

DRAWING# 16-095 FP 1/2

SOUTH BARRINGTON ROAD SUBDIVISION

FINAL PLAT

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE _____ DAY OF _____, 2016.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

Need to complete this Certification Note

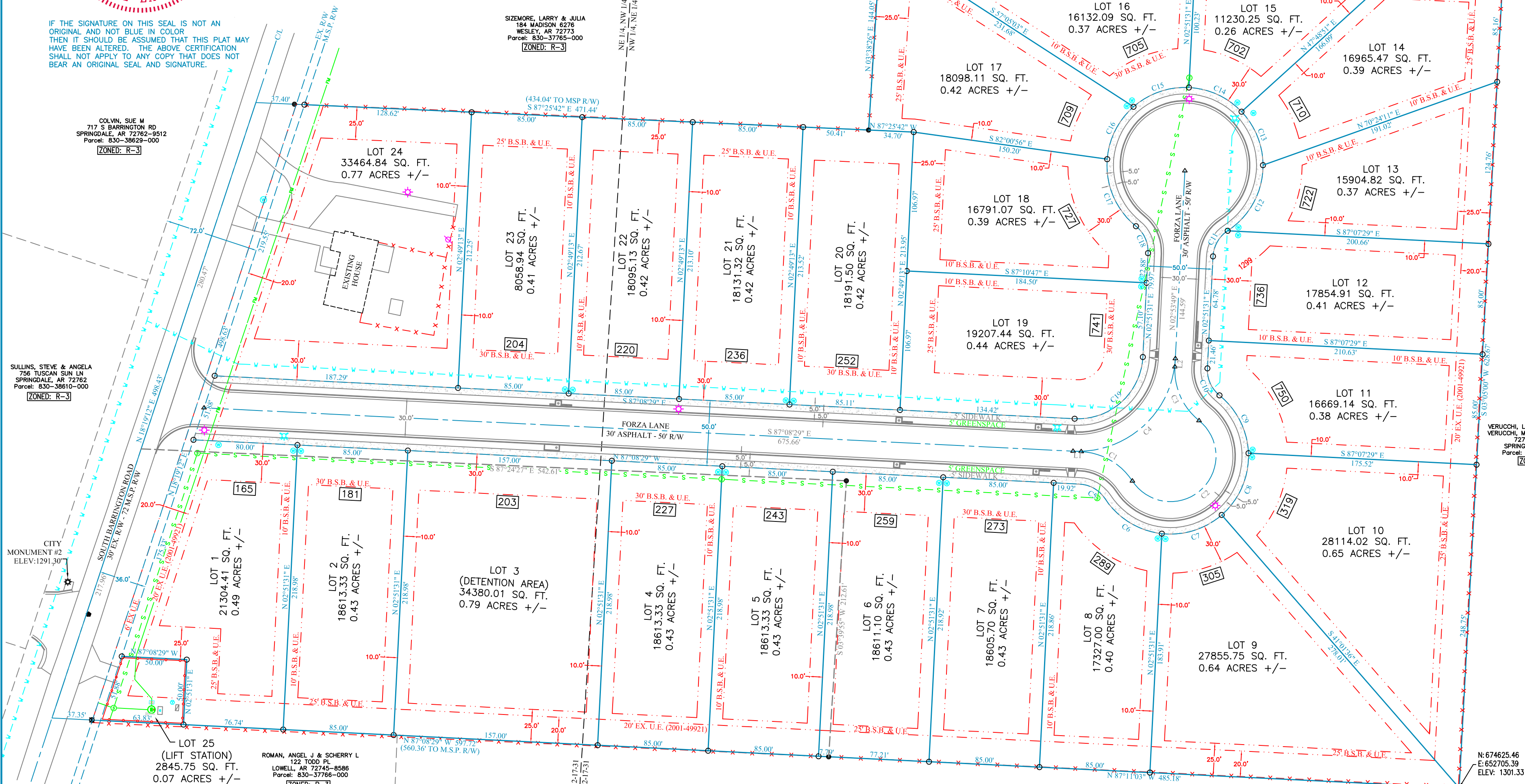
This Final Plat has been reviewed for general compliance with the City of Tontitown Zoning and Planning Ordinances. Oversight of any regulations does not relieve the Owner of their responsibility to comply with all regulations.

Terry W. Carpenter, P.E.
Tontitown City Engineer, January 18, 2017

SIZEMORE, LARRY & JULIA
184 MADISON 6276
WESLEY, AR 72773
Parcel: 830-37765-000
[ZONED: R-3]

BISHOP McDONALD, ANDREW J
c/o CATHOLIC DIOCESE OF L.R.
2500 N TYLER ST
LITTLE ROCK, AR 72207-3743
Parcel: 830-37765-001
[ZONED: R-3]

POC
NE CORNER
W1/2, NW1/4, NE1/4
SECTION 12
T-17-N, R-31-W
PER SURVEY
2016, P. 7530



SULLINS, STEVE & ANGELA
756 TUSCAN SUN LN
SPRINGDALE, AR 72762
Parcel: 830-38610-000
[ZONED: R-3]

VERUCCHI, LEROY J LIVING TRUST;
VERUCCHI, MARGARET A LIVING TR
727 CLINTON CIR
SPRINGDALE, AR 72762
Parcel: 830-37762-000
[ZONED: R-3]

ROMAN, ANGEL J & SCHERRY L
121 TOWN
LOWELL, AR 72745-8586
Parcel: 830-37766-000
[ZONED: R-3]

RUSSELL, SARAH; ST MARY, LEANN;
RUSSELL, JAMES; RUSSELL, RICHARD
680 TALDO LOOP
SPRINGDALE, AR 72762
Parcel: 830-37766-001
[ZONED: R-3]

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	47.10'	45.37'	S 60°09'26" E	53°58'05"
C2	35.00'	120.91'	69.14'	N 47°51'31" E	197°56'10"
C3	50.00'	47.10'	45.37'	S 60°09'26" E	53°58'05"
C4	75.00'	117.81'	106.07'	N 24°07'31" W	90°00'00"
C5	25.00'	23.55'	22.69'	S 60°09'26" E	53°58'05"
C6	60.00'	52.86'	51.16'	S 58°24'38" E	50°28'29"
C7	60.00'	49.61'	48.21'	N 72°39'46" E	47°22'43"
C8	60.00'	53.48'	51.73'	N 23°26'16" E	51°04'16"
C9	60.00'	51.32'	49.77'	N 28°36'13" W	49°00'42"
C10	25.00'	23.55'	22.69'	N 24°07'31" W	53°58'05"
C11	25.00'	23.55'	22.69'	N 29°50'34" E	53°58'05"
C12	60.00'	59.74'	57.30'	N 28°18'16" E	57°02'41"
C13	60.00'	45.36'	44.28'	N 21°52'28" W	43°18'46"
C14	60.00'	45.67'	44.57'	N 65°20'10" W	43°36'38"
C15	60.00'	46.21'	45.08'	S 70°47'36" W	44°07'51"
C16	60.00'	46.21'	45.08'	S 26°39'40" W	44°08'00"
C17	60.00'	58.33'	56.06'	S 23°15'27" E	55°42'14"
C18	25.00'	23.55'	22.69'	S 24°07'31" E	53°58'05"
C19	50.00'	78.54'	70.71'	S 47°51'31" W	90°00'00"

LOT NUMBER	PROPOSED USE
1-2, 4-24	RESIDENTIAL HOME
3	DETENTION POND
25	LIFT STATION

STREET	NAME	LENGTH	ROW	B/B	S/W	TYPE	GREENSPACE
FORZA LANE		931.15'	50'	30'	5'	PUBLIC	5'

LINE	BEARING	DISTANCE
L1	S 87°08'29" E	6.26'
L2	N 02°51'31" E	6.26'

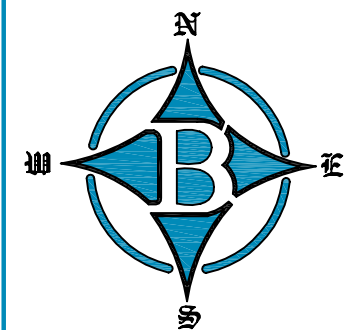
WARRANTY NOTES (PER § 90.900.5):

- DEVELOPER SHALL GUARANTEE INSTALLATION OF SIDEWALK AND APPURTENANCES FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE FINAL PLAT OR RECEIPT OF CERTIFICATE OF OCCUPANCY.
- SIDEWALKS MUST BE COMPLETED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED AND PERMANENT CONNECTION TO UTILITIES PERMITTED. THE OWNER(S) OF RECORD WILL BE REQUIRED TO INSTALL SIDEWALKS ON ANY LOT(S) WHICH REMAIN UNDEVELOPED THREE YEARS AFTER FILING OF THE FINAL PLAT OR WITHIN 90 DAYS FROM NOTIFICATION BY THE CITY IF SIDEWALKS ARE CONSTRUCTED ON BOTH SIDES OF SAID LOT. IN THE EVENT THAT THE SIDEWALKS ARE NOT CONSTRUCTED WITHIN THREE YEARS OF FILING OF THE FINAL PLAT OR UPON NOTIFICATION BY THE CITY, THE CITY SHALL HAVE THE RIGHT (BUT SHALL NOT BE REQUIRED) TO CONSTRUCT THE SIDEWALKS AND TO CHARGE THE COST THEREOF TO THE PROPERTY OWNER(S) THROUGH PLACEMENT OF A LIEN ON THE REAL PROPERTY. THE FINAL PLAT AND PROTECTIVE COVENANTS SHALL STATE THESE REQUIREMENTS.

MAINTENANCE NOTES (PER § 90.900.6):

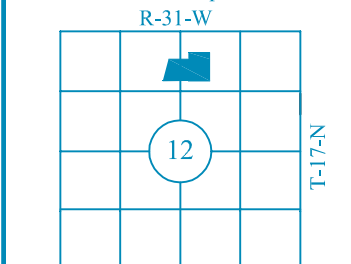
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPAIR AND MAINTENANCE OF ALL SIDEWALKS INSTALLED TO FULFILL THE PROVISIONS OF THESE REGULATIONS. THIS REQUIREMENT SHALL BE INCLUDED ON THE FACE OF THE FINAL PLAT AND SHALL BE ENFORCED AS PER THE PROVISIONS OF ORDINANCE NO. 87 OF THE CITY OF TONTITOWN.

RECORDING NUMBER/DATE



- LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SET 5" REBAR/CAP
 - FOUND 5" REBAR
 - FOUND 1.2" REBAR
 - FOUND COTTON SPINDLE
 - BENCHMARK
 - COMPUTED POINT
 - BOUNDARY LINE
 - RIGHT-OF-WAY
 - FOURTY LINE/TITLE LINE
 - CENTERLINE OF ROAD
 - BOUNDARY LINE (PREVIOUS ADJACENT)
 - WATER METER
 - FIRE HYDRANT
 - SANITARY SEWER MH
 - LIGHT
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - WATER LINE
 - SEWER LINE
 - FORCE MAIN
 - FENCE

Location Map:



Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects



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BADER HOMES
FOR USE AND BENEFIT OF:
S. BARRINGTON RD
TONTITOWN, AR
SOUTH BARRINGTON ROAD SUBDIVISION
DATE: 1/16/17 SCALE: 1"=60'
SECTION: 12
TOWNSHIP: 17 NORTH
RANGE: 31 WEST

DRAWING# 16-095 FP 2/2