

NOTES:

- CLIENT: ISLAND CONSTRUCTION
- DRIVEWAY ACCESS RESTRICTIONS: LOTS 144-145 ARE TO BE PROVIDED ACCESS FROM SPENCER DR. ONLY. LOTS 134-135 ARE TO BE PROVIDED ACCESS VIA WHITECLIFF DR. ONLY.
- THE SUBJECT PROPERTY LIES WITHIN THE JONESBORO SPECIAL FLOOD HAZARD AREA AS DESCRIBED BY THE BASE LEVEL ENGINEERING STUDY ORDINANCE 20-012, AND PORTIONS OF SUBJECT PROPERTY LIE WITHIN THE 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE MAP: PANEL NO. 05031C0276D, EFFECTIVE DATE: 9/26/2024.
- LOT 145 MAY BE SUBJECT TO NO-RISE CERTIFICATION FOR DEVELOPMENT.
- ALL STRUCTURES REQUIRED TO HAVE 2' FREEBOARD ABOVE FEMA BFE.
- NO SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED IN THIS DEVELOPMENT.
- ZONING INFORMATION - RESIDENTIAL R-1.
- SUBJECT TO BILL OF ASSURANCE RECORDED IN DEED RECORD 585 PAGE 432 AT JONESBORO, ARKANSAS.
- TOTAL ACREAGE: 2.79 ACRES.
- 25' BUILDING SETBACK FRONT AND REAR.
- 7.5' SIDE YARD BUILDING SETBACK.
- BASIS OF BEARING: NAD1983 ARKANSAS STATE PLANE- NORTH (ARDOT RTN)
- VERTICAL DATUM: NAVD 88 (ARDOT RTN)

REFERENCE DOCUMENTS:

- PLAT SURVEY: TITLED: WINDSOR LANDING PHASE VIII. DATED: 09/18/2020. BY: ADAMSON SURVEYING. HELD BY THE CIRCUIT CLERK OF CRAIGHEAD COUNTY, AR: BOOK: 2020R. PAGE: 025491

DESCRIPTION:

A PART OF THE NORTH EAST QUARTER OF SECTION 01, TOWNSHIP 14 NORTH, RANGE 04 EAST, IN CRAIGHEAD COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE CENTER OF SECTION 01, TOWNSHIP 14 NORTH, RANGE 04 EAST. THENCE NORTH 45.72 FEET TO A POINT. THENCE EAST 210.29 FEET TO THE POINT OF BEGINNING. THENCE S00°40'38"W 89.17 FEET TO A POINT; THENCE S01°00'33"W 110.21 FEET TO A POINT; THENCE S00°40'25"W 803.67 FEET TO A POINT; THENCE S00°40'22"W 110.22 FEET TO A POINT; THENCE S00°40'22"W 95.67 FEET TO A POINT; THENCE S00°40'22"W 116.62 FEET TO A POINT; THENCE N82°11'57"W 52.59 FEET TO A POINT; THENCE N27°13'41"W 31.92 FEET TO A POINT; THENCE N48°50'02"W 31.06 FEET TO A POINT; THENCE N00°48'27"E 59.17 FEET TO A POINT; THENCE N89°03'48"E 19.25 FEET TO A POINT; THENCE N00°48'27"E 120.80 FEET TO A POINT; THENCE N89°03'48"E 44.81 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 39.97 FEET; THENCE N00°40'22"E 110.22 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 38.57 FEET; THENCE S89°03'48"E 87.12 FEET TO A POINT; THENCE N00°49'46"E 854.14 FEET TO A POINT; THENCE S89°22'13"W 84.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 39.21 FEET; THENCE N01°00'33"E 110.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 24.90 FEET AND AN ARC LENGTH OF 39.16 FEET; THENCE S89°22'13"W 65 FEET TO A POINT; THENCE N00°40'39"E 113.54 FEET TO A POINT; THENCE N89°25'38"E 90.00 FEET TO THE POINT OF BEGINNING; CONTAINING SOME 2.79 ACERS, MORE OR LESS.

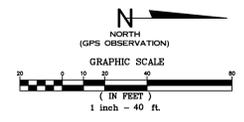
**LEGEND**

- - FOUND IRON PIN
- ⊙ - SET IRON PIN 1/2" REBAR WITH McALISTER PS1303 CAP
- - SET MAG NAIL
- △ - COMPUTED POINT
- Ⓣ - TELEPHONE PEDESTAL
- Ⓜ - WATER VALVE
- Ⓜ - WATER METER
- Ⓚ - UTILITY POLE
- Ⓚ - LIGHT POLE
- Ⓚ - ELECTRIC UTILITY BOX
- Ⓚ - GAS VALVE
- Ⓚ - FIRE HYDRANT
- Ⓚ - SEWER MANHOLE
- - - - - EASEMENT
- - - - - SETBACK
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

VICINITY MAP



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	40.04	25.00	91.75	S45° 03' 13"E	35.89
C15	38.57	25.00	88.39	N44° 52' 06"E	34.86
C16	39.97	25.00	91.61	N46° 28' 48"W	35.85
C17	39.21	25.00	89.85	N44° 23' 01"W	35.31
C18	39.16	24.90	90.12	N45° 50' 34"E	35.25
C19	38.24	25.00	87.64	S45° 34' 07"W	34.62



PRELIMINARY PLAT

RESIDENTIAL SUBDIVISION PLAN  
 WINDSOR LANDING - PHASE IX  
 JONESBORO, ARKANSAS

<b>McALISTER ENGINEERING, PLLC</b> CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: DW	CHECKED BY: CWM
	SCALE: 1"=40'	DATE: 12/18/2025
	CAD FILE: WINDSOR_LANDING_PHASE_IX.DWG	
	DWG REF. S01-T14-R04	
<b>CLARENCE W. "MAC" McALISTER, PE, PS</b>	JOB NO. -----	SHEET: 02/ 08
	FOLDER: PROJECTS25	

NUMBER	DATE	REVISION	BY