

STREET ADDRESS
415 N. MANTIGANTI ROAD
TONTIOWN, ARKANSAS

FILING CODE
500 -17N-31W-0-02-410-72-1546

LEGEND

- PROPERTY BOUNDARY
SURVEYED LINES
RIGHT OF WAY
GAS LINE
TELEPHONE
ROAD CENTER LINE
WIRE / CHAINLINK FENCE
WATER LINE
OVERHEAD POWERLINE
UTILITY/ DRAINAGE EASEMENT
BUILDING SETBACK LINE
TELEPHONE PEDISTAL
GUY WIRE
POWER POLE
COMPUTED CORNER
FOUND MONUMENT (LABELED)
FIRE HYDRANT
CATCH BASIN

SUBDIVISION INFORMATION

- 1. PROJECT REQUESTED ZONE R-4
2. SETBACK: FRONT - 25', SIDE - 7', SIDE STREET - 20', REAR - 15'
EASEMENTS: FRONT - 15', SIDE - 5', SIDE STREET - 10', REAR - 15'
3. USE: SINGLE FAMILY RESIDENTIAL
4. LOT CORNER RADI ARE TYPICAL 36" UNLESS OTHERWISE NOTED.
5. ALL HOUSE SLABS MINIMUM FLOOR ELEVATIONS SHALL BE MINIMUM OF 6" ABOVE THE TOP OF CURB ON THE HIGH SIDE OF THE LOT.
6. DRIVEWAYS FOR LOTS 11 & 14 WILL ACCESS ONTO THE LOCAL SUBDIVISION STREETS, NOT MANTIGANTI ROAD.
7. DRIVEWAYS FOR LOTS 12 & 13 WILL BE SIDE LOAD WITH TURN OUT SO THAT TRAFFIC DOES NOT BACK ONTO MANTIGANTI ROAD.
8. DRIVEWAYS FOR LOTS 1 & 11 WILL ACCESS CITADELLA. DRIVEWAYS FOR LOTS 14 & 63 WILL ACCESS PADOVA. THESE LOTS WILL NOT HAVE DRIVEWAY ACCESS TO MANTIGANTI.

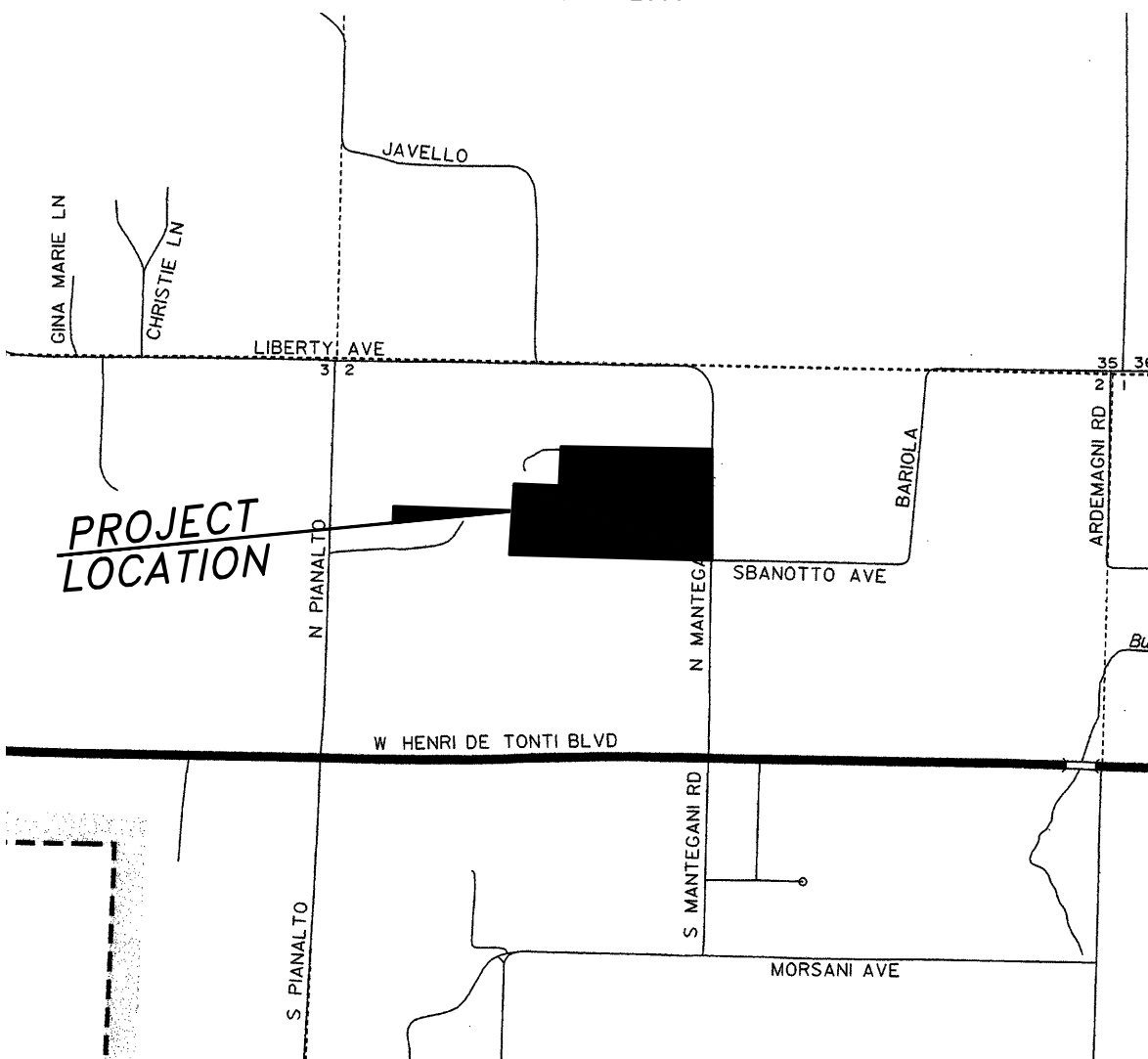
SITE SPECIFIC INFORMATION

- 1. ACCORDING TO THE NATIONAL WETLANDS INVENTORY WEB SITE MAPPER, THERE ARE NO WETLANDS ON THIS PROPERTY.
2. INGRESS & EGRESS ACCESS FOR PROPERTY ADJOINING ON THE NORTHWEST WILL BE GRANTED OVER THE ACCESS EASEMENT AT THE END OF SANDRIGO STREET. DRIVE ACCESS FOR THIS PROPERTY WILL BE THROUGH THE SUBDIVISION, ABANDONING THE PREVIOUS DRIVE ACCESS.
3. DRIVEWAY LOCATIONS TO BE DETERMINED. CURB CUTS WILL NOT BE NECESSARY WITH MODIFIED CURB.
4. HYDRANT #05-F21: STATIC PSI=74, RESIDUAL=70, NOZZLE SIZE=2.5", GALLON PER MINUTE (GPM)= 1186

GENERAL NOTES:

- 1. BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE NAD83 NORTH GRID BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE NAD83 NORTH ZONE 0301 GRID CONVERGENCE ANGLE: -01°18'44" COMBINED SCALED FACTOR: 0.99993272 N:680530.6 E:646916.1
2. VERTICAL DATUM: NAVD88 COMPUTED USING OPUS NETWORK SOLUTION, NAVD88 (COMPUTED USING GED018)
3. THE LOCATIONS OF THE UTILITY LINES ON THIS SURVEY WERE DERIVED FROM EVIDENCE ON THE SURFACE OF THE PROPERTY. UTILITY LOCATIONS ON THIS MAP ARE FOR GENERAL REFERENCE. THE EXACT LOCATION MAY VARY. THE PRESENCE OF ADDITIONAL UTILITY LINES ON THE PROPERTY IS A POSSIBILITY. THEREFORE THIS FIRM ADVISES TO HAVE ANY AND ALL UTILITY LOCATIONS CONFIRMED AND/OR LOCATED IN THE EVENT THEIR EXACT LOCATION IS NEEDED.

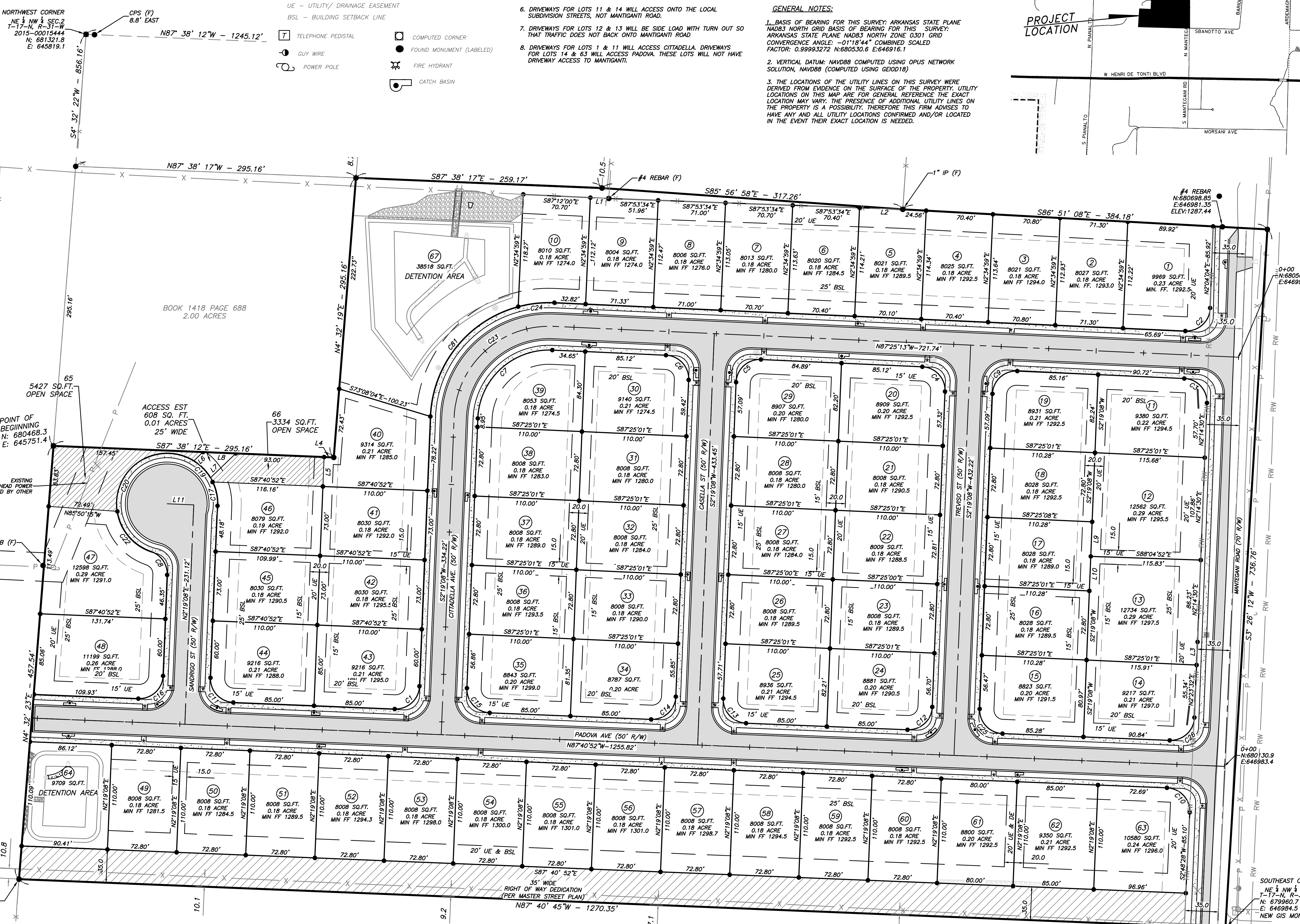
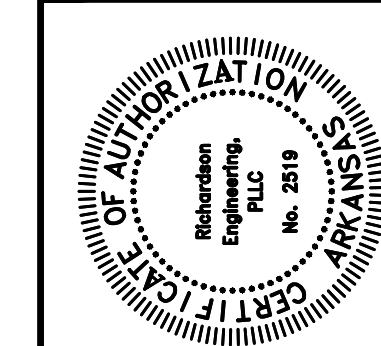
VICINITY MAP
1" = 2000'



OWNER / DEVELOPER
NORRHO LLC
4285 SHILOH DRIVE
FAYETTEVILLE, AR
DUANE RHODES 479-263-6243
CONTACT: KEVIN NALLEY
KINAXOFFICE@GMAIL.COM
479-200-2399

ENGINEER / SURVEYOR
RICHARDSON ENGINEERING
325 W. SOUTH STREET
BENTON, AR 72015
ENGINEER:
ERIC RICHARDSON PE#14266
501-315-7225
SURVEYOR:
MATT NALLEY PS#1546
501-860-5051

RICHARDSON ENGINEERING logo and address: 325 W. SOUTH STREET, BENTON, AR 72015 (601)315-7225

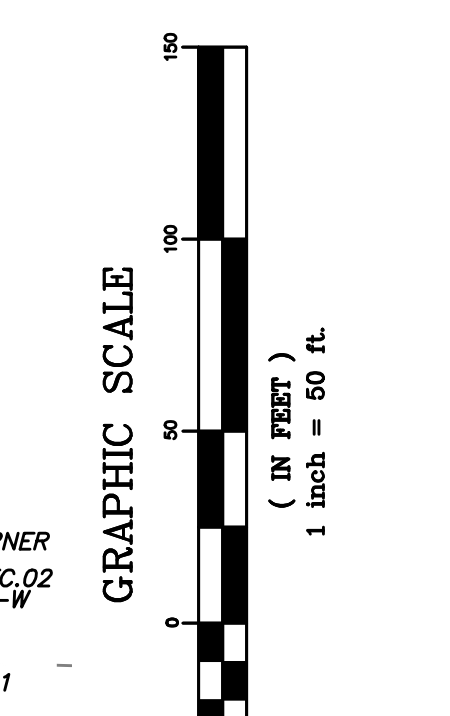


NORTHWEST CORNER
NE 1/4 NW 1/4 SEC.2
T-17-N, R-31-W
2015-00015444
N: 680468.3
E: 645751.4

POINT OF BEGINNING
N: 680468.3
E: 645751.4

SOUTHWEST CORNER
NE 1/4 NW 1/4 SEC.02
T-17-N, R-31-W
N: 690012.2
E: 645715.1
NEW GIS MON.#2

BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE NAD83 NORTH ZONE 0301 GRID CONVERGENCE ANGLE: -01°18'44" COMBINED SCALED FACTOR: 0.99993272 N:680530.6 E:646916.1

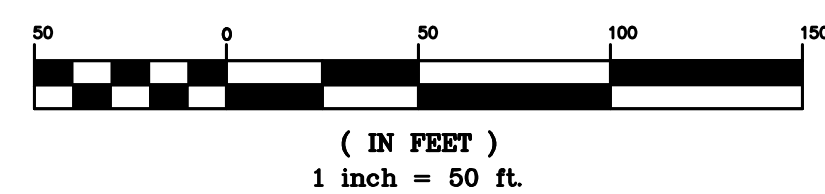


FINAL PLAT
VENETTO SUBDIVISION
TO THE CITY OF TONTIOWN,
WASHINGTON COUNTY, ARKANSAS
PART OF THE NE 1/4 OF THE NW 1/4, SECTION 2,
T-17-N, R-31-W

Prepared For:
NORRHO LLC
4285 SHILOH DRIVE
FAYETTEVILLE, AR 72703

Table with columns: No., Date, Scale, Sheet. Row 1: No. 020-058, Date 4/11/2023, Scale 1" = 50', Sheet 2 of 4.

GRAPHIC SCALE



LEGEND

- PROPERTY BOUNDARY
- SURVEYED LINES
- RIGHT OF WAY
- GAS LINE
- TELEPHONE
- ROAD CENTER LINE
- WIRE / CHAINLINK FENCE
- WATER LINE
- OVERHEAD POWERLINE
- UTILITY / DRAINAGE EASEMENT BSL - BUILDING SETBACK LINE
- TELEPHONE PEDISTAL
- GUY WIRE
- POWER POLE
- WATER METER BOX
- SEWER BOX
- COMPUTED CORNER
- FOUND MONUMENT (LABELED)
- FIRE HYDRANT
- CATCH BASIN

| LOT CURVE TABLE | | | | |
|-----------------|--------|--------|-----------------|--------------|
| Curve # | Length | Radius | Chord Direction | Chord Length |
| C1 | 39.27 | 25.00 | N47° 19' 08" E | 35.36 |
| C2 | 39.68 | 25.00 | N47° 06' 38" E | 35.65 |
| C3 | 38.86 | 25.00 | N42° 53' 22" W | 35.06 |
| C4 | 39.15 | 25.00 | N42° 32' 57" W | 35.27 |
| C5 | 39.39 | 25.00 | S47° 27' 03" W | 35.44 |
| C6 | 39.15 | 25.00 | S42° 32' 57" E | 35.27 |
| C7 | 118.16 | 75.00 | N47° 27' 03" E | 106.31 |
| C8 | 32.12 | 25.00 | N34° 29' 23" W | 29.96 |
| C9 | 39.39 | 25.00 | S47° 27' 03" W | 35.44 |
| C10 | 39.17 | 25.00 | S42° 47' 53" E | 35.28 |
| C11 | 39.27 | 25.00 | S42° 40' 52" E | 35.36 |
| C12 | 39.27 | 25.00 | N47° 19' 08" E | 35.36 |
| C13 | 39.27 | 25.00 | S42° 40' 52" E | 35.36 |

| LOT CURVE TABLE | | | | |
|-----------------|--------|--------|-----------------|--------------|
| Curve # | Length | Radius | Chord Direction | Chord Length |
| C14 | 39.27 | 25.00 | S47° 19' 08" W | 35.36 |
| C15 | 39.27 | 25.00 | N42° 40' 52" W | 35.36 |
| C16 | 39.27 | 25.00 | N47° 19' 08" E | 35.36 |
| C17 | 25.83 | 53.00 | S11° 38' 29" E | 25.57 |
| C18 | 25.24 | 53.00 | S44° 32' 43" E | 25.00 |
| C19 | 66.05 | 53.00 | N27° 01' 28" E | 61.86 |
| C20 | 57.93 | 53.00 | N39° 59' 15" W | 55.09 |
| C21 | 38.48 | 125.00 | N83° 45' 49" E | 38.33 |
| C22 | 39.27 | 25.00 | S42° 40' 52" E | 35.36 |
| C23 | 39.37 | 25.00 | N47° 12' 07" E | 35.43 |
| C24 | 158.44 | 125.00 | N38° 37' 53" E | 148.05 |

| LINE TABLE | | |
|------------|--------|----------------|
| Line # | Length | Direction |
| L1 | 19.37 | S87° 11' 59" E |
| L2 | 45.54 | S87° 53' 34" E |
| L3 | 24.32 | N2° 23' 32" E |
| L4 | 10.17 | N87° 46' 42" W |
| L5 | 31.00 | N2° 19' 08" E |
| L6 | 13.54 | N46° 00' 01" E |
| L7 | 37.14 | N46° 00' 01" E |
| L8 | 34.54 | S87° 38' 01" E |
| L9 | 36.40 | S2° 19' 08" W |
| L10 | 36.40 | S2° 19' 08" W |
| L11 | 28.01 | S87° 37' 48" E |

| ROAD C/L CURVE TABLE | | | |
|----------------------|--------|--------|-------------------|
| Curve # | Radius | Length | Chord Direction |
| C23 | 100.00 | 157.54 | S47° 27' 03.11" W |

SURVEY DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NE 1/4 NW 1/4 AND RUN THENCE SOUTH 4°32'23" WEST ALONG THE WEST LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 856.16 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1418 PAGE 688 WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'12" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE NORTH 4°32'19" EAST ALONG THE EAST LINE OF SAID PROPERTY (BOOK 1418 PAGE 688) A DISTANCE OF 295.16 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37193, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87°38'17" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2018 PAGE 37193) A DISTANCE OF 259.17 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2018 PAGE 37281, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 85°56'58" EAST A DISTANCE OF 317.26 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2017 PAGE 16640, WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 86°51'08" EAST ALONG THE SOUTH LINE OF SAID PROPERTY (BOOK 2017 PAGE 16640) A DISTANCE OF 384.18 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 3°26'20" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 736.76 FEET TO THE SOUTHEAST CORNER OF SAID NE 1/4 NW 1/4; THENCE NORTH 87°40'45" WEST ALONG THE SOUTH LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 1270.35 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 4°32'23" EAST ALONG THE WEST LINE OF SAID NE 1/4 NW 1/4 A DISTANCE OF 457.54 FEET TO THE POINT OF BEGINNING, CONTAINING 19.66 ACRES MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY FOR MANTEGANI ROAD ALONG THE EAST SIDE



RICHARDSON ENGINEERING
 Planning • Engineering • Development Consulting
 325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

REGISTERED PROFESSIONAL LAND SURVEYOR
 Curtis M. Nalley
 No. 1546

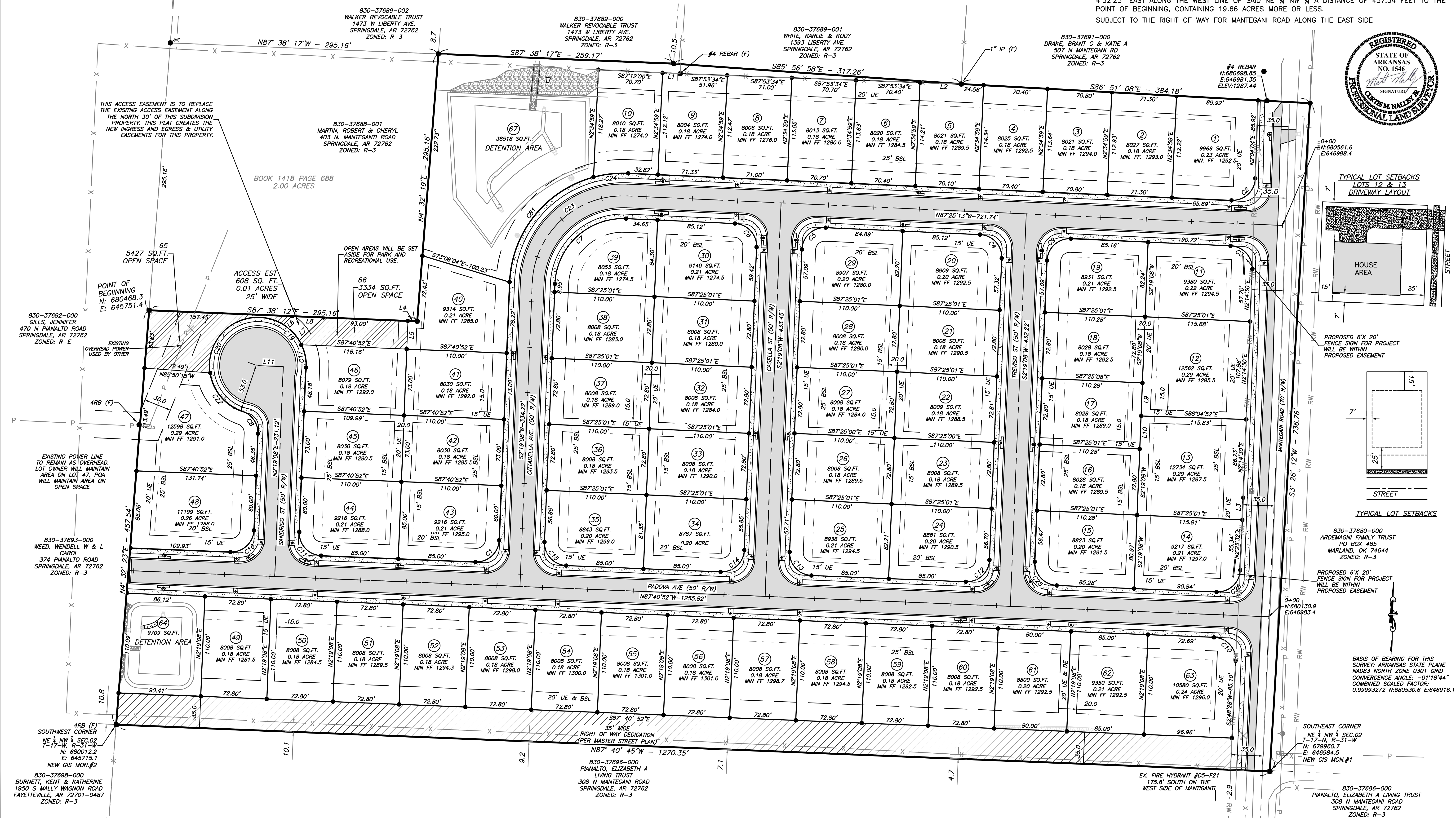
FINAL PLAN
 VENETTO SUBDIVISION
 TO THE CITY OF TONTON,
 WASHINGTON COUNTY, ARKANSAS
 PART OF THE NE 1/4 OF THE NW 1/4, SECTION 2,
 T-17-N, R-31-W

Prepared For:
NORRHO LLC
 4285 SHILOH DRIVE
 FAYETTEVILLE, AR 72703

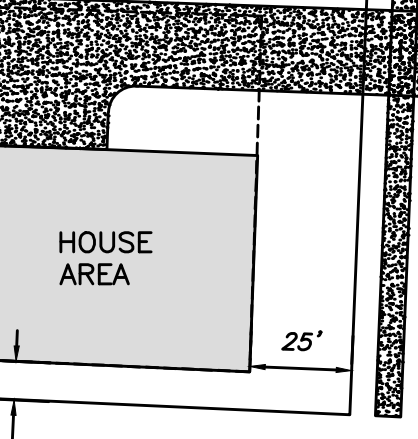
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Scale: 1" = 50'

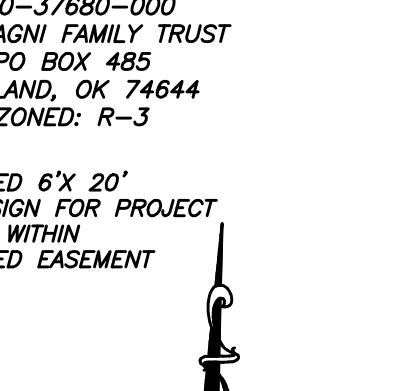
Sheet: 3 of 4



TYPICAL LOT SETBACKS
 LOTS 12 & 13
 DRIVEWAY LAYOUT



TYPICAL LOT SETBACKS



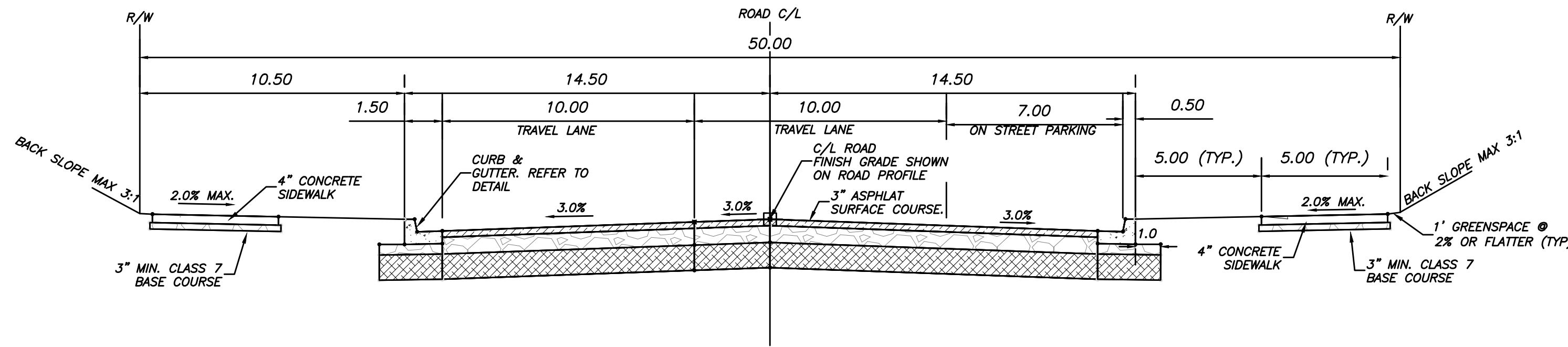
BASIS OF BEARING FOR THIS SURVEY: ARKANSAS STATE PLANE
 NAD83 NORTH ZONE 0301 GRID
 CONVERGENCE ANGLE: -01°18'44"
 COMBINED SCALED FACTOR:
 0.99993272 N:680530.6 E:646916.1

SOUTHEAST CORNER
 NE 1/4 NW 1/4 SEC.02
 T-17-N, R-31-W
 N: 679980.7
 E: 646984.5
 NEW GIS MON.#1

830-37686-000
 PIANALTO, ELIZABETH A LIVING TRUST
 308 N MANTEGANI ROAD
 SPRINGDALE, AR 72762
 ZONED: R-3

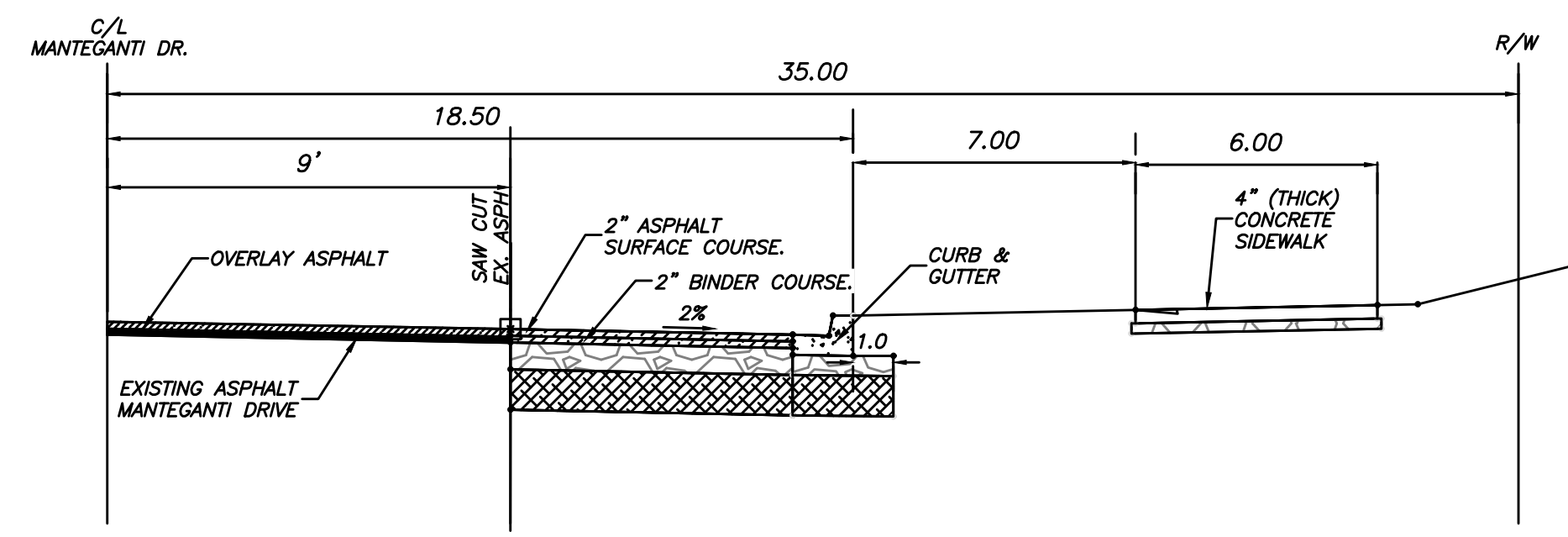
LOT AREA SUMMARY (NON BUILDABLE)

| LOT NUMBER | AREA | DESCRIPTION OF USE |
|------------|------------------|-----------------------------|
| 64* | 9709.11 Sq. Ft. | 0.22 ACRES DETENTION AREA |
| 65* | 5426.61 Sq. Ft. | 0.12 ACRES OPEN SPACE (POA) |
| 66* | 3334.06 Sq. Ft. | 0.08 ACRES OPEN SPACE (POA) |
| 67* | 38518.07 Sq. Ft. | 0.88 ACRES DETENTION AREA |



ALL STREETS AND SIDEWALKS ARE TO BE BUILT IN ACCORDANCE WITH CHAPTER 90 OF THE TONTOWN DESIGN STANDARDS

TYPICAL STREET SECTION LOCAL STREET

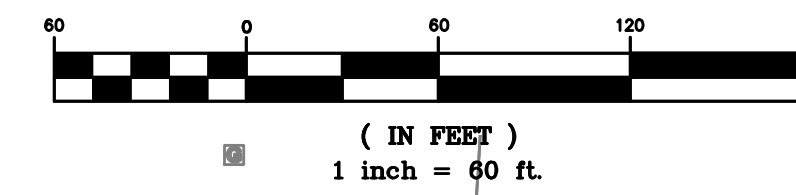


ALL STREETS AND SIDEWALKS ARE TO BE BUILT IN ACCORDANCE WITH CHAPTER 90 OF THE TONTOWN DESIGN STANDARDS

TYPICAL STREET SECTION MANTEGANTI DRIVE 70' R/W COLLECTOR



GRAPHIC SCALE



LOT AREA SUMMARY

| LOT NUMBER | AREA | AREA |
|------------|------------------|------------|
| 1 | 9968.7 Sq. Ft. | 0.23 ACRES |
| 2 | 8026.78 Sq. Ft. | 0.18 ACRES |
| 3 | 8020.61 Sq. Ft. | 0.18 ACRES |
| 4 | 8024.83 Sq. Ft. | 0.18 ACRES |
| 5 | 8020.89 Sq. Ft. | 0.18 ACRES |
| 6 | 8020.17 Sq. Ft. | 0.18 ACRES |
| 7 | 8013.46 Sq. Ft. | 0.18 ACRES |
| 8 | 8006.23 Sq. Ft. | 0.18 ACRES |
| 9 | 8004.1 Sq. Ft. | 0.18 ACRES |
| 10 | 8010.21 Sq. Ft. | 0.18 ACRES |
| 11 | 9379.82 Sq. Ft. | 0.22 ACRES |
| 12 | 12562.39 Sq. Ft. | 0.29 ACRES |
| 13 | 12733.61 Sq. Ft. | 0.29 ACRES |
| 14 | 9216.91 Sq. Ft. | 0.21 ACRES |
| 15 | 8822.54 Sq. Ft. | 0.20 ACRES |
| 16 | 8028.19 Sq. Ft. | 0.18 ACRES |
| 17 | 8028.38 Sq. Ft. | 0.18 ACRES |
| 18 | 8027.99 Sq. Ft. | 0.18 ACRES |
| 19 | 8930.96 Sq. Ft. | 0.21 ACRES |
| 20 | 8909.46 Sq. Ft. | 0.20 ACRES |
| 21 | 8008.1 Sq. Ft. | 0.18 ACRES |
| 22 | 8008.55 Sq. Ft. | 0.18 ACRES |
| 23 | 8008.14 Sq. Ft. | 0.18 ACRES |
| 24 | 8880.56 Sq. Ft. | 0.20 ACRES |
| 25 | 8936.33 Sq. Ft. | 0.21 ACRES |
| 26 | 8008.23 Sq. Ft. | 0.18 ACRES |
| 27 | 8008.47 Sq. Ft. | 0.18 ACRES |
| 28 | 8008.1 Sq. Ft. | 0.18 ACRES |
| 29 | 8906.57 Sq. Ft. | 0.20 ACRES |
| 30 | 9140.47 Sq. Ft. | 0.21 ACRES |
| 31 | 8008.11 Sq. Ft. | 0.18 ACRES |
| 32 | 8008.11 Sq. Ft. | 0.18 ACRES |
| 33 | 8008.11 Sq. Ft. | 0.18 ACRES |
| 34 | 8786.94 Sq. Ft. | 0.20 ACRES |
| 35 | 8842.72 Sq. Ft. | 0.20 ACRES |
| 36 | 8008.1 Sq. Ft. | 0.18 ACRES |
| 37 | 8008.1 Sq. Ft. | 0.18 ACRES |
| 38 | 8008.1 Sq. Ft. | 0.18 ACRES |
| 39 | 8053.01 Sq. Ft. | 0.18 ACRES |
| 40 | 9314.47 Sq. Ft. | 0.21 ACRES |
| 41 | 8030.02 Sq. Ft. | 0.18 ACRES |
| 42 | 8030.02 Sq. Ft. | 0.18 ACRES |
| 43 | 9215.91 Sq. Ft. | 0.21 ACRES |
| 44 | 9215.8 Sq. Ft. | 0.21 ACRES |
| 45 | 8029.57 Sq. Ft. | 0.18 ACRES |
| 46 | 8079.03 Sq. Ft. | 0.19 ACRES |
| 47 | 12597.74 Sq. Ft. | 0.29 ACRES |
| 48 | 11199 Sq. Ft. | 0.26 ACRES |
| 49 | 8008 Sq. Ft. | 0.18 ACRES |
| 50 | 8007.97 Sq. Ft. | 0.18 ACRES |
| 51 | 8007.94 Sq. Ft. | 0.18 ACRES |
| 52 | 8007.9 Sq. Ft. | 0.18 ACRES |
| 53 | 8007.87 Sq. Ft. | 0.18 ACRES |
| 54 | 8007.84 Sq. Ft. | 0.18 ACRES |
| 55 | 8007.81 Sq. Ft. | 0.18 ACRES |
| 56 | 8007.79 Sq. Ft. | 0.18 ACRES |
| 57 | 8007.76 Sq. Ft. | 0.18 ACRES |
| 58 | 8007.74 Sq. Ft. | 0.18 ACRES |
| 59 | 8007.71 Sq. Ft. | 0.18 ACRES |
| 60 | 8007.69 Sq. Ft. | 0.18 ACRES |
| 61 | 8799.63 Sq. Ft. | 0.20 ACRES |
| 62 | 9349.57 Sq. Ft. | 0.21 ACRES |
| 63 | 10580.2 Sq. Ft. | 0.24 ACRES |

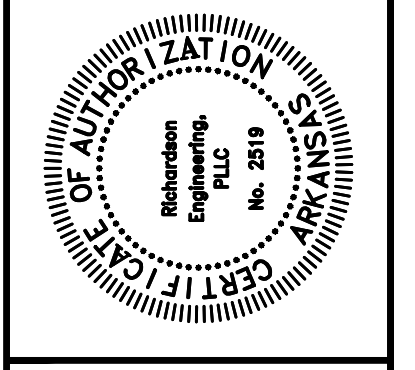
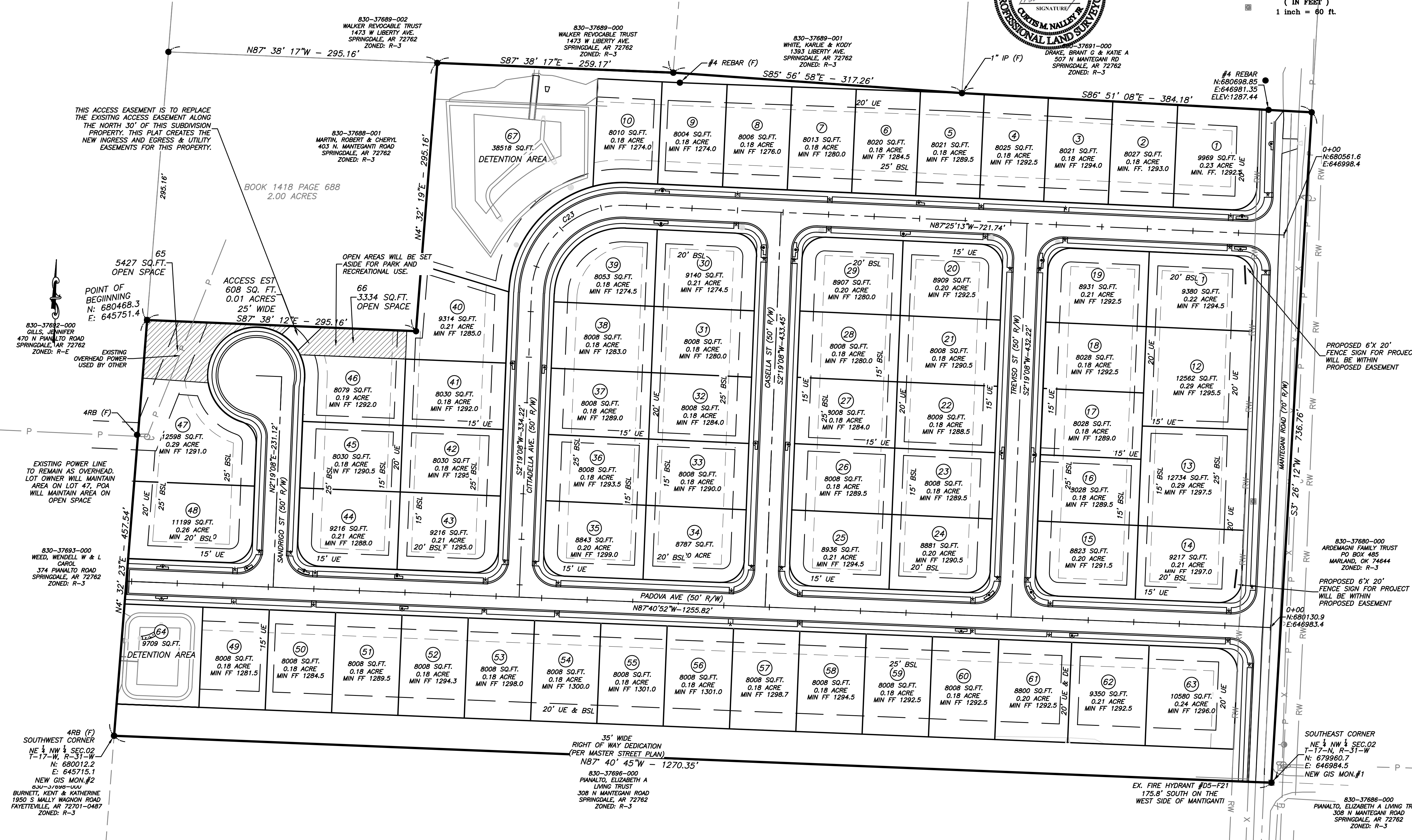
MAX. AREA: 12733.6 SQ.FT.
MIN. AREA: 8004.1 SQ.FT.
AVERAGE AREA 8618.0 SQ.FT.

LEGEND

- RW — RW — PROPERTY BOUNDARY
- SURVEYED LINES
- G — G — RIGHT OF WAY
- T — T — GAS LINE
- X — X — TELEPHONE
- W — W — ROAD CENTER LINE
- P — P — WIRE/CHAINLINK FENCE
- W — W — WATER LINE
- P — P — OVERHEAD POWERLINE

UE - UTILITY/ DRAINAGE EASEMENT
BSL - BUILDING SETBACK LINE

- ☐ TELEPHONE PEDISTAL
- GUY WIRE
- ☉ POWER POLE
- ☐ COMPUTED CORNER
- FOUND MONUMENT (LABELED)
- ☉ FIRE HYDRANT
- ☐ CATCH BASIN
- * DENOTES ADA COMPLIANT RAMP



FINAL PLAT
VENETTO SUBDIVISION
TO THE CITY OF TONTOWN,
WASHINGTON COUNTY, ARKANSAS
PART OF THE NE 1/4 OF THE NW 1/4, SECTION 2,
T-17-N, R-31-W

Prepared For:
NORRHO LLC
4285 SHILOH DRIVE
FAYETTEVILLE, AR 72703

| Date | Revisions | Scale | Sheet |
|-----------|-----------|----------|--------|
| 4/11/2023 | | 1" = 60' | 4 of 4 |

PROJECT NO.: 020-058