



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **December 30, 2021**
Project: **Maestri Commercial SD**
Planner: Courtney McNair

AGENDA ITEM

4

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Located south of E. Henri de Tonti Blvd (US412) between Agnes Dr and Albano Dr Parcel #s 830-37613-000 and 830-37611-000

SUMMARY: Mathias Shopping Centers, Inc. is requesting Final Subdivision Plat approval for a 10-lot commercial subdivision on 10.23 acres.

CURRENT ZONING: C-2, General Commercial District.

FUTURE LAND USE CATEGORY: RC-C Residential/Commercial Core.

PROPOSED USE: Commercial development

CITY WARD: 1 – Gene McCartney, Position 1 and Amber Ibarra, Position 2

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: City of Tontitown.

Electric: Ozarks Electric

Sewer/Septic: City of Tontitown sewer.

Phone: AT&T Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The project site is located south of E. Henri de Tonti Blvd. (Hwy. 412) between Agnes Dr. and Albano Dr. The project site consists of two parcels, owned by Mathias Shopping Centers, Inc. The applicant is proposing to subdivide the 10.23 acres into 10 lots having footprint areas of approximately 1 acre each. Each lot will be developed individually. As part of each lot development, lot specific underground stormwater detention will be constructed. Each lot's detention facility will discharge into either the existing system on the west side of the project site or the new system on the east side of the project site.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - According to the Water System information, there is an existing 8-inch water line along the full-length of the east side of the project site, an existing waterline along the full-length west side of the project site and an existing 8-inch water line along the full-length of the north side of the project site. Existing fire hydrants are located at the southwest corner of Lot 7, the southeast corner of Lot 4, northwest corner of Lot 10 and the northeast corner of Lot 1. To comply with fire code, new fire hydrants were constructed at the northwest corner of Lot 8 and the northeast corner of Lot 3.

Electric: Ozarks Electric – Existing overhead power at the northwest corner of Lot 1. New power is anticipated to be constructed north to south between Lots 1-5 and Lots 6-10 per Ozarks Electric Cooperative submitted comments at Preliminary Plat.

Sewer/Septic: Sewer – The applicant has constructed a new sanitary sewer trunk line beginning at the northwest corner of Lot 1 and extending southward to the northwest corner of Lot 4. Lot 5 will have access to the existing sewer via a sewer manhole at the center of the south property line of Lot 5. Lot 6 will have access to existing sanitary sewer via a sewer manhole at the southeast corner of Lot 6.

The new sewer line has not yet been tested. The pipe will require a pressure and mandrel test and manholes will require a vacuum test, prior to acceptance of the line.

Phone: AT&T - No comments were received from AT&T.

Natural Gas: Black Hills Energy - No comments were received from BHE.

Cable: Cox Communications - No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

School District: Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

As each lot develops, an individual SWPPP will be provided. The City Engineer will review each lot's grading and erosion control plan as part of their development.

Police:

Tontitown Police had no concerns with the current plat proposal.

Fire:

According to the Water System information, there is an existing 8-inch water line along the full-length of the east side of the project site, an existing waterline along the full-length west side of the project site and an existing 8-inch water line along the full-length of the north side of the project site.

Existing fire hydrants are located at the southwest corner of Lot 7, the southeast corner of Lot 4, northwest corner of Lot 10 and the northeast corner of Lot 1. To comply with fire code, new fire hydrants were constructed at the northwest corner of Lot 8 and the northeast corner of Lot 3.

As each lot develops, the Fire Marshal will review the individual designs for compliance with fire code.

Drainage:

The applicant submitted a drainage report for review. This report has been reviewed and approved by the City Engineer.

There are existing drainage systems on the west side of the site. The applicant has constructed a new stormwater collection system along the west side of Albano Dr. from the southeast corner of Lot 4 northward to the northeast corner of Lot 1.

The lots will be developed individually. As part of each lot development, lot specific underground stormwater detention will be constructed. Each lot's detention facility will discharge into either the existing system on the west side of the project site or the new system on the east side of the

project site.

Stormwater erosion control best management practices will be installed prior to construction.

Roads:

E. Henri de Tonti Blvd. (Hwy. 412) between Agnes Dr. and Albano Dr. Each lot will have direct access to either Albano Dr or Agnes Dr. No access will be taken directly from E. Henri de Tonti Blvd.

According to the applicant's survey information, Albano Drive and Agnes Drive do not have a specific ROW designation. On a previous plat, Albano Drive is listed as an "access easement". Both streets act as Local City Streets, even though they are lacking dedicated public ROW. No parcel or ownership data could be found for either drive. Based on the information gathered, the applicant's surveyor has determined that Albano Drive and Agnes Drive should be considered Prescriptive Rights-of-Ways (ROWs). Staff has sent this information to the City Attorney and Public Works Director for review.

The Public Works Director provided the original plat which noted that "all street rights-of-way shall be 50' in width" and noted that the City has maintained these streets for several years.

Staff has asked that the project engineer add a dimension from the existing centerline of both drives to the property line to ensure that the proper ROW for a Local Street Section is met.

Cross access between lots should be considered when each lot is developed so that driveway cuts can be reduced and spaced appropriately along Agnes Dr. and Albano Dr.

STAFF RECOMMENDATION: Required infrastructure has been constructed. Prior to acceptance, the infrastructure will be required to tested and must meet City of Tontitown standards.

Staff recommends approval of Maestri Commercial Subdivision Final Plat with conditions.

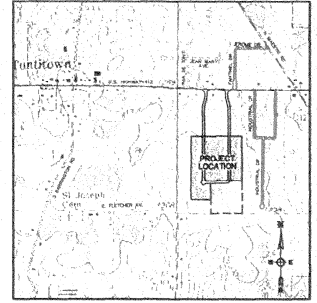
CONDITIONS RECOMMENDED FOR APPROVAL:

1. Each lot will be developed individually.
2. As part of each lot development, lot specific underground stormwater detention will be constructed. Each lot's detention facility will discharge into either the existing system on the west side of the project site or the new system on the east side of the project site.
3. The new sewer line has not yet been tested. The pipe will require a pressure and mandrel test and manholes will require a vacuum test, prior to acceptance of the line.
4. The City Engineer will review each lot's grading and erosion control plan as part of their development.
5. As each lot develops, the Fire Marshal will review the individual designs for compliance with fire code.
6. Stormwater erosion control best management practices will be installed prior to the construction on each lot.
7. Add a dimension from the existing centerline of Agnes Drive and Albano Drive to the property line to ensure that the proper ROW for a Local Street Section is met.
8. Cross access between lots should be considered when each lot is developed so that driveway cuts can be reduced and spaced appropriately along Agnes Dr. and Albano Dr.
9. ROW information for Agnes Drive and Albano Drive shall be added as appropriate prior to the Final Plat being signed.
10. The Final Plat shall be signed, filed, and copies returned to the City of Tontitown.

FILED FOR RECORD
01 OCT 9 PM 1:44

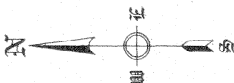
WASHINGTON CO AR
B. STAMPS

- NOTES:
- 1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - 2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
 - 3) SIDEWALK SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY CITY ORDINANCE.
 - 4) IRON PINS ARE SET AT ALL LOT CORNERS AND AT P.O.'S AND P.I.'S ON ALL LOT LINES, EXCEPT WHERE CONCRETE MONUMENTS ARE PLACED.
 - 5) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS.



ENGINEERING SERVICES
INCORPORATED
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

NE CORNER
SW 1/4
SECTION 6
T-17-N, R-30-W



SCALE 1"=100'

S 0°13'30" W - 1012.20'

S 0°13'30" W - 935.00'

STREET CENTERLINE CURVE DATA			
R	Δ	T	L
300.00'	187°58'28"	42.539'	84.515'
300.00'	187°58'28"	42.539'	84.515'
55.00'	90°00'00"	55.00'	86.394'
55.00'	90°00'00"	55.00'	86.394'
300.00'	187°58'28"	42.539'	84.515'
300.00'	187°58'28"	42.539'	84.515'

U.S. HWY 412

LEGAL DESCRIPTION:
A part of the Southwest Quarter (SW 1/4) of Section Six (6), Township Seventeen (17) North, Range Thirty (30) West in Washington County, Arkansas, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter (SW 1/4) of said Section Six (6), run North 89°54'00" West - 1,069.10 feet, thence South 00°13'30" West - 935.00 feet to the POINT OF BEGINNING, thence South 00°13'30" West - 935.00 feet; thence North 89°46'30" West - 250.84 feet to a point on a non-tangent curve to the right, said curve having a radius of 80.00 feet, a deflection angle of 67°58'32", a leading tangent bearing of South 22°14'58" West, and a chord of South 56°14'14" West - 89.44 feet, thence along said curve a distance of 94.91 feet, thence North 89°46'30" West - 335.00 feet; thence South 00°13'30" West - 336.44 feet; thence North 89°54'00" West - 423.17 feet; thence North 00°49'00" East - 1,322.43 feet; thence South 89°46'30" East - 1,069.51 feet to the POINT OF BEGINNING, containing 27.25 acres, more or less, subject to assessments and/or Rights-of-Way.

FLOOD ZONE CERTIFICATION:
This property is not within the 100 year Flood Zone as shown on the F.I.R.M. Map # 0814300018C of Washington County, Arkansas, and Incorporated Areas, dated September 15, 1991.



Curve Data:
R = 80'
D = 67°58'32"
L = 94.91'
T = 53.936'

- LEGEND**
- FOUND MONUMENT
 - DRAINAGE DITCH
 - 8" WATER LINE
 - FIRE HYDRANT ASSEMBLY
 - GATE VALVE
 - STORM DRAINAGE PIPE
 - DROP INLET OR JUNCTION BOX
 - HEADWALL
 - STREET LIGHT
 - EXISTING 8" WATER LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - BUILDING SETBACK LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - UTILITY EASE. & DRAINAGE EASE.
 - U.E. OR E.
 - PROPOSED TREE LOCATION

FINAL PLAT
MAESTRI SUBDIVISION
TONTITOWN, ARKANSAS

REGISTERED
STATE OF ARKANSAS
PROFESSIONAL LAND SURVEYOR
PHILIP C. HUMPHORD
10-02-01

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT ALL ENGINEERING ACTIVITIES ON THIS PROJECT WERE PERFORMED WITH GOOD ENGINEERING PRACTICE, IN COMPLIANCE WITH ALL KNOWN APPLICABLE STANDARDS AND THE IMPROVEMENTS CONFORM TO ALL APPLICABLE ENGINEERING REQUIREMENTS, AND ASSOCIATED SPECIFICATIONS.

Brian J. Moore 10/2/01
Date: Brian J. Moore, P.E.
Engineering Services, Inc.
1207 S. Old Missouri Rd.
Springdale, AR 72764
501-751-6733

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED PROPERTY IS A CORRECT REPRESENTATION OF ALL BOUNDARIES, FULLY COMPLIES WITH THE SURVEY ACCURACY STANDARDS OF THE STATE OF ARKANSAS, AND WAS COMPLETED WITH MONUMENTS FOUND ON 08-29-01 49° S.W. ON AUGUST 10, 2001.

PLANNING COMMISSION'S CERTIFICATION
OF APPROVAL FOR RECORDING
THIS PLAT OF MAESTRI SUBDIVISION, LOCATED IN TONTITOWN, WASHINGTON COUNTY, ARKANSAS IS HEREBY APPROVED FOR RECORDING BY THE TONTITOWN, ARKANSAS PLANNING COMMISSION
THIS 20th DAY OF OCTOBER, 2001.

TOWN COUNCIL'S CERTIFICATION
OF ACCEPTANCE OF DEDICATION
THIS PLAT OF MAESTRI SUBDIVISION, LOCATED IN TONTITOWN, WASHINGTON COUNTY, ARKANSAS IS HEREBY APPROVED, INCLUDING ACCEPTANCE OF ALL DEDICATION, BY THE TONTITOWN, ARKANSAS TOWN COUNCIL
THIS 20th DAY OF OCTOBER, 2001.

Frank Maestri 10-02-01
Date: FRANK MAESTRI, PARTNER
MAESTRI ENTERPRISES, L.L.C.
301 Emerald Point Dr.
Springdale, AR 72764
501-751-7393

OWNER/DEVELOPER: MAESTRI ENTERPRISES, L.L.C.
301 Emerald Point Dr.
Springdale, AR 72764

SURVEYOR/ENGINEER: Engineering Services, Inc.
1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72764

CERTIFICATE OF ACCEPTANCE: The undersigned hereby certify that this plat meets current regulations of the City of Tontitown as they pertain to this plat and to the offices of responsibility shown below.

DATE: 10/2/01
SIGNATURE: *[Signature]*
SUBDIVISION OFFICIAL
CODE ENFORCEMENT OFFICER

REGISTERED
STATE OF ARKANSAS
ENGINEERING SERVICES, INC.
131

Chairman 10-2-01
CHAIRMAN, TONTITOWN, ARKANSAS
DATE: 10/2/01
Secretary 10-2-01
SECRETARY, TONTITOWN, ARKANSAS
DATE: 10/2/01

Mayor 10/2/01
MAYOR, CITY OF TONTITOWN, ARKANSAS
DATE: 10/2/01
City Clerk 10-2-01
CITY CLERK, CITY OF TONTITOWN, ARKANSAS
DATE: 10/2/01

Paul Maestri 10-2-01
Date: PAUL MAESTRI, PARTNER
MAESTRI ENTERPRISES, L.L.C.
301 Emerald Point Dr.
Springdale, AR 72764
501-751-7393

STATE OF ARKANSAS
COUNTY OF WASHINGTON

17-87

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2001
MY COMMISSION EXPIRES _____ NOTARY PUBLIC

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: OCT. 2001
PLAT # 17-87
P.L. # 00915

DESCRIPTION:

PART OF THE FRACTIONAL SW 1/4 OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 6; THENCE ALONG THE NORTH LINE THEREOF N87°34'02"W 1069.10 FEET; THENCE LEAVING SAID NORTH LINE S02°33'28"W 1012.20 FEET; THENCE N87°26'10"W 295.00 FEET TO THE POINT OF BEGINNING; THENCE N87°26'10"W 489.88 FEET; THENCE N02°32'49"E 585.10 FEET; THENCE 73.73 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 271.92 FEET AND A LONG CHORD OF N11°14'29"E 73.51 FEET; THENCE N18°42'59"E 100.12 FEET; THENCE 89.10 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 324.92 FEET AND A LONG CHORD OF N10°51'46"E 88.82 FEET; THENCE N02°35'44"E 77.57 FEET; THENCE 72.55 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A LONG CHORD OF N44°09'56"E 66.35 FEET; THENCE N86°25'00"E 1.19 FEET; THENCE 5.74 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A LONG CHORD OF S89°36'49"E 5.74 FEET TO THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 412; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S86°19'23"E 269.12 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY S78°33'47"E 24.72 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY 70.82 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND A LONG CHORD OF S37°59'15"E 65.05 FEET; THENCE S02°35'18"W 72.66 FEET; THENCE 91.55 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 325.00 FEET AND A LONG CHORD OF S05°30'47"E 91.25 FEET; THENCE S13°35'00"E 99.93 FEET; THENCE 77.48 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 275.00 FEET AND A LONG CHORD OF S05°30'47"E 77.22 FEET; THENCE S02°33'28"W 575.44 FEET TO THE POINT OF BEGINNING, CONTAINING 10.23 ACRES, MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR FACT.

ADJACENT OWNER LIST:

- 1 PARCEL 830-37613-001 ARKANSAS STATE HIGHWAY COMM P.O. BOX 2261 LITTLE ROCK, AR 72203 ZONED EG
2 PARCEL 830-37611-004 MUSSINO, JOAN E REVOCABLE TRUST PO BOX 535 TONTITOWN, AR 72770 ZONED C-2
3 PARCEL 830-37611-005 MUSSINO, JOAN E REVOCABLE TRUST PO BOX 535 TONTITOWN, AR 72770 ZONED C-2
4 PARCEL 830-37611-007 SOONER EQUIPMENT COMPANY 4501 E 2ND ST EDMOND, OK 73034-7546 ZONED C-2
5 PARCEL 830-37611-008 WHITWHEEL PROPERTIES II LLC 102 N. SCHOOL AVE FAYETTEVILLE, AR 72701 ZONED C1
6 PARCEL 830-38092-000 WHITAKER PROPERTIES LLLP 3900 N. FRONT ST. STE. 103 FAYETTEVILLE, AR 72703 ZONED I-1
7 PARCEL 830-38114-000 ARDEMANGNI HOLDINGS LLC PO BOX 6820 SPRINGDALE, AR 72726-6820 ZONED I-1
8 PARCEL 830-38105-000 MATHIAS SHOPPING CENTERS INC P.O. BOX 6485 SPRINGDALE, AR 72766-6485 ZONED I-1
10 PARCEL 830-37613-004 HUGG AND HALL EQUIPMENT COMPANY PO BOX 194110 LITTLE ROCK, AR 72219 ZONED C-2

LEGEND

- Symbol: Circle with dot - FOUND IRON PIN OR PIPE
Symbol: Diamond - CALCULATED
Symbol: Circle with cross - SET IRON PIN W/CAP
Symbol: Square with X - POWER POLE
Symbol: Square with circle - GAS METER
Symbol: Square with circle and X - TELEPHONE BOX
Symbol: Square with circle and dot - SEWER MANHOLE
Symbol: Square with circle and X - WATER VALVE
Symbol: Square with circle and X - FIRE HYDRANT
Symbol: Solid line - PROPERTY LINE
Symbol: Dashed line - EXISTING EASEMENT LINE
Symbol: Long dashed line - PROPOSED PUBLIC EASEMENT LINE

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF TONTITOWN, AR.

IN PLAT RECORD 17-37, ALBANO DRIVE IS LABELED AND DESCRIBED AS AN "ACCESS EASEMENT" BUT NO EASEMENT BENEFICIARIES ARE DEFINED.

ALBANO DRIVE AND AGNES DRIVE SHOULD BE CONSIDERED PRESCRIPTIVE RIGHT OF WAYS. THE DEDICATION OF ALBANO DRIVE AND AGNES DRIVE AS PUBLIC RIGHT OF WAY CANNOT OCCUR WITHOUT THE CONSENT OF THE CURRENT OWNER. NO OWNERSHIP INFORMATION COULD BE OBTAINED FOR ALBANO DRIVE AND AGNES DRIVE.

IN PLAT RECORD 17-87, ALBANO DRIVE AND AGNES DRIVE ARE LABELED AS "STREET RIGHT OF WAY" BUT ARE NOT EXPLICITLY DEDICATED TO THE PUBLIC AS A PUBLIC RIGHT OF WAY BY THE PLAT EXCEPT WITHIN THE BOUNDS OF THE SUBDIVISION. THE STREET RIGHT OF WAY DEDICATION CONTAINED IN PLAT RECORD 17-87 ONLY REFERS TO THE PART OF STREET RIGHT OF WAY LYING INSIDE THE BOUNDS OF THE SUBDIVISION. THE STREET RIGHT OF WAY DEDICATED BY PLAT RECORD 17-87 ONLY ADJOINS PARCELS 830-37611-003, 830-38092-000, 830-38093-000, 830-38094-000, 830-38095-000, 830-38096-000, 830-38100-000, 830-38101-000, 830-38102-000, 830-38103-000, 830-38104-000, 830-38105-000, 830-38106-000, 830-38107-000, 830-38108-000, 830-38109-000, 830-38110-000, 830-38111-000, 830-38112-000, 830-38113-000 AND 830-38114-000.

STATE LAND SURVEYOR DOCUMENT 200809300071 LABELS AGNES DRIVE AS "RIGHT OF WAY OF A PUBLIC STREET" BUT NO SUPPORTING DOCUMENT FOR THE CREATION OF THE STREET RIGHT OF WAY IS LISTED ON THE PLAT.

THE WASHINGTON COUNTY GIS WEB SITE DEPICTS BOTH ALBANO DRIVE AND AGNES DRIVE BUT DOES NOT LIST A PARCEL NUMBER OR OFFER ANY PARCEL DATA FOR EITHER AREA.

THIS SURVEYOR HAS NOT BEEN SUPPLIED WITH DOCUMENTATION OF ALBANO DRIVE OR AGNES DRIVE BEING DEDICATED AS PUBLIC RIGHT-OF-WAY. THIS SURVEYOR DOES NOT LIST ALBANO DRIVE AND AGNES DRIVE AS PUBLIC RIGHT OF WAY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS, RECORDED PLATS AND FILED WITH STATE SURVEYOR PLATS AND NO OTHERS: DEED RECORD 2004-00023029, PLAT RECORDS 17-37, 17-87, 2003-11781, 2004-17362, 2017-000121702, PLATS FILED WITH STATE SURVEYOR 200809300071, 201506010044 AND PLAT 2017-00015761.

NO ATTEMPT WAS MADE TO SHOW BUILDING SETBACK LINES GRAPHICALLY ON THE SURVEY. THE DESIGNATION OR ORIENTATION OF SETBACKS THAT AFFECT THE USE OF THIS PROPERTY ARE DETERMINED BY THE LOCAL GOVERNING JURISDICTION. SETBACK DIMENSIONS WILL BE BASED ON THE ORIENTATION OF THE BUILDINGS TO BE CONSTRUCTED.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, SERVICE LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE ABOVE GROUND SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS, OR ANY OTHER FACTS WHICH AN ACCURATE AND COMPLETE TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND THE PROPERTY IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C065F, EFFECTIVE DATE MAY 16, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

NO WETLAND MARKERS WERE OBSERVED DURING THE PROCESS OF CONDUCTING FIELDWORK.

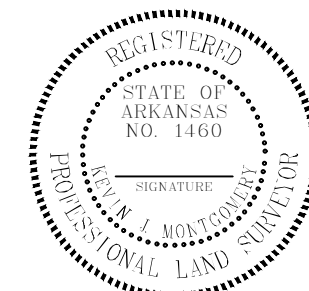
ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" MIN. ABOVE MAXIMUM ADJACENT STREET GUTTER LINE.

SIDEWALKS ALONG STREET FRONTAGE TO BE INSTALLED WITH FUTURE DEVELOPMENT.

SIDEWALKS AND LANDSCAPE PLANS WILL BE REQUIRED AT THE TIME OF DEVELOPMENT OF LOTS. IF TONTITOWN CODE REQUIRES, ALL COMMERCIAL LOTS WILL BE REQUIRED TO GO THROUGH LARGE SCALE DEVELOPMENT.

LAND SURVEYOR'S DECLARATION:

I, KEVIN J. MONTGOMERY, 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, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CRAFTON, TULL, & ASSOCIATES, INC. BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS 1460 PROFESSIONAL LAND SURVEYOR

DATE OF EXECUTION

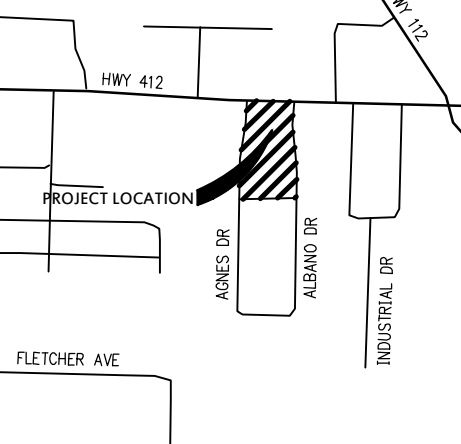
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION

OWNER: MATHIAS SHOPPING CENTERS INC PO BOX 6485 SPRINGDALE, AR 72766-6485

SITE SURVEYOR: CRAFTON TULL 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756

VICINITY MAP



FINAL PLAT MAESTRI SUBDIVISION SECTION 6, T-17-N, R-30-W

TONTITOWN ARKANSAS

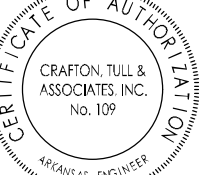
PREPARED FOR: MATHIAS PROPERTIES, INC.

STATE PLAT CODE: 500-17N-30W-0-06-300-72-1460

DATE: 12/22/2021 PROJECT NO: 17103600 CONTACT: K.MONTGOMERY

Crafton Tull logo and contact information: 901 N. 47th St., Suite 400, Rogers, Arkansas 72756. Architecture | engineering | surveying. 479.636.4838 | 479.631.6224 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION



© 2021 Crafton, Tull & Associates, Inc.

Table with 3 columns: DELTA, DESCRIPTION, DATE. Rows include REV PER COMMENTS with dates 12/06/2021, 12/20/2021, 12/20/2021, 12/22/2021.

SHEET NO.:

DRAWING: G:\17103600-MATHIAS\NEAR\STRUCTURES\SURVEY\DWG\17103600_FINAL_PLAT.DWG LAYOUT: LAYOUT1, LAST SAVED: RW:590, 12/21/2021 12:57:02 PM LAST PLOTTED BY: RODNEY WOODS, 12/22/2021 12:46:18 PM PLOTTED BY: VALID ON HARD COPY ONLY

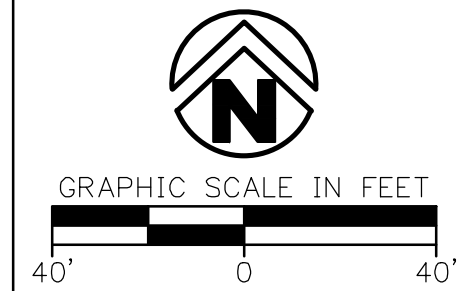
U.S. HIGHWAY 412 (R/W VARIES)

N87° 34' 02" W 1069.10'
 NE CORNER
 NE 1/4 SW 1/4
 SECTION 6
 T-17-N, R-30-W
 PER PR 17-37, 17-87,
 2003-00011781,
 2004-00017362 &
 2017-00012702

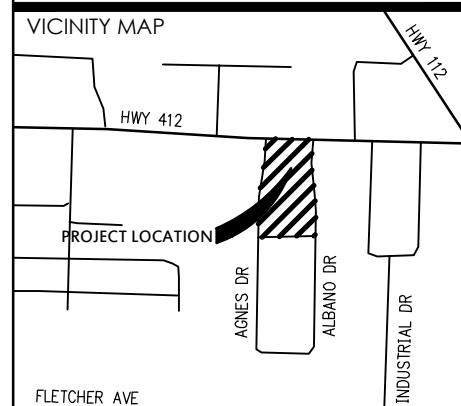
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1.19'	N86° 25' 00"E
L2	24.72'	S78° 33' 47"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	73.73'	271.92'	15°32'10"	N11° 14' 29"E	73.51'
C2	89.10'	324.92'	15°42'38"	N10° 51' 46"E	88.82'
C3	72.55'	50.00'	83°08'05"	N44° 09' 56"E	66.35'
C4	5.74'	50.00'	6°34'52"	S89° 36' 49"E	5.74'
C5	70.82'	50.00'	81°09'05"	S37° 59' 15"E	65.05'
C6	91.55'	325.00'	16°08'24"	S5° 30' 47"E	91.25'
C7	77.48'	275.00'	16°08'31"	S5° 30' 47"E	77.22'
C8	83.07'	325.00'	14°38'39"	S4° 45' 55"E	82.84'
C9	8.48'	325.00'	1°29'45"	S12° 50' 07"E	8.48'
C10	87.01'	324.92'	15°20'35"	N10° 40' 44"E	86.75'

RECORD INFORMATION



BASIS OF BEARING: GRID NORTH,
 ARKANSAS STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL
 DATUM AND NAVD 88 VERTICAL DATUM
 DETERMINED BY GPS OBSERVATION ON THE
 CITY OF TONTITOWN CONTROL MONUMENTS
 USING THEIR PUBLISHED VALUES.



FINAL PLAT
 MAESTRI SUBDIVISION
 SECTION 6, T-17-N, R-30-W

TONTITOWN ARKANSAS

PREPARED FOR:
 MATHIAS PROPERTIES, INC.

STATE PLAT CODE:
 500-17N-30W-0-06-300-72-1460

DATE: 12/22/2021
 PROJECT NO.: 17103600
 CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
 Rogers, Arkansas 72756

Crafton Tull
 architecture | engineering | surveying
 479.636.4838 | 479.631.6224 |
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION

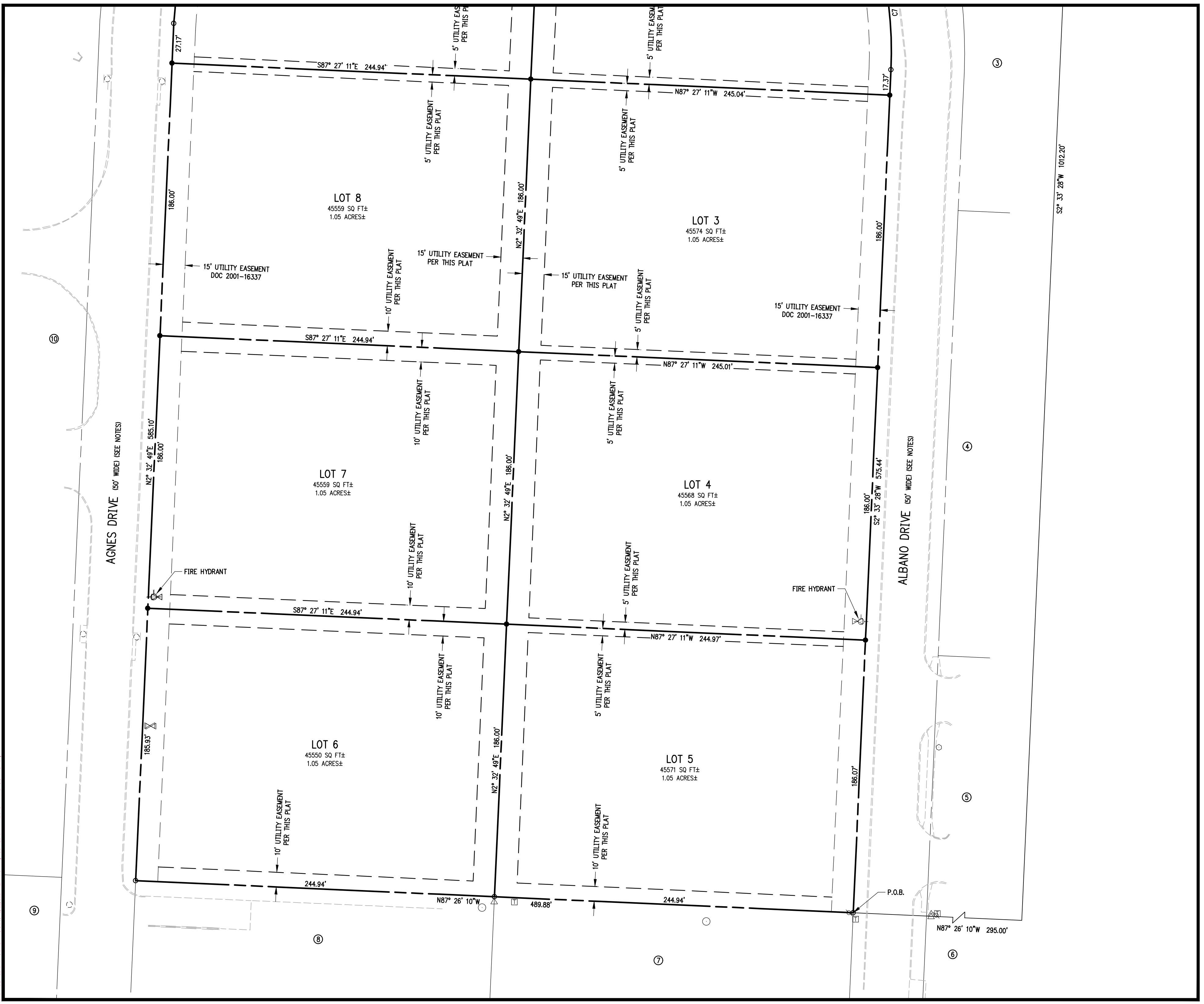
 CRAFTON TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE

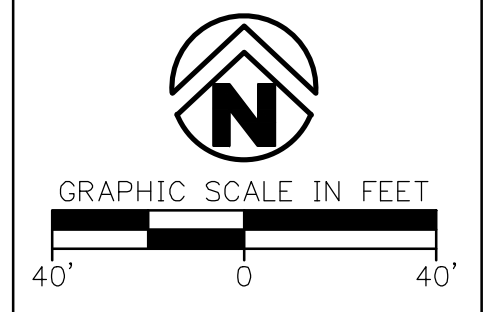
SHEET NO.:
 2 OF 3

DRAWING: G:\17103600\MATHIAS\RESTRUCTURES\SURVEY\DWG\17103600_FINAL_PLAT.DWG
 LAYOUT: LAYOUT2, LAST SAVED: RW590, 12/21/2021 12:57:02 PM
 LAST PLOTTED BY: ROBERT WOODS, 12/22/2021 12:46:15 PM, PLOTTED BY: VALID ON HARD COPY ONLY

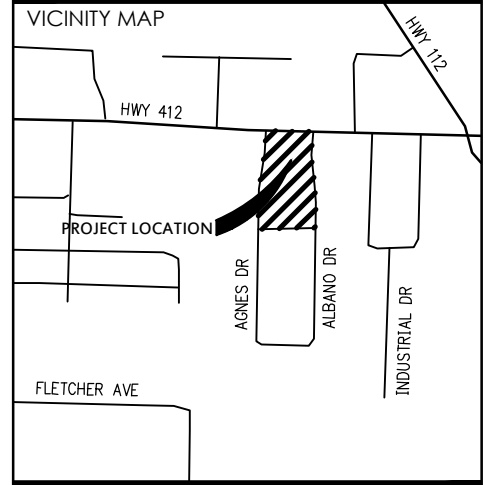
DRAWING: G:\17\03600_MATHIAS\INSTRUMENTS\SURVEY\DWG\17\03600_FINAL_PLAT.DWG
 LAYOUT: LAYOUTS_LAST SAVED: RW590_12/21/2021 12:57:02 PM
 LAST PLOTTED BY: RODNEY WOODS_12/22/2021 12:46:16 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



RECORD INFORMATION



BASIS OF BEARING: GRID NORTH,
 ARKANSAS STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL
 DATUM AND NAVD 88 VERTICAL DATUM
 DETERMINED BY GPS OBSERVATION ON THE
 CITY OF TONTITOWN CONTROL MONUMENTS
 USING THEIR PUBLISHED VALUES.



FINAL PLAT
 MAESTRI SUBDIVISION
 SECTION 6, T-17-N, R-30-W

TONTITOWN ARKANSAS
 PREPARED FOR:
 MATHIAS PROPERTIES, INC.
 STATE PLAT CODE:
 500-17N-30W-0-06-300-72-1460

DATE: 12/22/2021
 PROJECT NO: 17103600
 CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
 Rogers, Arkansas 72756
Crafton Tull
 architecture | engineering | surveying
 479.636.4838 | 479.631.6224 |
 www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

 CRAFTON TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER

DELTA	DESCRIPTION	DATE