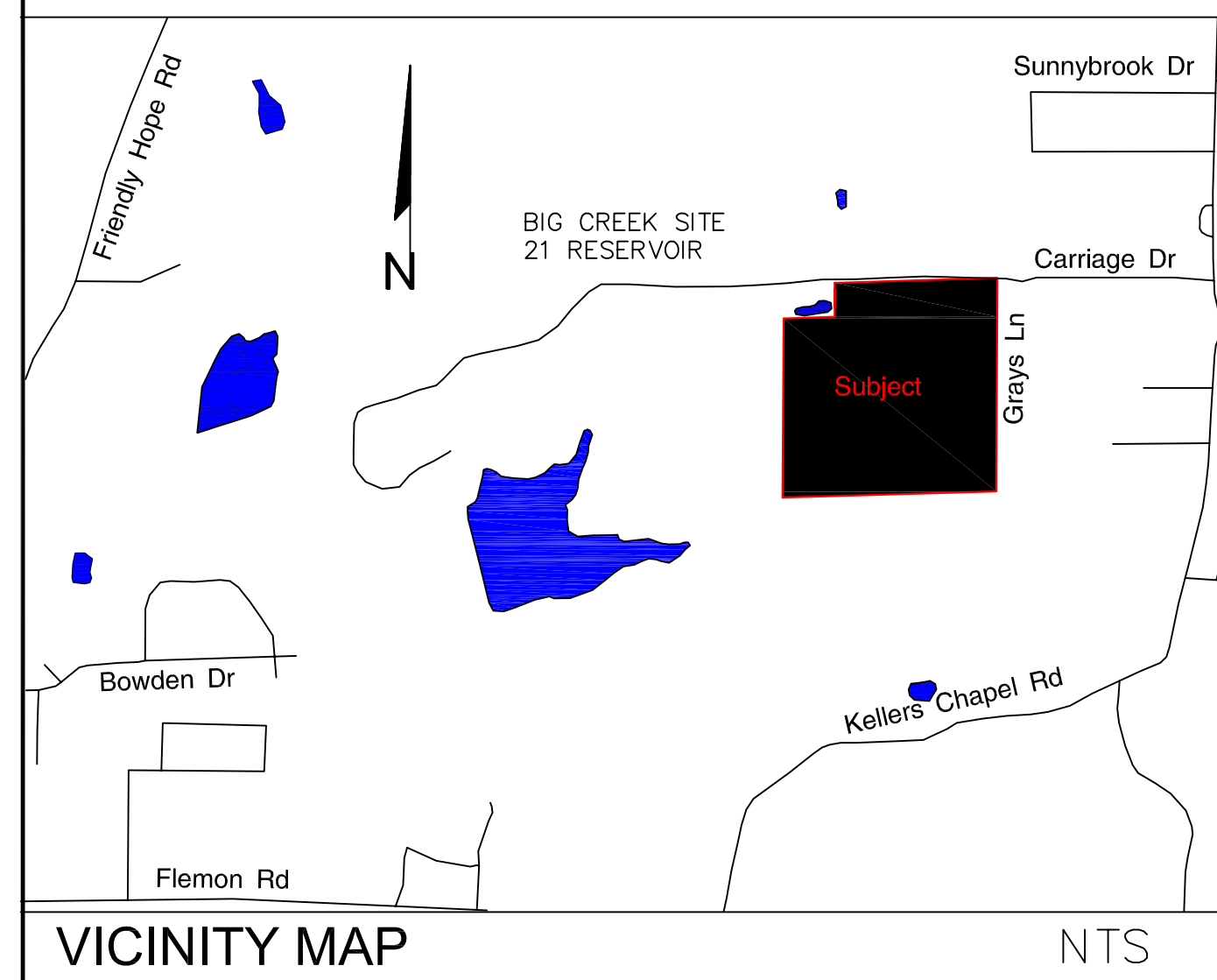


RESIDENTIAL SUBDIVISION PLANS MALLARD POINTE

JONESBORO, ARKANSAS
MARCH, 2015

INDEX TO SHEETS

- 1 OF 5 TITLE SHEET / INDEX
- 2 OF 5 RECORD PLAT
- 3 OF 5 GENERAL SITE PLAN/UTILITIES
- 4 OF 5 PROFILE SHEET 1/2
- 5 OF 5 PROFILE SHEET 2/2



MALLARD POINTE
IN SE1/4, SE1/4 SEC 34, T14N, R3E
JONESBORO, ARKANSAS

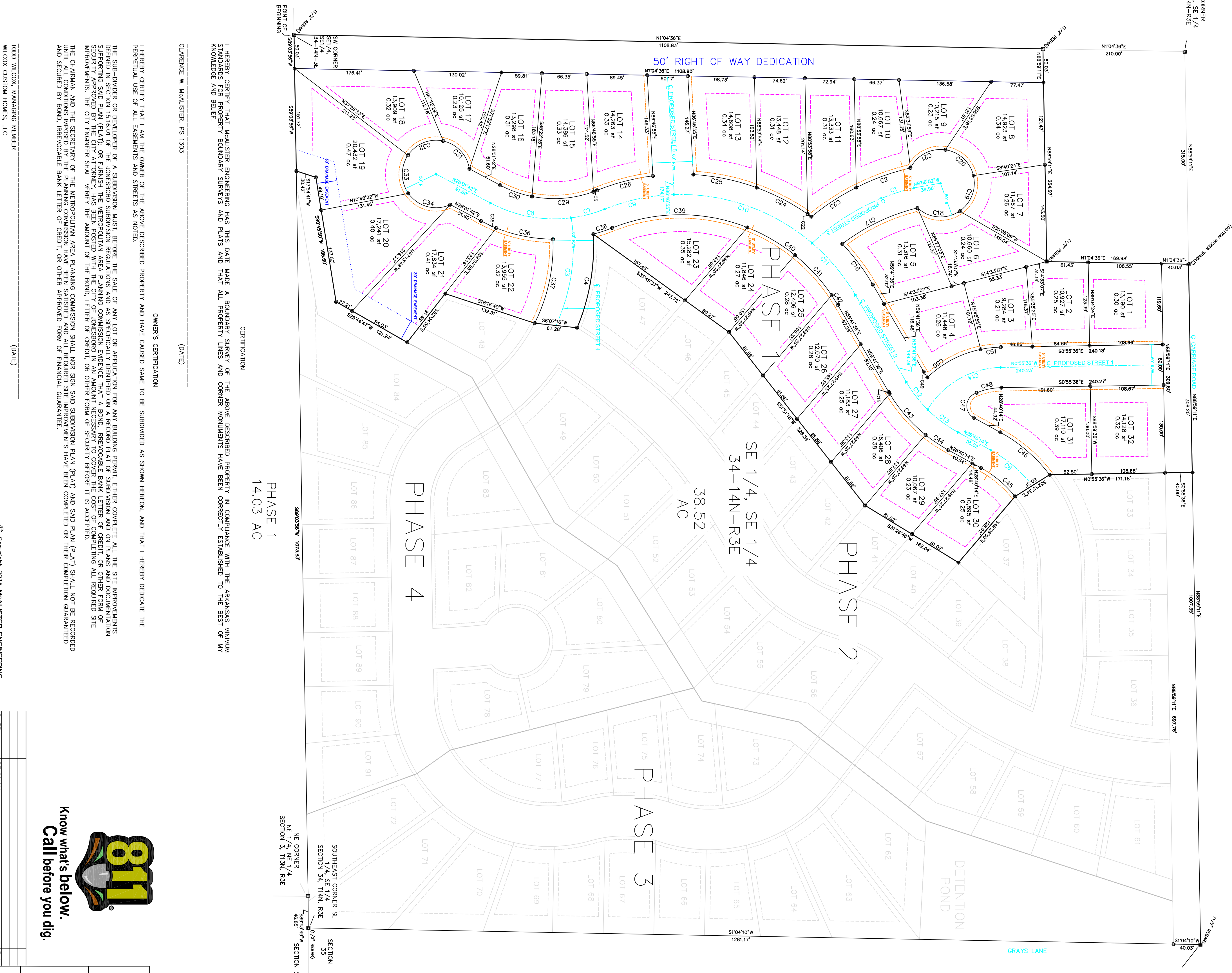
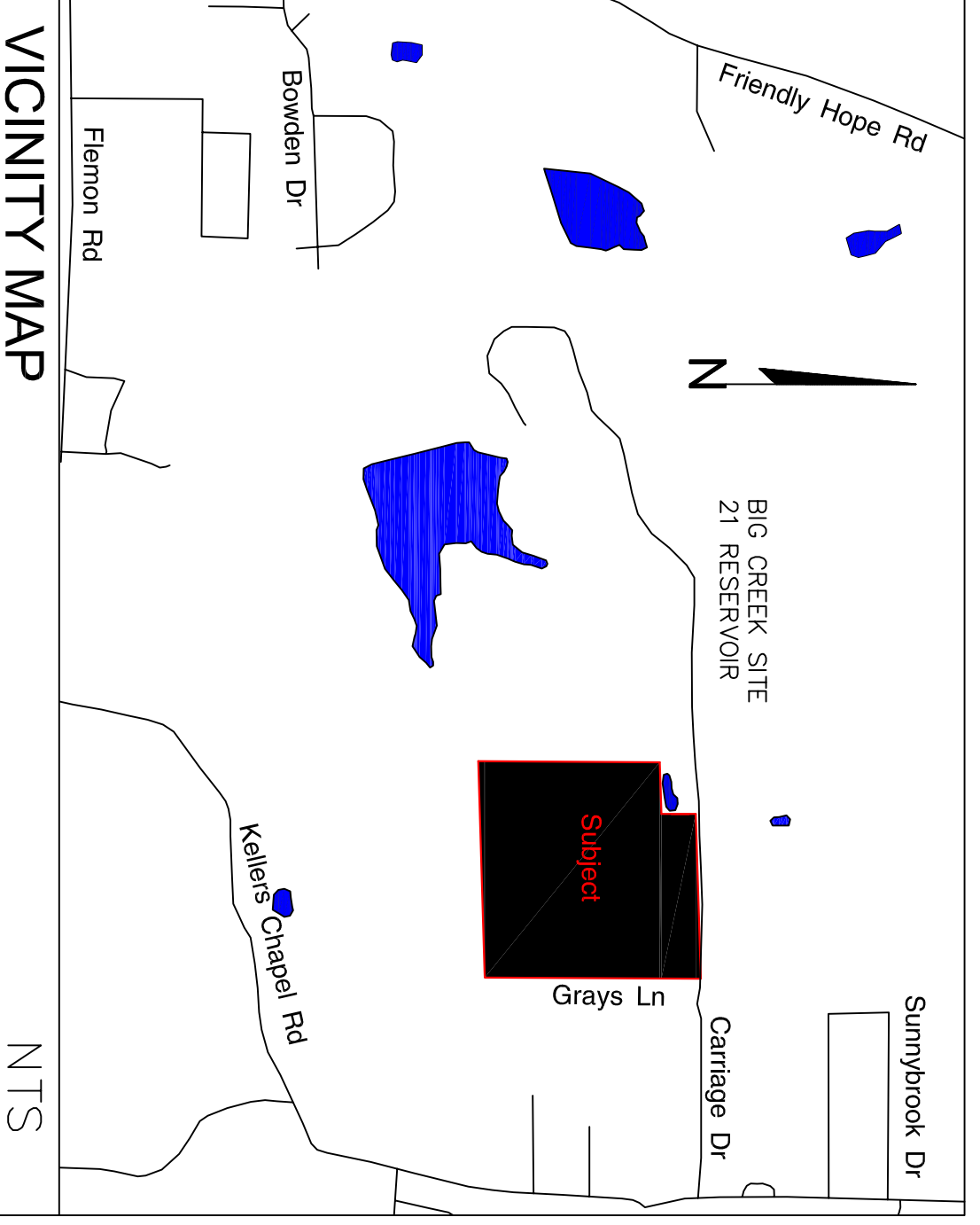
MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD, STE D
JONESBORO, AR 72404
870-931-1420

DRAWN BY: DM/AH	CHECKED BY: CM/JH
SCALE: 1" = 80'	DATE: 18SEPT14
CAD FILE: 1462430WilcoxPlat.dwg	
DWG REF: 03E-14N-34	
JOB NO. 1462430	SHEET 1 / 5
SURVEY #: 500-14N-03E-0-34-220-16-1303	

CLARENCE W. "MAC" MCALISTER, PE, PS

DATE	REVISION	BY

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	173.51'	330.20'	30.064°	N28°28'11"W	171.52'
C2	85.58'	360.20'	13.6128°	N19°56'04"W	85.38'
C3	163.21'	284.48'	32.8707°	N81°50'05"W	160.98'
C4	141.78'	314.48'	26.5318°	S80°12'23"E	140.58'
C5	5.79'	170.00'	1.9524°	N20°58'29"W	5.79'
C6	81.54'	200.00'	23.3590°	S40°21'00"W	80.97'
C7	51.12'	200.00'	14.6457°	N14°37'41"W	50.98'
C8	123.34'	200.00'	35.3338°	N10°21'41"E	121.59'
C9	105.78'	300.00'	20.2030°	S17°50'58"E	105.24'
C10	221.47'	300.00'	42.2974°	S19°24'02"W	216.47'
C11	100.24'	300.00'	19.1430°	S50°07'16"W	99.27'
C12	51.72'	200.00'	14.8167°	N52°17'05"E	51.58'
C13	56.57'	200.00'	16.2059°	N36°46'25"E	56.38'
C14	130.66'	129.75'	57.7832°	S29°49'00"E	125.37'
C15	2.58'	230.00'	0.6433°	S52°22'19"W	2.58'
C16	75.43'	330.00'	13.0971°	N53°08'41"E	75.27'
C17	124.27'	300.20'	23.7170°	S25°37'10"E	123.98'
C18	67.56'	50.00'	77.4197°	S42°31'01"W	62.54'
C19	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C20	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C21	62.11'	50.00'	71.1721°	N27°25'11"W	58.19'
C22	7.05'	330.00'	1.2240°	N32°22'59"E	7.05'
C23	79.39'	360.20'	12.6275°	N33°03'16"W	79.23'
C24	85.07'	330.00'	14.7897°	N27°23'10"E	84.83'
C25	95.96'	330.00'	16.6602°	N11°40'17"E	95.62'
C26	85.57'	330.00'	14.8373°	N14°31'20"W	85.33'
C27	92.32'	170.00'	31.134°	N42°28'31"W	91.19'
C28	50.18'	170.00'	16.9134°	N19°34'17"E	50.00'
C29	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C30	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C31	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C32	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C33	60.00'	50.00'	68.7549°	N42°22'37"E	56.46'
C34	69.81'	50.00'	79.9954°	S14°53'44"W	64.28'
C35	24.75'	230.00'	6.1662°	S24°58'42"W	24.74'
C36	86.02'	230.00'	21.4284°	S17°08'50"W	85.52'
C37	128.72'	254.48'	28.9825°	N77°41'42"W	127.95'
C38	29.50'	230.00'	7.3489°	S18°10'35"E	29.48'
C39	200.00'	270.00'	43.5028°	S07°15'07"E	200.11'
C40	81.63'	270.00'	17.3221°	S30°12'46"W	81.32'
C41	80.89'	270.00'	17.1650°	S47°27'23"W	80.59'
C42	17.22'	270.00'	3.6544°	S57°51'58"W	17.22'
C43	81.29'	230.00'	20.2494°	S48°53'31"W	80.86'
C44	40.66'	230.00'	10.3300°	S33°44'08"W	40.61'
C45	66.28'	170.00'	22.3380°	S39°50'22"W	65.86'
C46	86.79'	230.00'	24.1235°	N40°43'37"E	86.80'
C47	44.33'	20.00'	126.9917°	S87°50'07"E	35.80'
C48	40.76'	99.75'	23.4109°	S12°37'58"E	40.47'
C49	10.31'	170.00'	3.4157°	N87°29'07"E	10.13'
C50	90.41'	159.75'	32.4263°	S27°52'47"E	89.21'
C51	29.94'	159.75'	10.2390°	N81°17'47"W	29.90'



NE CORNER SE 1/4, SE 1/4 34-14N-R3E

SE 1/4, SE 1/4 34-14N-R3E

38.52 AC

PHASE 1 14.03 AC

PHASE 2

PHASE 3

PHASE 4

DETENTION POND

GRAYS LANE

50' RIGHT OF WAY DEDICATION

PROPOSED STREET A

PROPOSED STREET B

PROPOSED STREET C

PROPOSED STREET D

PROPOSED STREET E

LOT 1 through LOT 100

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM 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.

CLARENCE W. MCALISTER, PE, PS 1303 (DATE)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT MAALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH THE ARKANSAS MINIMUM KNOWLEDGE AND BELIEF.

CLARENCE W. MCALISTER, PE, PS 1303 (DATE)

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CLARENCE W. MCALISTER, PE, PS 1303 (DATE)

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NE CORNER SE 1/4, SE 1/4 34-14N-R3E

SE 1/4, SE 1/4 34-14N-R3E

38.52 AC

PHASE 1 14.03 AC

PHASE 2

PHASE 3

PHASE 4

DETENTION POND

GRAYS LANE

50' RIGHT OF WAY DEDICATION

PROPOSED STREET A

PROPOSED STREET B

PROPOSED STREET C

PROPOSED STREET D

PROPOSED STREET E

LOT 1 through LOT 100

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

MALLARD POINTE
IN SE 1/4, SE 1/4 SEC 34, T14N, R3E
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
JONESBORO, ARKANSAS

CLARENCE W. MCALISTER, PE, PS

DRAMA BY: DM/AH
SCALE: 1" = 80'
CADD FILE: 1462430\MCALISTOXPL01.dwg
JOB NO. 1462430
SURVEY #. 500-14N-03E-0-34-220-16-1303

CHECKED BY: CM/JH
DATE: 18SEP114
SHEET 2 / 5

NE CORNER SE 1/4, SE 1/4 34-14N-R3E

SE 1/4, SE 1/4 34-14N-R3E

38.52 AC

PHASE 1 14.03 AC

PHASE 2

PHASE 3

PHASE 4

DETENTION POND

GRAYS LANE

50' RIGHT OF WAY DEDICATION

PROPOSED STREET A

PROPOSED STREET B

PROPOSED STREET C

PROPOSED STREET D

PROPOSED STREET E

LOT 1 through LOT 100

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM 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.

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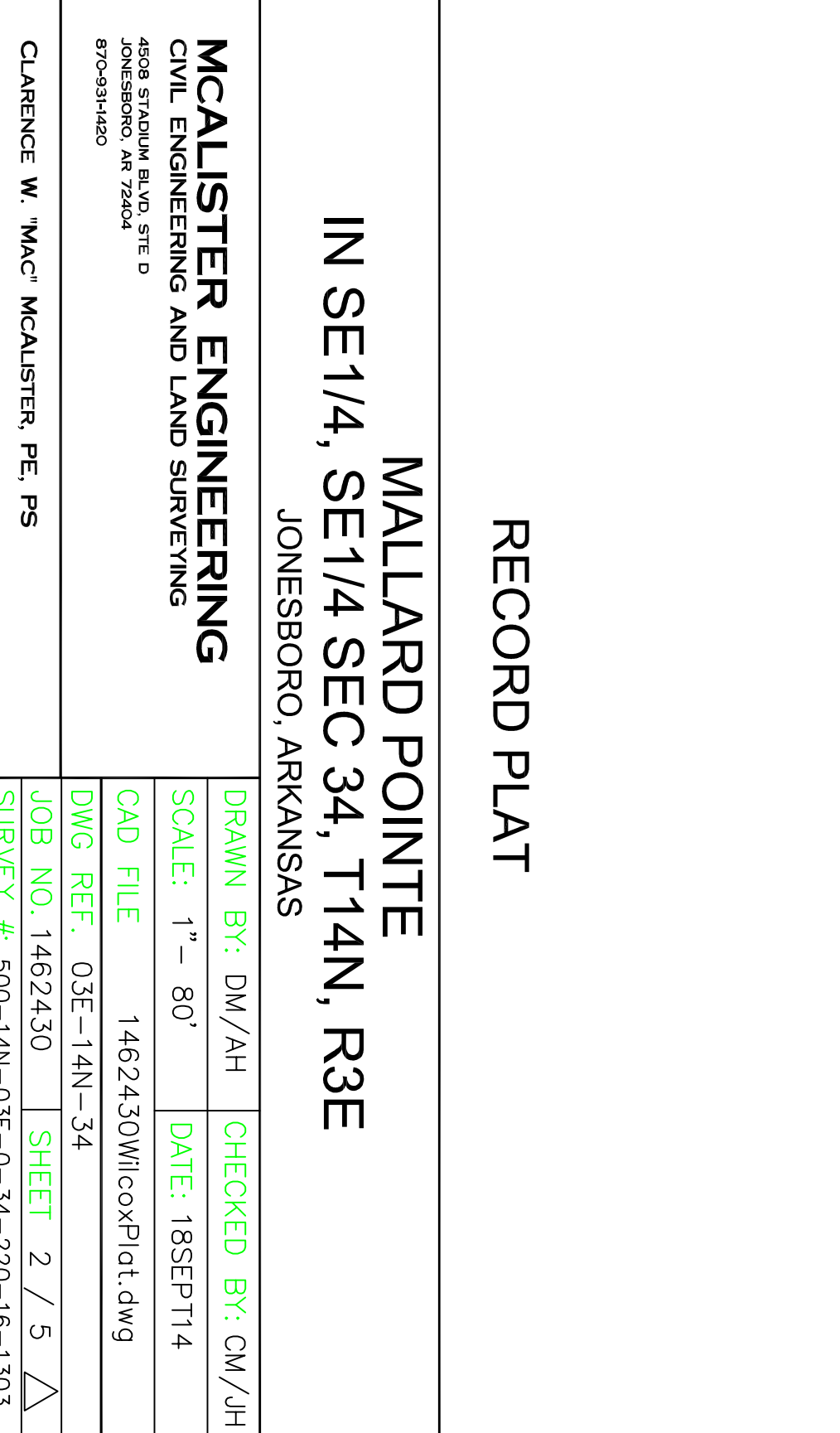
CLARENCE W. MCALISTER, PE, PS 1303 (DATE)

CERTIFICATION

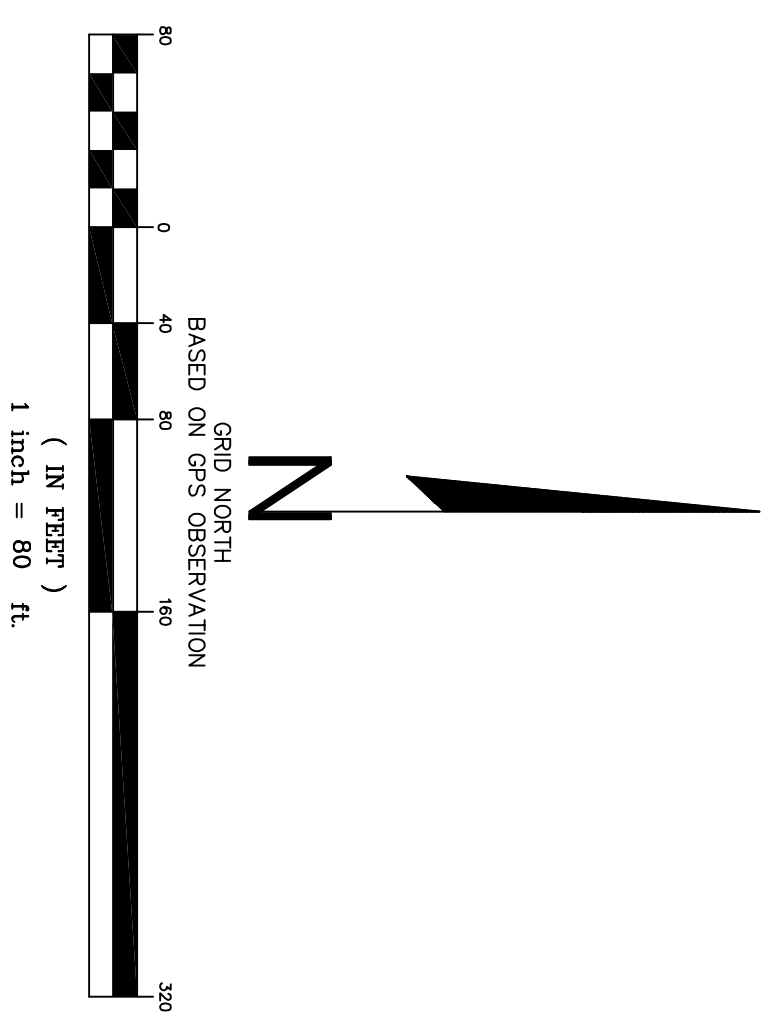
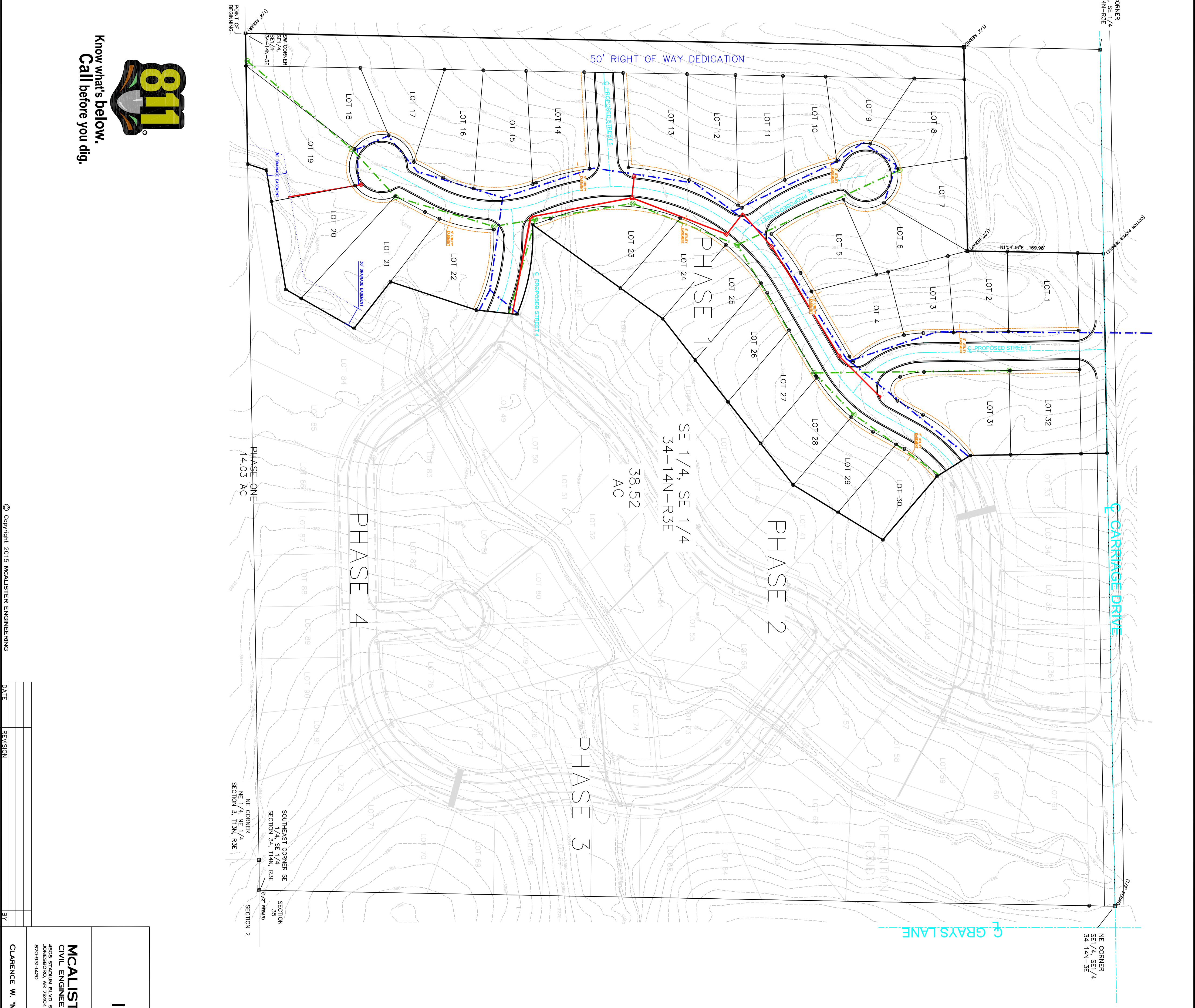
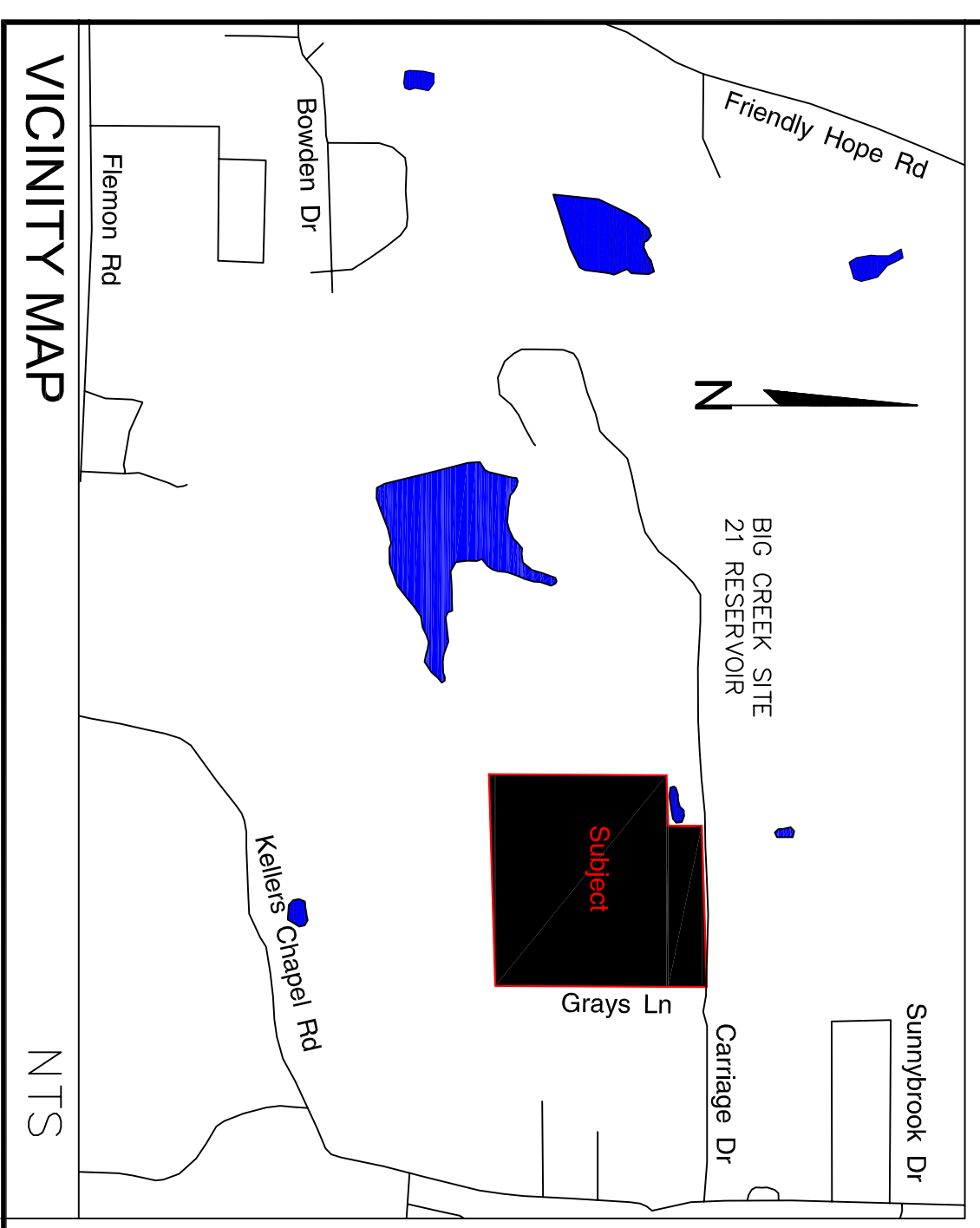
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- LEGEND
- FOUND IRON PIN (PPE EXCEPT AS NOTED)
 - SET IRON PIN 1/2" REBAR W/ PS #300 CAP)
 - COMPUTED POINT / POINT NOT SET
 - BUILDING SETBACK
- NOTES:
- SURVEY FOR TODD WILCOX
 - PROPERTY NOT LOCATED IN THE 100 YEAR FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 650310150C DATED SEPTEMBER 27, 1991
 - ZONING REGULATION - R1
 - STREET SETBACK = 25'
 - SIDE SETBACK = 7.5'
 - REAR SETBACK = 25'
 - BILL OF ASSURANCE TO INCLUDE FORMATION OF PROPERTY OWNERS ASSOCIATION TO MAINTAIN COMMON AREAS
 - BASIS OF BEARING - GRID NORTH BASED ON GPS OBSERVATION
- REFERENCE DOCUMENTS:
- PLAT OF SOUTHEAST QUARTER OF SECTION 34, T14N, R3E, JONESBORO, ARKANSAS BY JAMES JONESBORO ARKANSAS BY ASSOCIATED ENGINEERING AND TESTING, CLIENT BY ASSOCIATED ENGINEERING COMPANY OF JONESBORO ARKANSAS DATED 9-02-1999 PROVIDED BY 21C BOUNDARY SURVEY FOR MOORE JAMES JONESBORO ARKANSAS LAND SURVEYOR AND ACCESSIBLE AT <http://www.pds.state.arkansas.gov>
- DESCRIPTION
- A PART OF THE SOUTHEAST QUARTER OF SECTION 34, T14N, R3E, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- 14 NORTH, RANGE 3 EAST, LOCATED IN CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34, THENCE S89°43'49"W 48.85 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, THENCE S89°03'56"W 107.0233 FEET TO THE POINT OF BEGINNING.
- CONTINUE THENCE S89°03'56"W 151.72 FEET TO A POINT ON THE EASTERN LINE OF A 50 FOOT RIGHT OF WAY DEDICATION, CONTINUE THENCE S89°03'56"W 50.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34, THENCE S89°03'56"W 50.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34 TO A POINT, THENCE N89°59'11"E 50.03 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 34 TO A POINT, THENCE N89°59'11"E 28.49 FEET TO A POINT, THENCE N07°04'36"E 181.98 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34, THENCE N89°59'11"E 308.20 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34, THENCE N89°59'11"E 308.20 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 34, THENCE S00°55'38"E 20.00 FEET TO A POINT, THENCE S27°23'24"E 60.31 FEET TO A POINT, THENCE S49°28'50"E 128.92 FEET TO A POINT, THENCE S31°29'45"W 162.04 FEET TO A POINT, THENCE S51°31'16"W 326.34 FEET TO A POINT, THENCE S35°49'27"W 44.50 FEET TO A POINT, THENCE S80°12'22"E AND A CHORD LENGTH OF 140.58 FEET, THENCE S08°07'16"W 63.28 FEET TO A POINT, THENCE S18°40'W 139.51 FEET TO A POINT, THENCE S52°04'55"E 91.48 FEET TO A POINT, THENCE S59°44'47"W 121.24 FEET TO A POINT, THENCE S80°49'50"W 186.60 FEET TO A POINT, THENCE AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.



- LEGEND
- - - EXISTING CONTOUR
 - - - PROPOSED WATER
 - - - PROPOSED SANITARY SEWER
 - - - PROPOSED STORM SEWER

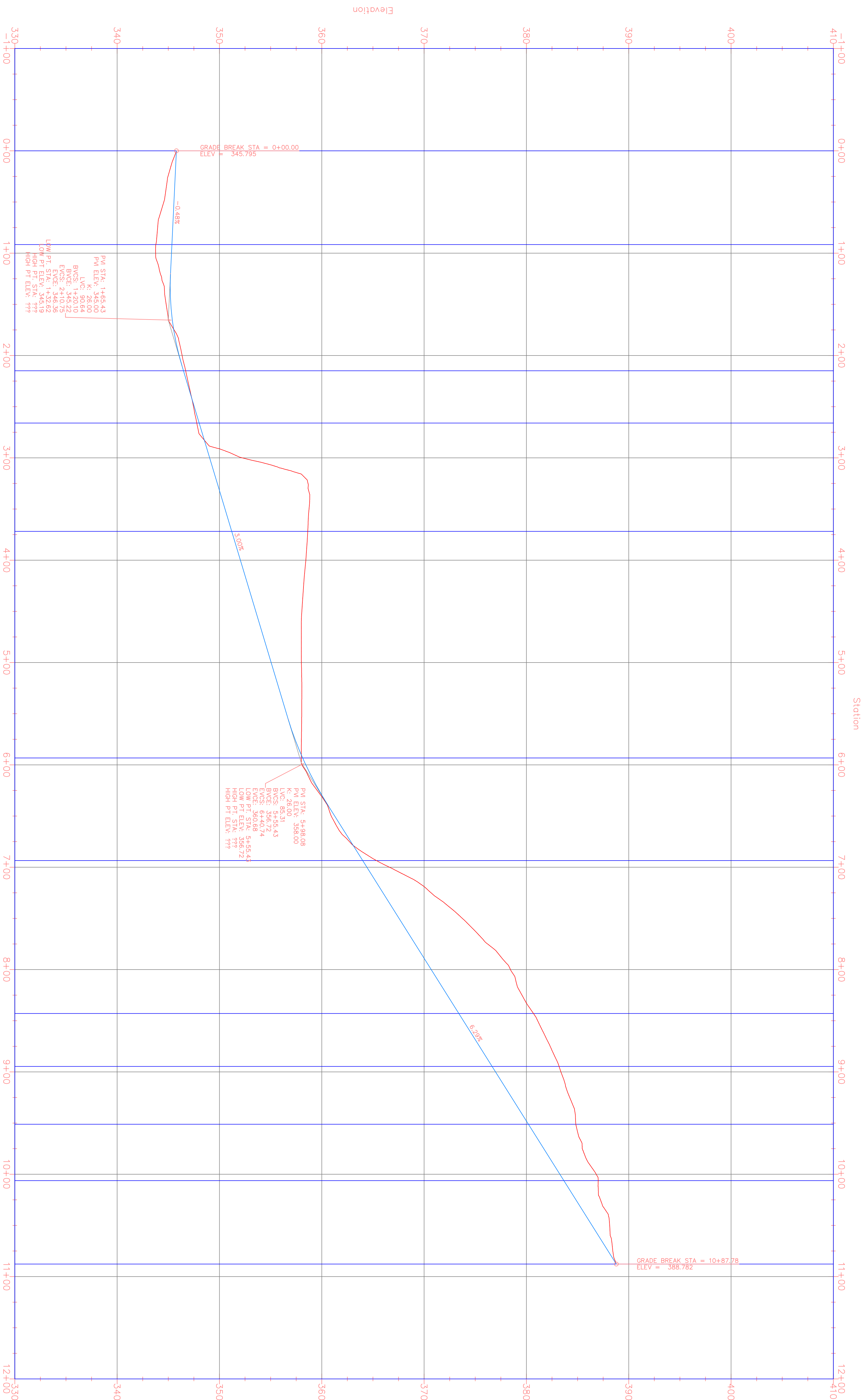
GENERAL SITE PLAN / UTILITIES

MALLARD POINTE
IN SE 1/4, SE 1/4 SEC 34, T14N, R3E
JONESBORO, ARKANSAS

MCAALISTER ENGINEERING	
CIVIL ENGINEERING AND LAND SURVEYING	
4008 STRADLUM BLVD, STE D JONESBORO, AR 72403	
DRAWN BY: DM/AH	CHECKED BY: CM/JH
SCALE: 1" = 80'	DATE: 18SEP114
CAD FILE: 1462430W\comp\pl.dwg	
DWG. REF: 03E-14N-34	SHEET 3 / 5
JOB NO. 1462430	
SURVEY # 500-14N-03E-0-34-220-16-1303	
CLARENCE W. "MAC" MCAALISTER, PE, PS	

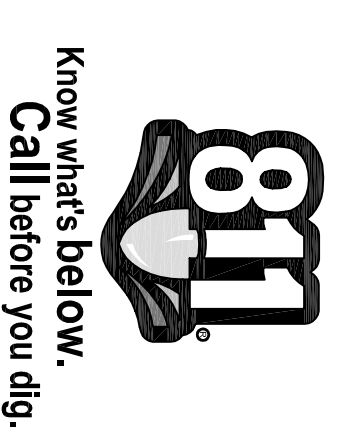


PROPOSED STREET 2



PRELIMINARY STREET PROFILES

MALLARD POINTE
IN SE1/4, SE1/4 SEC 34, T14N, R3E
JONESBORO, ARKANSAS

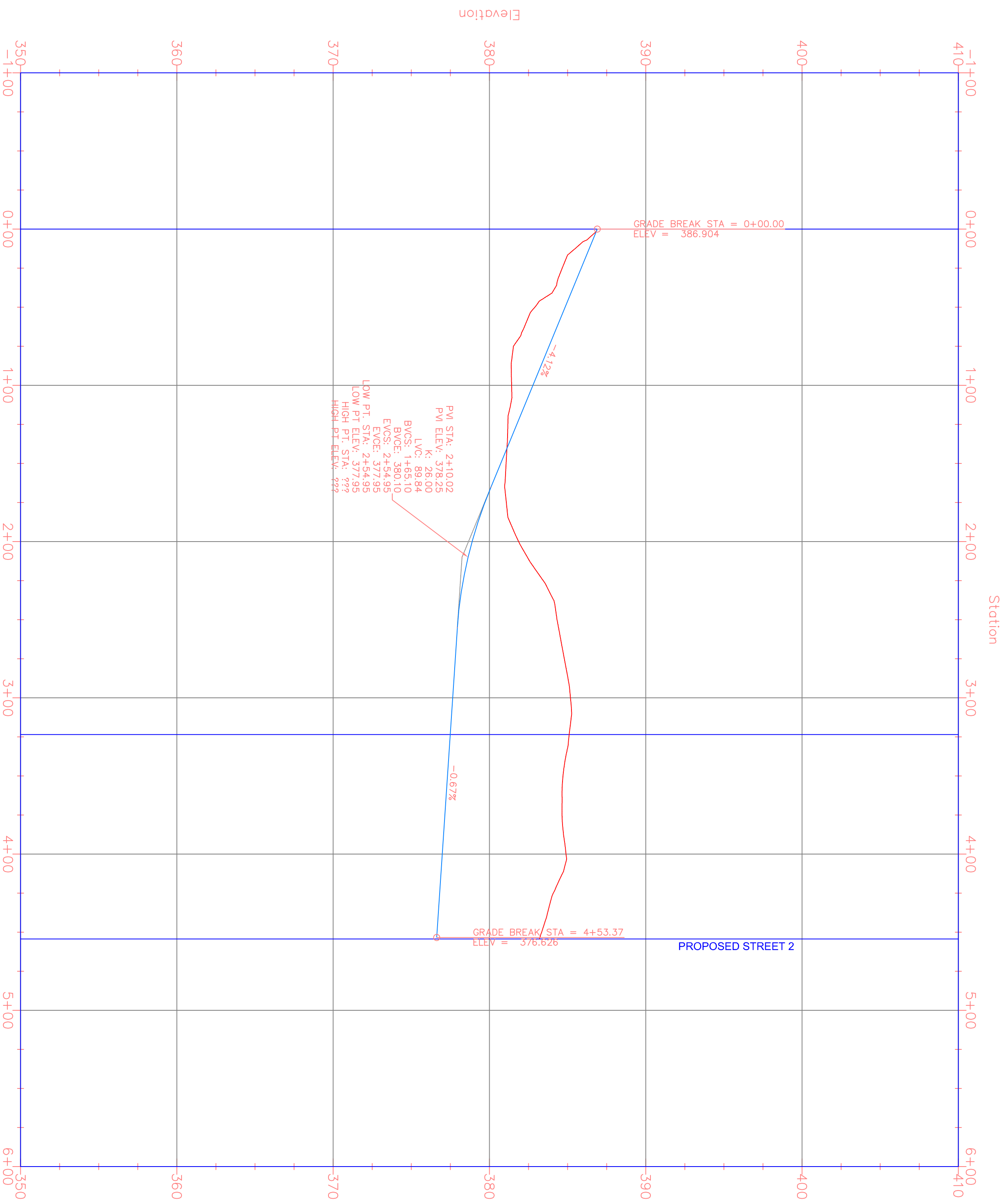


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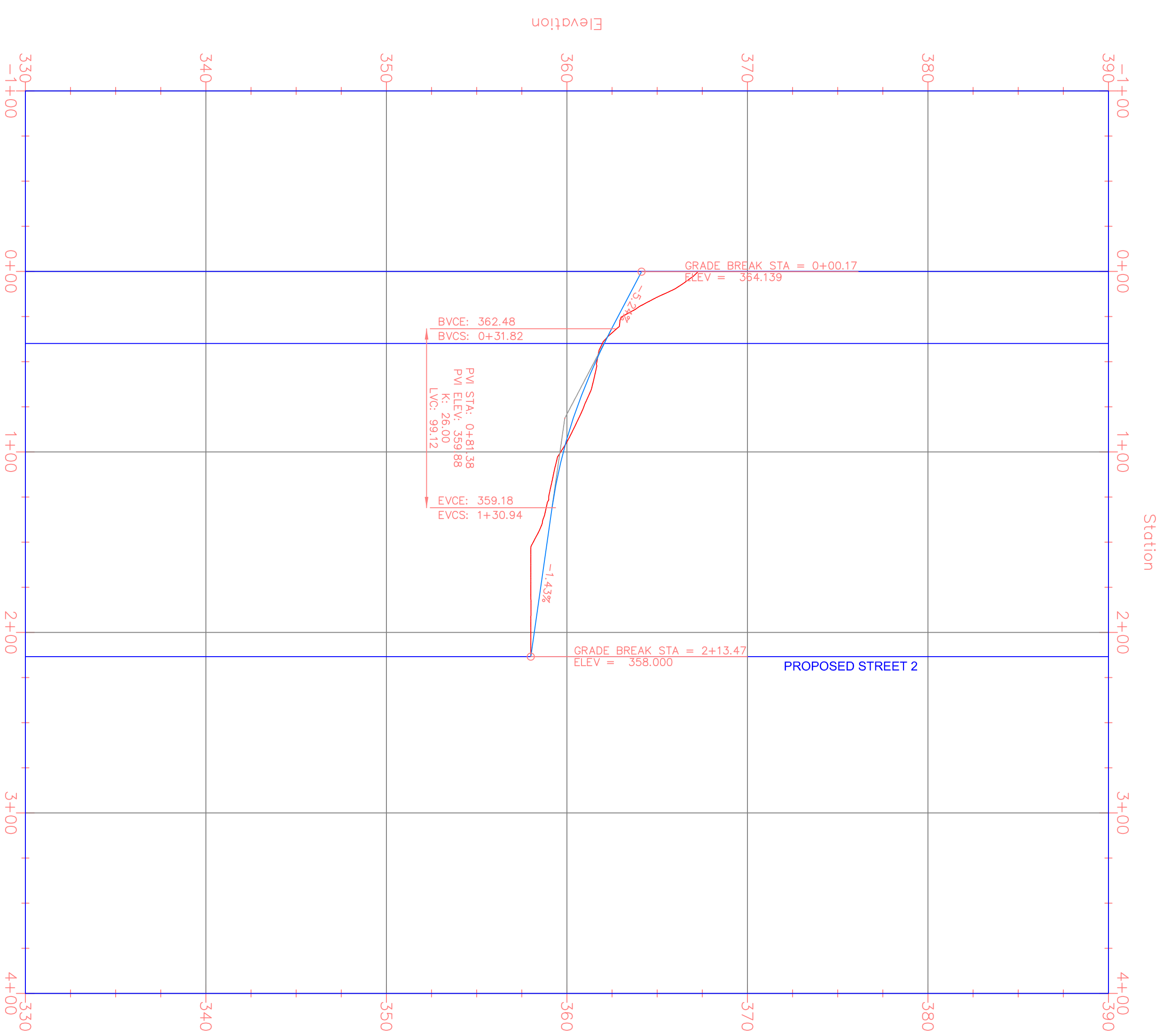
DATE	REVISION	BY

<p>MALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 1018 CH 620 JONESBORO, AR 72604 870.537.1450</p>		<p>CLARENCE W. "MAC" MALISTER, PE, PS</p>
<p>SCALE: 1" = 50'</p>	<p>DRAWN BY: JH</p>	<p>CHECKED BY: CM</p>
<p>DATE: 18SEP14</p>	<p>DWG. REF.: 03E-14N-34</p>	<p>JOB NO.: 1462430</p>
<p>PROJECT 1462430</p>	<p>SHEET 4 / 5</p>	<p> </p>

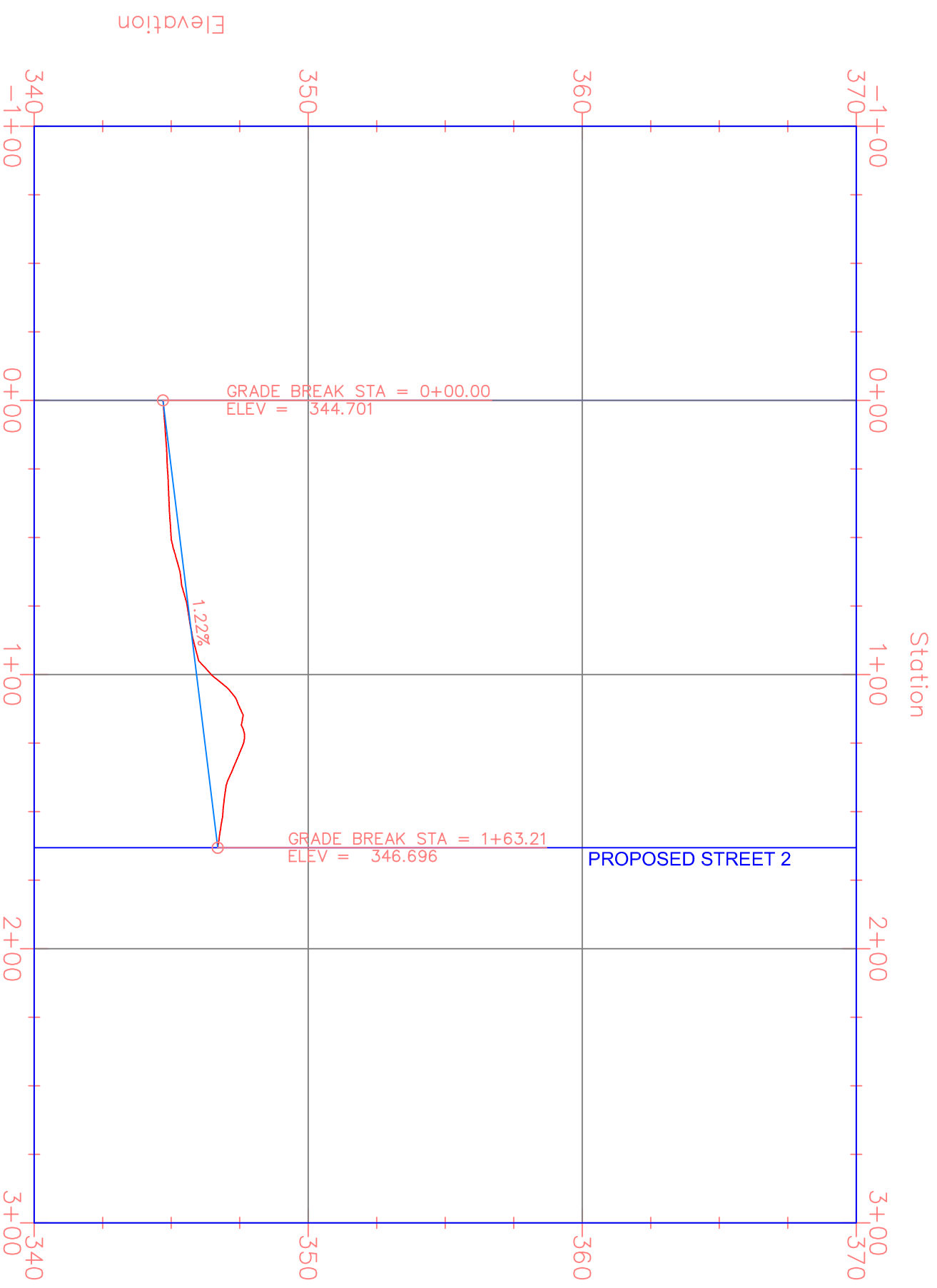
PROPOSED STREET 1



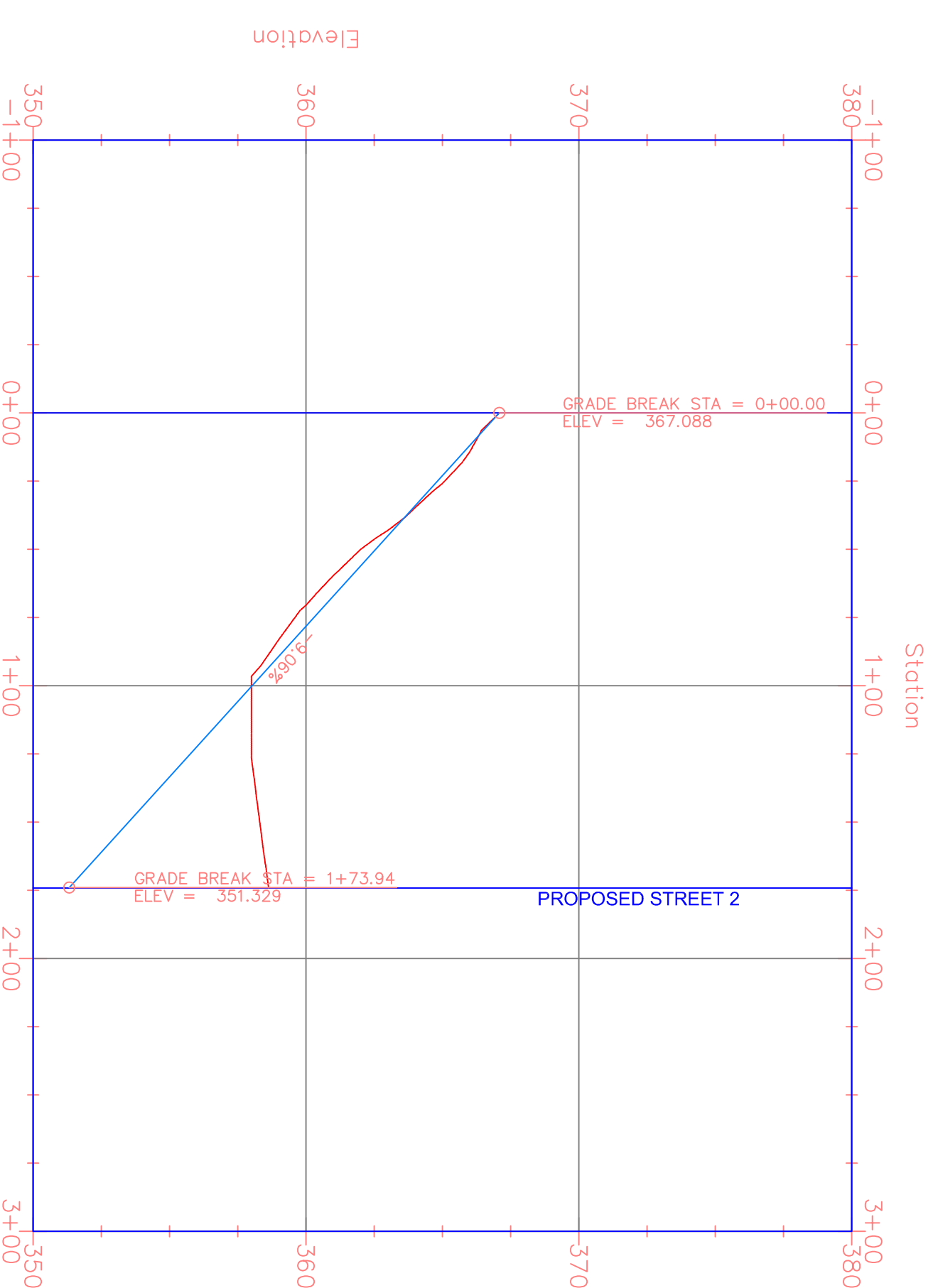
PROPOSED STREET 3



PROPOSED STREET 4



PROPOSED STREET 5

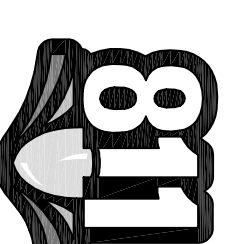


PRELIMINARY STREET PROFILES

MALLARD POINTE
IN SE1/4, SE1/4 SEC 34, T14N, R3E
JONESBORO, ARKANSAS

MALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING

Know what's below.
Call before you dig.



DATE	REVISION	BY

CLARENCE W. "MAC" MALISTER, PE, PS	CHECKED BY: CM
------------------------------------	----------------

SCALE: 1" = 50'
DRAWN BY: JH
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PROJECT: 1462430