

OWNER/DEVELOPER: TUSCANY VINES LLC
 1207 S. OLD MISSOURI RD.
 SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
 1207 S. OLD MISSOURI RD.
 P.O. BOX 282
 SPRINGDALE, AR 72762
 PHONE (479) 751-8733
 FAX (479) 751-8746
 EMAIL: joppel@engineeringservices.com

ZONING: R-3 MEDIUM DENSITY RESIDENTIAL

ACREAGE: 16.82 ACRES

PROPOSED USE: RESIDENTIAL SUBDIVISION

NUMBER OF LOTS: 43

We the undersigned, owners of real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: _____
 Signed: _____

Name and Address _____
 Source of Title: D.R _____
 Page: _____

This document filed for record _____ day, 20____ in Plat Book No. _____ page _____
 Signed: _____
 Circuit Clerk

I, _____ hereby certify that this correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveys have been met.

Date of Execution: _____
 Signed: _____
 S. CRAIG DAVIS, PLS-ARKANSAS NO. 1156

- NOTES:**
- 1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - 2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
 - 3) NO LOTS IN THIS SUBDIVISION SHALL HAVE DRIVEWAY ACCESS TO ARKANSAS HIGHWAY 112.
 - 4) RIGHT-OF-WAY FOR ARKANSAS HIGHWAY 112 SHALL BE DEDICATED TO ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT PER FINAL PLAT.
 - 5) THE FANTINEL HOME WILL BE PROVIDED WITH WATER AND SANITARY SEWER SERVICE.
 - 6) LOT 5 TO BE USED FOR DETENTION POND, LOT 24 TO BE USED FOR DRIVEWAY ACCESS TO FANTINEL HOME.
 - 7) THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY
 - 8) NO KNOWN EROSION PROBLEMS EXIST ON THIS SITE
 - 9) LOT 5 TO BE MAINTAINED BY THE P.O.A. FOR THE TUSCANY SUBDIVISION PHASE 1.

Pursuant to the Tontitown Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: _____
 Signed: _____
 Tontitown Planning Commission Chairman

Signed: _____
 Mayor, City of Tontitown

Signed: _____
 Recorder/Treasurer, City of Tontitown

This Final Plat has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
 Tontitown City Engineer, February 08, 2016

ROAD CENTERLINE CURVE DATA

R	Δ	T	L
C1	300.0'	173°41'18"	46.3667' 92.0053'
C2	75.0'	90°00'00"	75.0000' 117.8097'

BUILDING SETBACKS

FRONT	20'*
REAR	25'*
SIDE	10'*

*UNLESS A UTILITY EASEMENT IS GREATER

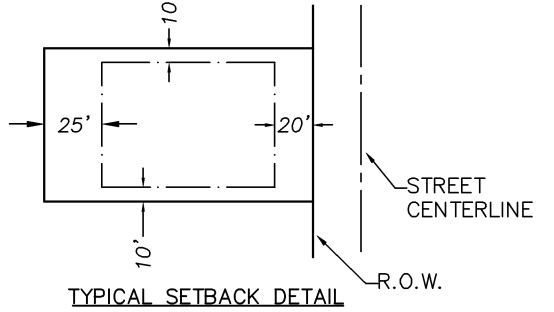
BENCHMARKS:

BM A: CITY DISC LOCATED SE OF LOT 5
 N: XXXX.XX
 E: XXXX.XX
 Elevation = XXXX.XX

BM B: CITY DISC LOCATED BETWEEN LOTS 34 & 35
 N: XXXX.XX
 E: XXXX.XX
 Elevation = XXXX.XX

LEGEND

- SET IRON PIN IN CONCRETE MONUMENT FOUND SPIKE
- 8" SEWER LINE W/ MANHOLE
- PROPOSED 8" WATER LINE
- PROPOSED FORCE MAIN
- HIGH PRESSURE GAS LINE
- FIRE HYDRANT ASSEMBLY GATE VALVE
- STORM DRAINAGE PIPE
- STORM BOX
- HEADWALL
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- EASEMENT LINE
- BUILDING SETBACK LINE
- STREET LIGHT
- 6 - 4" UTIL. DUCT
- STEEL ENCASUREMENT



NOTE:
 1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

TUSCANY PHASE 2 - SURVEY DESCRIPTION:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN NORTH (T-17-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8-INCH REBAR BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE EAST LINE OF SAID 40 ACRE TRACT, S01°54'50"W A DISTANCE OF 370.04 FEET TO A FOUND IRON PIN WITH CAP 1429 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE, S01°44'58"W A DISTANCE OF 330.09 FEET TO A POINT; THENCE N86°57'34"W A DISTANCE OF 1249.18 FEET TO A POINT ON A CURVE AND THE CENTERLINE OF ARKANSAS HIGHWAY 112; THENCE ALONG THE SAID CENTERLINE, S06°46'18"E A DISTANCE OF 306.46 FEET TO THE RIGHT HAVING A RADIUS OF 622.92 FEET, SUBTENDED BY A CHORD BEARING OF N12°16'49"W AND A CHORD DISTANCE OF 303.38 FEET TO A POINT OF TANGENCY; THENCE N01°48'50"E A DISTANCE OF 407.89 FEET TO THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT, S86°56'33"E A DISTANCE OF 814.69 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, S03°03'27"W A DISTANCE OF 370.00 FEET TO A FOUND IRON PIN WITH CAP "PLS 1499"; THENCE S86°56'33"E A DISTANCE OF 275.38 FEET TO A POINT OF CURVATURE; THENCE 27.40 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, SUBTENDED BY A CHORD BEARING OF N66°53'33"E AND A CHORD DISTANCE OF 26.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE 123.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, SUBTENDED BY A CHORD BEARING OF S80°25'11"E AND A CHORD DISTANCE OF 102.70 FEET TO A POINT ON A CURVE; THENCE S86°56'33"E A DISTANCE OF 114.89 FEET TO THE POINT OF BEGINNING. SAID TRACT OR PARCEL OF LAND CONTAINING 16.82 ACRES OR 731,956. SQUARE FEET, MORE OR LESS.

FLOOD ZONE NOTE:
 THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP OF WASHINGTON COUNTY AND INCORPORATED AREAS, PANEL 05143C0065 F, DATED MAY 16, 2008.



REVISION	DATE

FINAL PLAT

TUSCANY SUBDIVISION PHASE II

TONTITOWN, ARKANSAS

SCALE: 1"=100' DATE: February 1, 2016 DRAWN BY: DLB

ENGINEERING SERVICES, INCORPORATED

SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 01/19/14 9:29 AM
 2:300214658 - TUSCANY SUBD PHASE II FINAL PLAT V4658 FINAL PLAT

W.O.# 14958 SHEET **1**