

- LEGEND**
- - FOUND IRON PIN (1" PIPE EXCEPT AS NOTED)
 - - SET IRON PIN (1/2" REBAR W/ PS #1303 CAP)
 - △ - COMPUTED POINT / POINT NOT SET
 - ⊙ - EXISTING SANITARY SEWER
 - ⊙ - INDICATES LOT WITH SIDEWALK
- NOTES**
1. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE

- NOTES:**
1. SURVEY FOR JASON MARSHALL
 2. PROPERTY PARTIALLY LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 0503C0063C DATED SEPTEMBER 27, 1991
 3. ZONING INFORMATION - RS-8
STREET SETBACK = 15'
SIDE SETBACK = 7.5'
REAR SETBACK = 15'
 4. BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNER'S ASSOCIATION TO MAINTAIN COMMON AREAS
 5. CHANGES TO FINAL PLAT:
5.1. REMOVED 15' DRAINAGE EASEMENT BETWEEN LOTS 29-B AND 30-B
5.2. EXTENDED 30' DRAINAGE EASEMENT ON EAST LINE TO NORTH RIGHT OF WAY OF YUKON DRIVE
5.3. ADDED 20' DRAINAGE EASEMENT BETWEEN CENTER LOTS (LOTS 58-C THROUGH 62-C)
5.4. ADDED 20' DRAINAGE EASEMENT TO THE NORTH AND WEST LINE OF SUBDIVISION.
- BASIS OF BEARING - GRID NORTH BASED ON GPS OBSERVATION**
- REFERENCE DOCUMENTS:**
1. RECORD PLAT OF WOLF MEADOWS PHASE I AND RECORD PLAT OF WOLF MEADOWS PHASE II AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
 2. RECORD PLAT OF PROSPECT FARM PHASE IV AS RECORDED IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4, SE1/4) OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 4 EAST, LOCATED IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 15, THENCE S00°33'46"W 1314.59 FEET (RECORD 1325.85 FEET) TO A POINT, THENCE N89°46'09"W 336.60 FEET TO A POINT, THENCE S00°09'03"W 1332.33 TO THE POINT OF BEGINNING;

THENCE S00°09'03"W 869.49 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ST. LOUIS SOUTHWESTERN RAILROAD, THENCE S83°05'58"W 51.37 FEET ALONG SAID RIGHT OF WAY TO THE CENTERLINE OF A DITCH, THENCE MEANDERING ALONG SAID DITCH CENTERLINE AS FOLLOWS: THENCE N43°50'05"W 36.22 FEET, THENCE N10°44'48"W 96.48 FEET, THENCE N38°32'41"W 110.07 FEET, THENCE N52°31'12"W 57.04 FEET, THENCE N58°55'43"W 22.71 FEET, THENCE N86°02'55"W 102.15 FEET, THENCE N80°38'36"W 104.53 FEET, THENCE N64°33'44"W 31.12 FEET, THENCE N54°57'40"W 272.56 FEET, THENCE N60°34'07"W 69.14 FEET, THENCE N52°33'59"W 69.34 FEET, THENCE N55°48'55"W 46.43 FEET, THENCE N51°24'49"W 44.12 FEET, THENCE N60°39'16"W 55.58 FEET, THENCE N40°03'37"W 27.51 FEET, THENCE N24°23'20"W 25.44 FEET, THENCE N19°53'58"W 24.70 FEET, THENCE N53°02'12"W 23.33 FEET, THENCE DEPARTING SAID DITCH CENTERLINE N00°50'16"E 163.23 FEET TO A POINT, THENCE S88°51'45"E 854.17 FEET TO A POINT, THENCE N00°09'49"E 52.47 FEET TO A POINT, THENCE S89°50'57"E 165.97 FEET TO A POINT, THENCE N72°46'46"E 60.00 FEET TO A POINT, THENCE S89°50'57"E 126.03 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 12.11 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT WMPDF, LLC IS THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND HAS CAUSED SAME TO BE SUBDIVIDED AS SHOWN HEREON, AND THAT WMPDF, LLC HEREBY DEDICATES 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 NOT 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.

Jason Marshall
JASON MARSHALL, MANAGING MEMBER
WMPDF, LLC

3/17/21
(DATE)

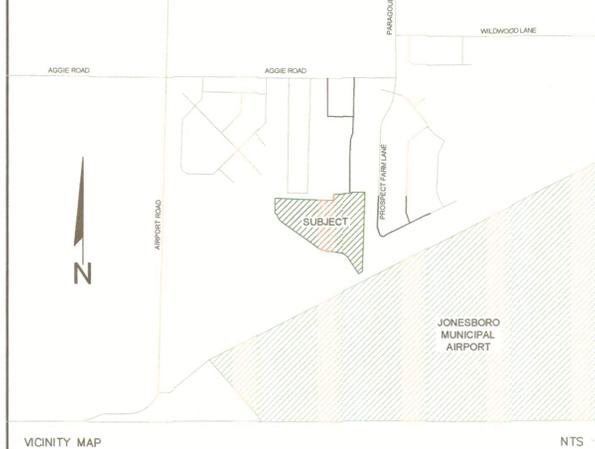
RECORD PLAT

RESIDENTIAL SUBDIVISION PLANS
WOLF MEADOWS SUBDIVISION PHASE 3
JONESBORO, ARKANSAS

DRAWN BY: MW	CHECKED BY: CM
SCALE: 1" = 50'	DATE: 15MAY19
CAD FILE: 1991428MarshallDev.dwg	DWG REF: 04E-14N-15
JOB NO: 1991428	SHEET 1 / 1
SURVEY #: 500-14N-04E-0-15-210-16-1303	

MCALISTER ENGINEERING, PLLC
CIVIL ENGINEERING AND LAND SURVEYING
4838 STADIUM BLVD STE D
JONESBORO, AR 72404
870-931-1420

CLARENCE W. "Mac" MCALISTER, PE, PS



CERTIFICATION

I HEREBY CERTIFY THAT MCALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY 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. McAlister
CLARENCE W. MCALISTER, PS 1393

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 692

City of Jonesboro
DATE: 3/17/21
FILE # PP21-03, P21-03

CITY PLANNER
CITY ENGINEER
CITY SURVEYOR
CITY WATER & LIGHT

