

PARCEL NUMBER: 830-37583-000

Part of the NE¼ of the NW¼ and part of the SE¼ of the NW¼ of Fractional Section 6, Township 17 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Commencing at a set iron pin for the NW corner of the NE¼ of the NW¼, thence S 00°48'38" W a distance of 581.10 feet to a set iron pin on the West Right of Way of State Highway 112 for the point of beginning; thence along said right of way on a curve to the left with a radius of 691.77 and a chord bearing and a chord distance of S 16°58'32" E 33.17 feet to a found iron pin; thence on a curve to the left with a radius of 691.77 and a chord bearing and chord distance of S 33°25'20" E 167.64 feet to a found iron pin; thence S 33°25'20" E a distance of 764.33 feet to a found iron pin; thence leaving said right of way N 88°42'08" W a distance of 513.93 feet to a set iron pin; thence N 00°48'38" E a distance of 809.65 feet to the point of beginning, containing 4.47 acres more or less.

Grantor reserves all oil, gas and other minerals and mineral rights.

PARCEL NUMBER: 830-37632-000
830-37685-001

SURVEY DESCRIPTION - TRACT 1:

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION SIX (6), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF "TONTITOWN BUSINESS PARK SUBDIVISION" AS SHOWN IN PLAT RECORD 13 - 4 OF THE WASHINGTON COUNTY, ARKANSAS RECORDS, SAID POINT BEING A FOUND 1/2 INCH REBAR, THENCE ALONG THE NORTH LINE OF SAID "TONTITOWN BUSINESS PARK SUBDIVISION", N87°30'01"W A DISTANCE OF 655.84 FEET TO THE NORTHWEST CORNER OF SAID "TONTITOWN BUSINESS PARK SUBDIVISION" AND A FOUND 3/8 INCH REBAR, THENCE LEAVING SAID NORTH LINE, N03°01'45"E A DISTANCE OF 287.84 FEET TO A FOUND IRON PIN WITH CAP "BLEW PLS 56", THENCE S87°29'01"E A DISTANCE OF 1058.58 FEET TO A SET IRON PIN WITH CAP "PLS 1156", THENCE S02°59'31"W A DISTANCE OF 287.76 FEET TO THE NORTH LINE OF SAID "TONTITOWN BUSINESS PARK SUBDIVISION" AND A SET IRON PIN WITH CAP "PLS 1166", THENCE ALONG THE NORTH LINE OF SAID "TONTITOWN BUSINESS PARK SUBDIVISION", N87°28'07"W A DISTANCE OF 403.74 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PARCEL NUMBER: 830-37584-000
830-37625-000

A PART OF THE WEST HALF OF THE FRACTIONAL NW¼ OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, AND ALSO PART OF THE EAST HALF OF THE NE¼ OF FRACTIONAL SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

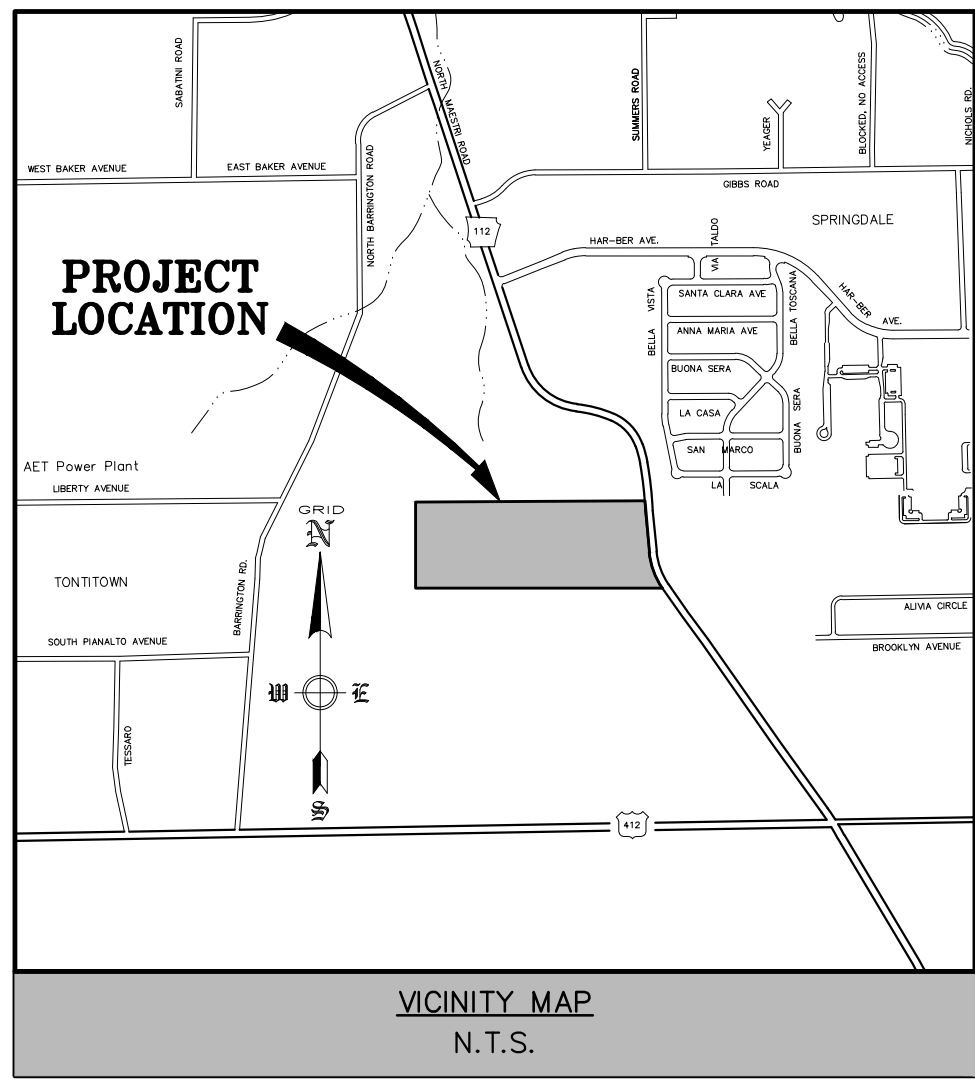
BEGINNING AT A SET IRON PIN FOR THE NW CORNER OF THE WEST FRACTIONAL HALF OF THE NW¼ OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, THENCE S 88°13'57" E 1054.39 FEET TO A SET IRON PIN FOR THE NORTHEAST CORNER OF THE WEST FRACTIONAL HALF OF THE NW¼, THENCE S 00°48'38" W ALONG THE EAST LINE OF THE SAID WEST FRACTIONAL HALF OF THE NW¼, 581.10 FEET TO A SET IRON PIN ON THE WEST RIGHT OF WAY STATE HIGHWAY 112; THENCE S 00°48'38" W A DISTANCE OF 809.65 FEET TO A SET IRON PIN; THENCE N 88°47'37" W A DISTANCE OF 1735.27 FEET TO A FOUND IRON PIN ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NE¼; THENCE ALONG SAID WEST LINE N 01°49'16" E A DISTANCE OF 1407.46 FEET TO A SET IRON PIN FOR THE NORTHWEST CORNER OF THE EAST HALF OF THE NE¼ OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST; THENCE S 88°14'26" E A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF THE NW¼ OF THE NW¼ OF FRACTIONAL SECTION 6, TOWNSHIP 17, RANGE 30 WEST AND ALSO PART OF THE EAST HALF OF THE NE¼ OF THE NE¼ OF FRACTIONAL SECTION 1, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW¼ OF THE NW¼ OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST; THENCE S88°13'57"E 1054.56 FEET TO THE EAST LINE OF SAID NW¼ OF THE NW¼; THENCE ALONG SAID EAST LINE S00°48'48"W 530.00 FEET; THENCE N88°14'11"W 1120.70 FEET; THENCE N35°28'24"W 78.10 FEET; THENCE N17°35'07"W 273.34 FEET; THENCE N03°08'29"W 210.70 FEET; THENCE S88°14'25"E 213.19

FEET TO THE POINT OF BEGINNING, CONTAINING 647,762.32 SQUARE FEET OR 14.871 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR FACT.
Grantor reserves all oil, gas and other minerals and mineral rights.



OWNER/DEVELOPER:

112 WEST FORTY, LLC
P.O. BOX 10620
FAYETTEVILLE, AR 72703

ENGINEER:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762
479-751-8733
bmurray@engineeringservices.com

CITY ZONING:

R-MF RESIDENTIAL MULTI-FAMILY
16 UNITS/ACRE MAXIMUM DENSITY

PROPOSED USE:

MULTI FAMILY RESIDENTIAL (DUPLICES)

SETBACKS:

FRONT - 20'
SIDE - 10'
REAR - 25'

NUMBER OF LOTS:

12 LOTS (9 DUPLEX, 1 POA, 1 OUTPARCEL, & 1 APARTMENT DEVELOPMENT)

(1) CERTIFICATE OF PRELIMINARY SURVEY ACCURACY.

I, _____, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE OF EXECUTION: _____

REGISTERED LAND SURVEYOR

STATE OF ARKANSAS REGISTRATION NO. _____

(2) CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY.

EACH SET OF STREET AND DRAINAGE PLANS MUST BE SUBMITTED IN ACCORDANCE WITH APPLICABLE STATE STATUTES AND ANY PLANS AND SPECIFICATIONS REQUIRED.

I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTITOWN SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

REGISTERED ENGINEER

STATE OF ARKANSAS REGISTRATION NO. _____

(3) THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR RECORDING PURPOSES AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).

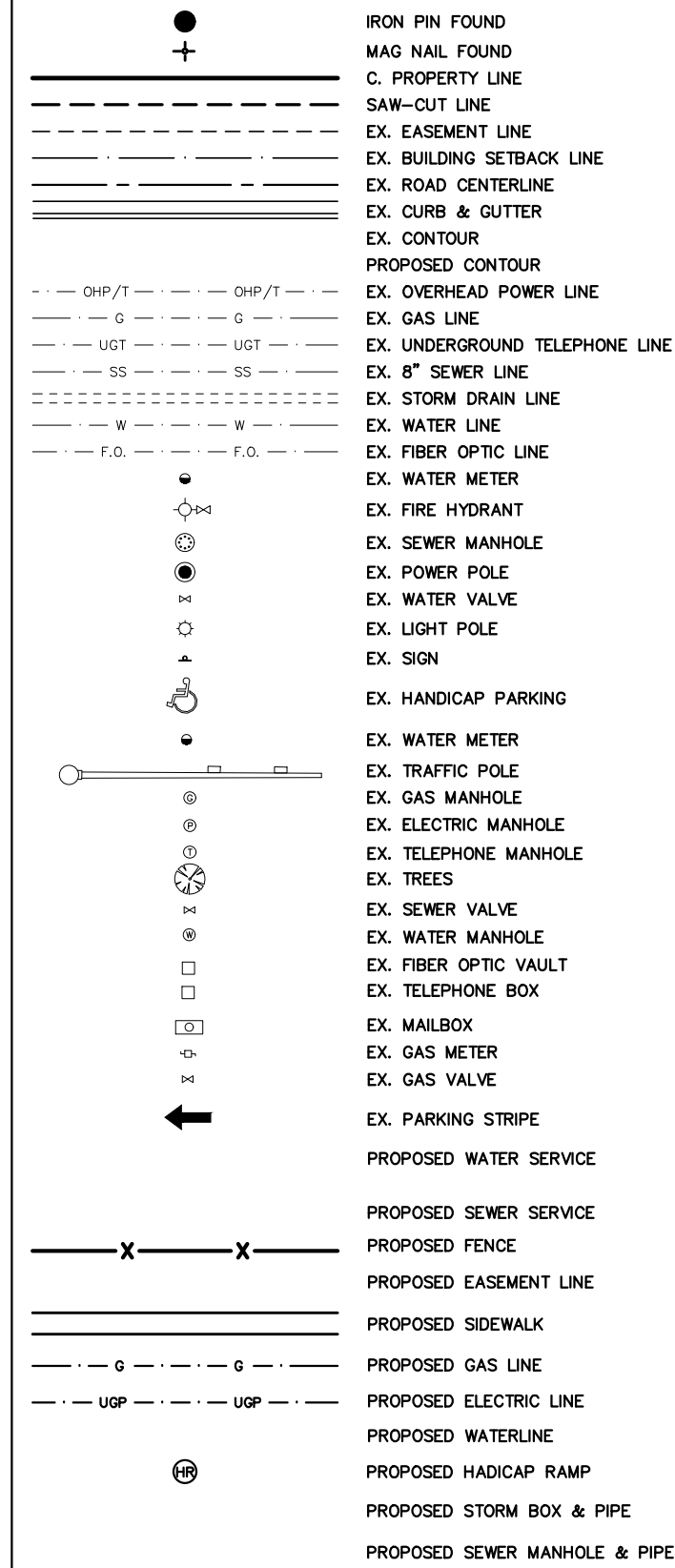
DATE OF EXECUTION: _____

SIGNED: _____
TONTITOWN PLANNING COMMISSION CHAIRMAN

NOTES:

- ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- ALL PROPOSED UTILITY WIRES, LINES, AND/OR CABLE UTILIZED BY ELECTRIC AND/OR TELECOMMUNICATIONS COMPANIES SHALL BE PLACED UNDERGROUND, EXCLUDING 12KV AND ABOVE.
- OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- EXTERIOR GROUND-MOUNTED OR BUILDING-MOUNTED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, UTILITIES AND BANKS OF METER SHALL BE SCREENED FROM PUBLIC VIEW WITH LANDSCAPING OR WITH AN ARCHITECTURAL TREATMENT COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW WITH AN ARCHITECTURAL TREATMENT THAT IS COMPATIBLE WITH THE BUILDING ARCHITECTURE.
- THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- NO NEW SIGNAGE REQUESTED IN THIS PLATTING.
- ALL IMPROVED SURFACES SHALL BE UNREINFORCED CONCRETE.
- MODIFIED CURB REQUIRED ON ALL DRIVES.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING WITH ALL FRANCHISE UTILITIES WILL BE REQUIRED.
- THE DETENTION POND MUST BE SODDED TO THE 100 YEAR FLOOD POOL.

LEGEND



FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN THE FLOOD ZONE, AS SHOWN ON THE F.L.R.M. MAP #05143C0065F, PANEL 65 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

**OVERALL PRELIMINARY PLAT
ASPEN HEIGHTS
TONTITOWN, ARKANSAS**

REVISION

SCALE: 1"=60'

DATE: May 24, 2019

ENGINEER: TJA

DRAWN BY: DLB

W.O. #: 19909