward, Bare,
and Associates, Inc
ARKANSAS - 234

CLIENT:
TROUTT

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
T004-0008

DRAWN BY
MAB

CHECKED BY
MAB

SHEET
5 OF 5

SCALE
1" = 60'

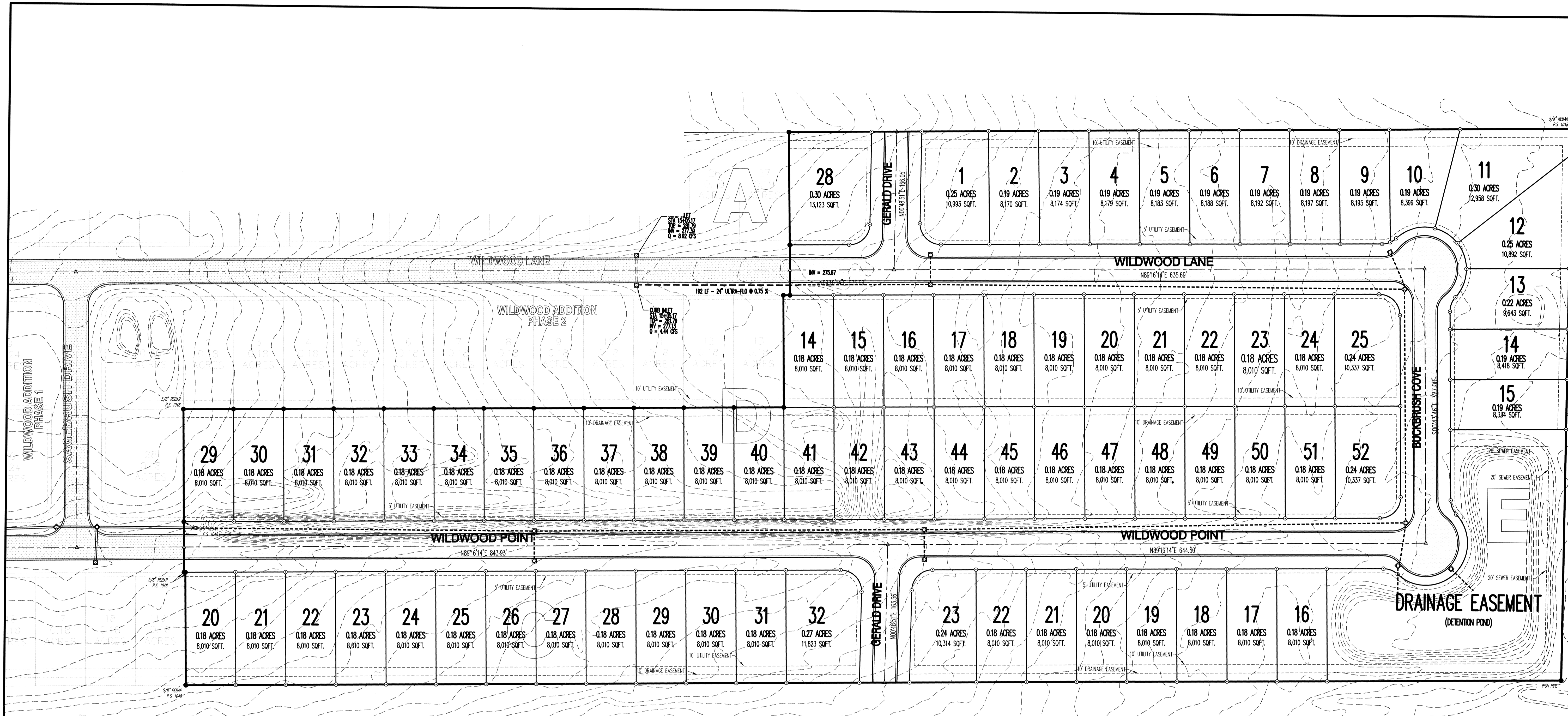
DATE
8/24/12

DRAWING NO.
21-54

STREET AND DRAINAGE PLAN

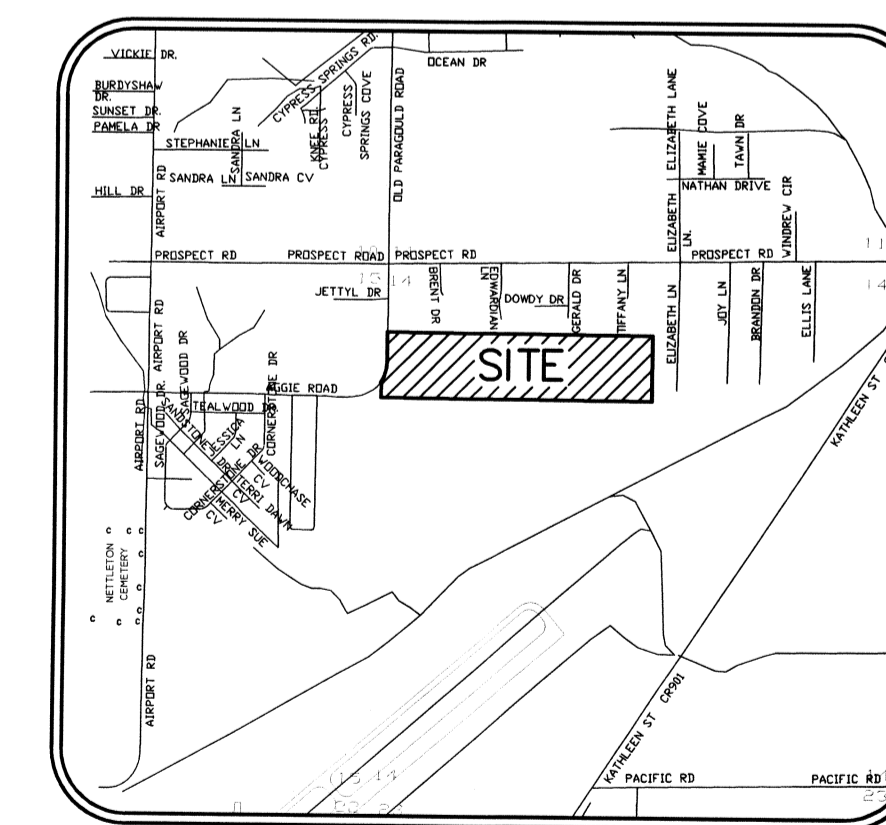
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WILDWOOD ADDITION PHASE III
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



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PRELIMINARY

PRELIMINARY

MICHAEL A. BOGGS
ARKANSAS - P.E. 14026

Haywood, Kenward, Bare,
and Associates, Inc
ARKANSAS - 234

CLIENT:
TROUTT

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REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO.
T004-0008

DRAWN BY
MAB

CHECKED BY
MAB

SHEET
5 OF 5

SCALE
1" = 60'

DATE
8/24/12

DRAWING NO.
21-54

STREET AND DRAINAGE PLAN