

REF. 5 - 1/2" PIPE
 REF. 6 - CONTROL PT 1 (SEE CHART)
 REF. 7 - MAG NAIL IN ASPHALT

EXISTING MAGNAIL WITH WASHER
 SOUTHEAST SIXTEENTH SECTION CORNER
 FOR SECTION 02
 TOWNSHIP 17 NORTH
 RANGE 31 WEST
 PER COUNTY PLAT FILE NO. 2007-00010351
 PER STATE PLAT DOC. NO. 20241122035835

**LOT NUMBERING SYSTEM
 NEED TO MATCH THE
 PHASE, I.E. START WITH
 LOT 1... THIS GOES FROM
 14-52, THEN 77,78**

FENCE CORNER AT
 0.6' EAST OF DEED
 LINE & 1.8' NORTH OF
 RIGHT-OF-WAY LINE

PERMANENT STREET RIGHT-OF-WAY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE
 EASEMENT FILE #2017-7649; SOUTH
 BOUNDARY IS 30-FT SOUTH OF
 PHYSICAL CENTERLINE.

20-FT PERMANENT UTILITY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE
 EASEMENT FILE #2017-7649

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	677263.19	648354.71	1285.39	CTL 5/8 BPCAP
2	677121.74	649455.27	1282.02	CTL MAG W WASHER

TRACT A
 13.84 ACRES ±

NOTE:
 THIS SITE IS UNDER CONSTRUCTION. SITE FEATURES ARE
 SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE
 CONSIDERED A RECORD SURVEY. UNLESS SPECIFICALLY
 NOTED "EXISTING", THE SITE FEATURES SHOWN HEREON
 ARE PROPOSED. THE LAND SURVEYOR DOES NOT
 CERTIFY THE VALIDITY OF THE PROPOSED ITEMS WHICH
 ARE TAKEN FROM APPROVED DESIGN PLANS ON FILE WITH
 THE CITY OF TONTITOWN, ARKANSAS.

EXISTING FEATURES LEGEND

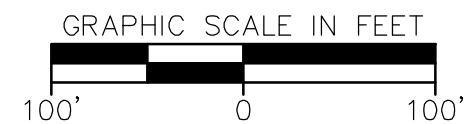
- ASPHALT WITH CURB & GUTTER BUILT THIS PROJECT
- CONCRETE SIDEWALK BUILT THIS PROJECT

POB
 SOUTH SIXTEENTH CORNER
 FOR SECTIONS 01 & 02
 TOWNSHIP 17 NORTH
 RANGE 31 WEST
 PER PLAT FILE NO. 2007-00010351
 PER PLAT FILE NO. 024A-00000324

REF. 8 - CONTROL PT 2 (SEE CHART)
 REF. 9 - INTERIOR CORNER OF HEADWALL
 REF. 10 - INTERIOR CORNER OF HEADWALL

UNLESS OTHERWISE NOTED OR SHOWN,
 LOT CORNER ARE MARKED WITH
 PLASTIC CAPPED 5/8" REBAR
 INSCRIBED "CRAFTON TULL ARKANSAS,
 MEADOR, PS 1304"

SMALL LOTS DETAILED ON
 SHEETS 4 THROUGH 7



BASIS OF BEARING: 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.

NOTE:
 EXISTING EAST RIGHT-OF-WAY OF KLENC RD. IS SHOWN HEREON
 FOR CITY REVIEW PURPOSES. THE LOCATION OF THE EAST
 RIGHT-OF-WAY ALONG THE FOLLOWING TAX PARCELS IS BASED ON
 THE PHYSICAL EAST EDGE OF THE ROAD:
 830-37667-004
 830-37667-005
 830-37667-006
 830-37675-000
 830-37675-001
 830-37675-002
 NO DOCUMENTATION OF DEDICATED OR ADJUDICATED
 RIGHT-OF-WAY WAS FOUND FOR THE ABOVE NOTED PARCELS
 USING AVAILABLE PUBLIC RECORDS INDICES.

RECORD INFORMATION

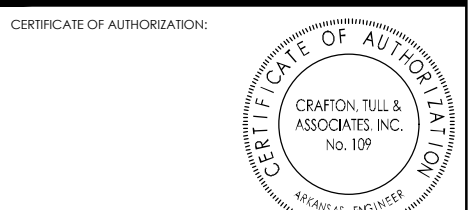
STATE PLAT CODE:
 500-17N-31W-0-02-110-72-1304

SEAL

RENNY RAE SUBDIVISION PHASE I
 PART OF SE/4 OF THE SE/4 OF
 SECTION 02, T17N, 31W

PREPARED FOR:
 SELAH MEADOWS, LLC

DATE: 09/22/2025
 PROJECT NO: 24302500
 CONTACT: M. MEADOR



© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE
1	CITY/COUNTY COMMENTS	10-14-2025

SHEET NO.:

**NEED DRAINAGE
 EASEMENT HERE
 per CONSTRUCTION
 PLANS**

5/8" REBAR WITH ILLEGIBLE ORANGE
 PLASTIC CAP AT 0.6' WEST OF FENCE
 CORNER
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335

5/8" REBAR
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335
 (0.32' SOUTH OF SECTION LINE)

COMMON CORNER
 FOR SECTIONS 01, 02, 11 & 12
 TOWNSHIP 17 NORTH
 RANGE 31 WEST
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335
 PER STATE PLAT NO. 052208
 & COUNTY FILE NO. 200043336
 PER PLAT FILE NO. 2019-00039041
 PER PLAT FILE NO. 2021-00046313
 PER PLAT FILE NO. 2021-00046315
 PER PLAT FILE NO. 024A-00000324

REF. 1 - WATER METER
 REF. 2 - 5/8" CAPPED REBAR
 REF. 3 - COTTON PICKER SPINDLE IN
 CONSTRUCTION JOINT OF DRIVEWAY
 REF. 4 - WATER METER

5/8" REBAR
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335

5/8" REBAR
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335

5/8" REBAR WITH RED PLASTIC
 CAP EMBOSSED LS1214 29.34'
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335

5/8" REBAR
 LS 1304
 (N85°13'17"E 377.42')

5/8" REBAR
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335
 830-37722-002

PERMANENT STREET RIGHT-OF-WAY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE EASEMENT FILE
 #2017-7649; WEST BOUNDARY IS 30-FT
 WEST OF PHYSICAL CENTERLINE.

5/8" REBAR
 PER STATE PLAT NO. 052207
 & COUNTY FILE NO. 200043335
 830-37722-002

PERMANENT UTILITY EASEMENT
 IN FAVOR OF CITY OF TONTITOWN UGG
 PER REAL ESTATE EASEMENT FILE
 #2017-7649

PERMANENT STREET RIGHT-OF-WAY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE
 EASEMENT FILE #2017-7668

PERMANENT STREET RIGHT-OF-WAY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE
 EASEMENT FILE #2017-7649

PERMANENT STREET RIGHT-OF-WAY
 EASEMENT IN FAVOR OF CITY OF
 TONTITOWN PER REAL ESTATE
 EASEMENT FILE #2017-7649

DRAWING: G:\24302500\RENNY RAE\RENNY RAE\SUBDIVISION PHASE I\DWG\24302500_PHASE I\PLAT SHEET 1 & 2.DWG
 LAYOUT: OVERALL, LAST SAVED: 05/27/2025 11:01:34 AM
 LAST PLOTTED BY: BLAKE WILKINSON, 10/23/2025 7:54:22 AM, PLOTTED BY: VAID ON HARD COPY ONLY