

RESOLUTION NO. 2026-_____

CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS

A RESOLUTION ACCEPTING THE FINAL PLAT FOR RENLEY RAE SUBDIVISION PHASE II; AUTHORIZING THE MAYOR TO EXECUTE THE FINAL PLAT UPON SATISFACTION OF ALL CONDITIONS OF APPROVAL; AND FOR OTHER PURPOSES.

WHEREAS, Renley Rae Subdivision Phase II, located on Parcel No. **830-37722-000**, has submitted a Final Plat for approval consisting of approximately fifty (50) residential lots and related public improvements; and

WHEREAS, the Tontitown Planning Commission reviewed the Final Plat and recommended approval, subject to certain conditions identified by Planning Staff; and

WHEREAS, Planning Staff has determined that the subdivision improvements, including streets, drainage facilities, utilities, and landscaping, have been substantially completed and that the remaining conditions are administrative or punch-list items to be completed prior to execution of the Final Plat; and

WHEREAS, the City Council finds that acceptance of the Final Plat is consistent with the City's Planning and Development Code and is in the best interest of the City of Tontitown.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TONTITOWN, ARKANSAS:

SECTION 1. The City Council hereby accepts the Final Plat for **Renley Rae Subdivision Phase II**, attached hereto as **Exhibit "A"** and incorporated herein by reference.

SECTION 2. The Mayor is authorized to execute the Final Plat upon verification by the Planning Director or his designee that all conditions of approval established by the Planning Commission and Planning Staff have been satisfied, including but not limited to:

- a. Completion of all required punch-list items;
- b. Submission of all required maintenance bonds;
- c. Payment for all required signage;
- d. Addition of individual lot addresses to the Final Plat;
- e. Submission of required as-built documentation; and
- f. Satisfaction of any other conditions required by the Planning Commission or City Staff prior to recording.

SECTION 3. Following execution by the Mayor, the Final Plat shall be recorded with the Washington County Circuit Clerk in accordance with applicable law.

SECTION 4. Acceptance of the Final Plat does not relieve the developer of the obligation to comply with all applicable federal, state, and local laws, regulations, permit requirements, subdivision regulations, building codes, or any conditions of approval imposed by the City.

SECTION 5. The Mayor, Planning Director, City Clerk, and all other appropriate City officials are hereby authorized and directed to take such actions as are necessary to carry out the intent of this Resolution.

SECTION 6. This Resolution shall be in full force and effect from and after its adoption.

PASSED AND APPROVED on this _____ day of July 2026.

APPROVED:

Angela Russell, Mayor

ATTEST:

Rhonda Ardemagni, City Clerk-Treasurer
(SEAL)

SPONSORSHIP AND LEGISLATIVE HISTORY

Sponsor (Initiated By): _____

Motion to Introduce Made By: _____

Seconded By: _____

Adopted / Passed: _____

Vote: Ayes ____ Nays ____ Abstain ____ Absent ____

This requirement is in addition to, and does not supersede, any authentication, attestations, or signature requirements imposed by state law or other provisions of the Tontitown Municipal Code.



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 30th, 2026**
Project: **Renley Rea Subdivision**
Phase II
Planner: Zak Johnston, P.E.

PLANNING COMMISSION AGENDA ITEM

2

RENLEY RAE SUBDIVISION – PHASE II

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37722-000

At the southwest intersection of Klenc RD and Morsani AVE

SUMMARY: Renley Rae Subdivision is requesting Final Subdivision Plat Approval for a fifty (50) lot subdivision. The subdivision is complete with requisite street, drainage/detention, utility, and landscape infrastructure.

CURRENT ZONING: R3 – Single Family Residential, 3 units/acre

CITY WARD: 3- Tim Burrell, and Mike Washkowiak

FLOODPLAIN: No

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

Water: Tontitown Water, 8" watermain offsite

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, 12" sewer main onsite

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Renley Rae Subdivision is requesting Final Subdivision Plat approval for Phase II, a fifty (50) lot subdivision. The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

In addition, two variances were previously approved by Planning Commission on Oct 22nd, 2024; including variances to

-Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Depth/Width

-Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Area

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, 8" watermain.

Electric: Ozarks Electric, comments were submitted and given to the Engineer of Record

Sewer/Septic: Tontitown Sewer, 12" sewer main onsite

Phone: AT&T, no comments

Natural Gas: Black Hills Energy, no comments

Cable: Cox Communications, no comments

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

School District: No comments were submitted.

Stormwater Pollution Prevention Plan (SWPPP):

Overall, the site and been vegetated well. However, certain areas have been recently regraded; these areas need vegetation reestablished.

Erosion control BMPs are still installed onsite. Minor revisions are needed and should be corrected to City Staff satisfaction during ongoing construction of the individual home lots.

Police:

Tontitown Police submitted no comments.

Fire:

Fire hydrant locations have been installed per approved construction plan. All street curve radii are 28' and compliant with fire code.

Drainage:

The stormwater system includes curbed streets, curb inlets, storm sewer, and detention pond (previously installed during Phase I). The storm sewer system appears to be functioning well as observed during recent storm events, with one exception. Also, individual lots have been graded to "pad ready" conditions, ensuring proper drainage for individual lots after construction is complete.

One of the street "bump outs" along Mac Street is ponding water on the south side. The contractor did take corrective action on this issue; however, while the remediation improved drainage around the bump out, there appears to be a $\frac{3}{4}$ " high point in the gutter that still ponds water. This gutter needs to be reworked once again to ensure positive drainage to the satisfaction of City staff.

In addition, the headwall installed near the vicinity of Phase I and the neighboring property owned by Jerry Bratcher has experienced excessive washout during construction of both phases. The contractor has taken corrective action several times, with each attempt ultimately failing during recent rain events. A more comprehensive approach has been agreed to by the contractor utilizing 12-18" rip rap to reduce erosion protentional at the headwall. This needs to be installed before signature.

Also, the aerator in the detention pond needs to be turned on.

Roads:

This project has road frontage on Morsani AVE, although no lots are proposed to "front" Morsani. Morsani AVE have been improved to the Master Street Plan.

Streets interior to the subdivision appear to have been installed per plan. No drainage problems have been observed within the subdivision during recent storm events beyond the single bump out.

Sidewalks in common areas have been installed per plan.

Utilities:

A new 8" water main was installed throughout the subdivision. A new 8" sewer main was installed throughout the subdivision. All water and sewer lines have been tested and approved.

Maintenance bond amounts have been submitted to the City and agreed to. The final bonds need to be submitted to the City.

Planning:

The Preliminary Plat application included a landscape plan that include comprehensive plantings around the detention pond and the addition of street trees along Morsani AVE. All landscape trees have been installed and appear to be healthy.

STAFF RECOMMENDATION: Staff **RECOMMENDS APPROVAL** of Renley Rae Final Subdivision Plat **WITH CONDITIONS**.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. The current punch list has been included with this report. These need to be corrected to City satisfaction before signature. If additional deficiencies are found, these will need to be corrected as well.
2. Final bonds must be submitted to the City.
3. All signage to be paid for by the developer prior to signing the Final Plat.
4. Individual addresses for each lot, shown on each lot, need to be added to Final Plat before signature.
5. Provide DWG file of the asbuilts.

PROCESS NOTES:

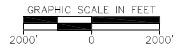
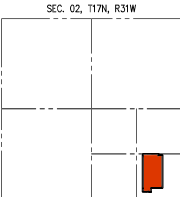
1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Home building sizes to be compliant with façade requirements.
4. All impact fees to be paid at time of building permit.

SITE LOCATION:



RENLEY RAE SUBDIVISION PHASE II
TONTITOWN, ARKANSAS

BASE OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD83 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF
TONTITOWN CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
CONVERGENCE ANGLE: -0°16'25.51"
SCALE FACTOR: 0.99998937
COMBINED SCALE FACTOR: 0.99998935
VALUE PUBLISHED AT:
CITY OF TONTITOWN CONTROL MONUMENT NO. 6,
N 678478.677 E 648416.471 Z 1278.55



OWNER:
SELAH MEADOWS, LLC
1204 E. JOYCE BLVD. SUITE #102
FAIRFAXVILLE, AR 72703

SITE SURVEYOR:
CRAFTON TULL
801 N. 47TH ST., SUITE 400
ROGERS, AR 72766
479-636-4838

ZONE R-3 SETBACK TABLE	
FRONT	30 FEET
REAR	25 FEET
SIDE-INTERIOR	7 FEET**
SIDE-EXTERIOR	25 FEET**

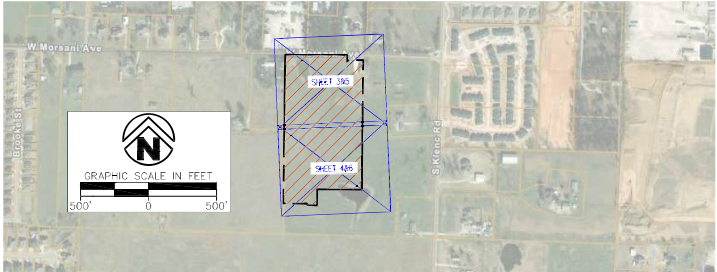
**" = EXCEPT AS OTHERWISE SHOWN ON PLAN

NOTE:
THIS SITE IS UNDER CONSTRUCTION. SOME SITE
FEATURES HAVE BEEN CONSTRUCTED. AS NOTED,
OTHER FEATURES ARE SHOWN FOR INFORMATION
ONLY AND ARE CONSIDERED PROPOSED AT THIS
TIME. 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.

NOTE:
UTILITY EASEMENT PER THIS PLAN TO BE 20'
WIDE, TYPICAL, UNLESS OTHERWISE SHOWN ON
PLAN.

LEGEND

- × CALC POINT PER PLAN
- FOUND REBAR AS NOTED
- SET MAG NAIL WITH WASHER EMBOSSED PS 1304
- FOUND MAG NAIL WITH OR WITHOUT WASHER
- SET SET 5/8" CAPPED REBAR EMBOSSED AR PS 1304
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS LINE MARKER SIGN
- HOSE BR/FAHD HYDRANT
- GAS METER
- △ RECORD BEARING/DISTANCE
- PROPERTY LINE
- EXISTING EASEMENT
- ASPHALT
- BUILDING LINE
- STORM SEWER LINE
- CENTERLINE ROAD
- BARBED WIRE FENCE
- WOOD FENCE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC



SUBJECT TRACT
TAX PARCEL: 820-40225-000
SELAH MEADOWS, LLC
REMANENT OF REAL ESTATE DEED FILE NO. 2024-00025418
13.844 ACRES

LEGAL DESCRIPTION:

TRACT A OF RENLEY RAE SUBDIVISION PHASE I, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS SURVEYS & PLAT FILE NO. 202259-143.

SUBDIVISION DESCRIPTION:

TRACT A OF RENLEY RAE SUBDIVISION PHASE I, A SUBDIVISION IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 17 NORTH, RANGE 31 WEST, CITY OF TONTITOWN, WASHINGTON COUNTY, ARKANSAS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS SURVEYS & PLAT FILE NO. 202259-143.

ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING MAGNAIL WITH WASHER FOR THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE ALONG THE NORTH LINE OF SAID SECTION 02 SOUTH 87°42'22" EAST, A DISTANCE OF 181.47 FEET TO THE NORTHWEST CORNER OF SAID TRACT A, SAME BEING THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 87°42'22" EAST, A DISTANCE OF 460.01 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 03°08'12" WEST, A DISTANCE OF 50.18 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE 415 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 52°46'32"; AND SUBTENDED BY A LONG CHORD BEARING NORTH 02°02'04" EAST FOR A CHORD DISTANCE OF 4.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°07'04" EAST, A DISTANCE OF 15.04 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE 2.88 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 52°46'32"; AND SUBTENDED BY A LONG CHORD BEARING NORTH 74°17'14" EAST FOR A CHORD DISTANCE OF 2.83 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°23'09" EAST, A DISTANCE OF 103.56 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 03°08'12" WEST, A DISTANCE OF 98.24 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A FOR THE FOLLOWING (BENT) OR CALLS:
1) NORTH 88°51'48" WEST, A DISTANCE OF 330.00 FEET;
2) SOUTH 03°08'12" WEST, A DISTANCE OF 120.00 FEET;
3) NORTH 88°51'48" WEST, A DISTANCE OF 65.53 FEET TO A TANGENT CURVE TO THE RIGHT;
4) 4.15 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 4.50 FEET, A CENTRAL ANGLE OF 52°46'32"; AND SUBTENDED BY A LONG CHORD BEARING NORTH 89°07'04" WEST FOR A CHORD DISTANCE OF 4.00 FEET TO A POINT OF TANGENCY;
5) NORTH 34°02'16" WEST, A DISTANCE OF 11.58 FEET TO A TANGENT CURVE TO THE LEFT;
6) 4.57 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3.50 FEET, A CENTRAL ANGLE OF 47°06'35"; AND SUBTENDED BY A LONG CHORD BEARING NORTH 57°50'33" WEST FOR A CHORD DISTANCE OF 4.44 FEET;
7) SOUTH 89°30'57" WEST, A DISTANCE OF 50.10 FEET;
8) SOUTH 88°51'48" EAST, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;
THENCE NORTH 03°08'12" EAST, A DISTANCE OF 1108.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.84 ACRES MORE OR LESS.

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAY OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: SELAH MEADOWS, LLC

SOURCE OF TITLE: REAL ESTATE WARRANTY DEED FILE NO. 2024-00025418

STATE OF ARKANSAS } SS
COUNTY OF WASHINGTON }
SUBSCRIBED AND SHOWN BEFORE ME THIS ____ DAY OF _____, 202____,
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATE OF SURVEYING ACCURACY

I, MARK A. WEAVER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
MARK A. WEAVER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10000

CERTIFICATE OF APPROVAL

PURSUANT TO THE CITY OF TONTITOWN SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:

1. DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
2. DELIVERY OF ANY OTHER UTILITY SERVICE.
3. IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY RECORDS.
4. APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
5. ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

DATE OF EXECUTION: _____

CHAIRMAN, TONTITOWN PLANNING COMMISSION

SIGNED: _____

MAYOR, CITY OF TONTITOWN

SIGNED: _____

CLERK-TREASURER, CITY OF TONTITOWN

RECORD INFORMATION

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



RENLEY RAE SUBDIVISION PHASE II
PART OF SE 1/4 OF THE SE 1/4 OF
SECTION 02, T17N, R31W
PREPARED FOR:
SELAH MEADOWS, LLC

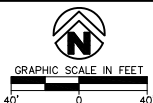
DATE: 04/30/2024
PROJECT NO: 24302509
CONTACT: M. WEAVER

Crafton Tull
479.636.4838
www.craftontull.com



DATE	DESCRIPTION	DATE

SHEET NO.:



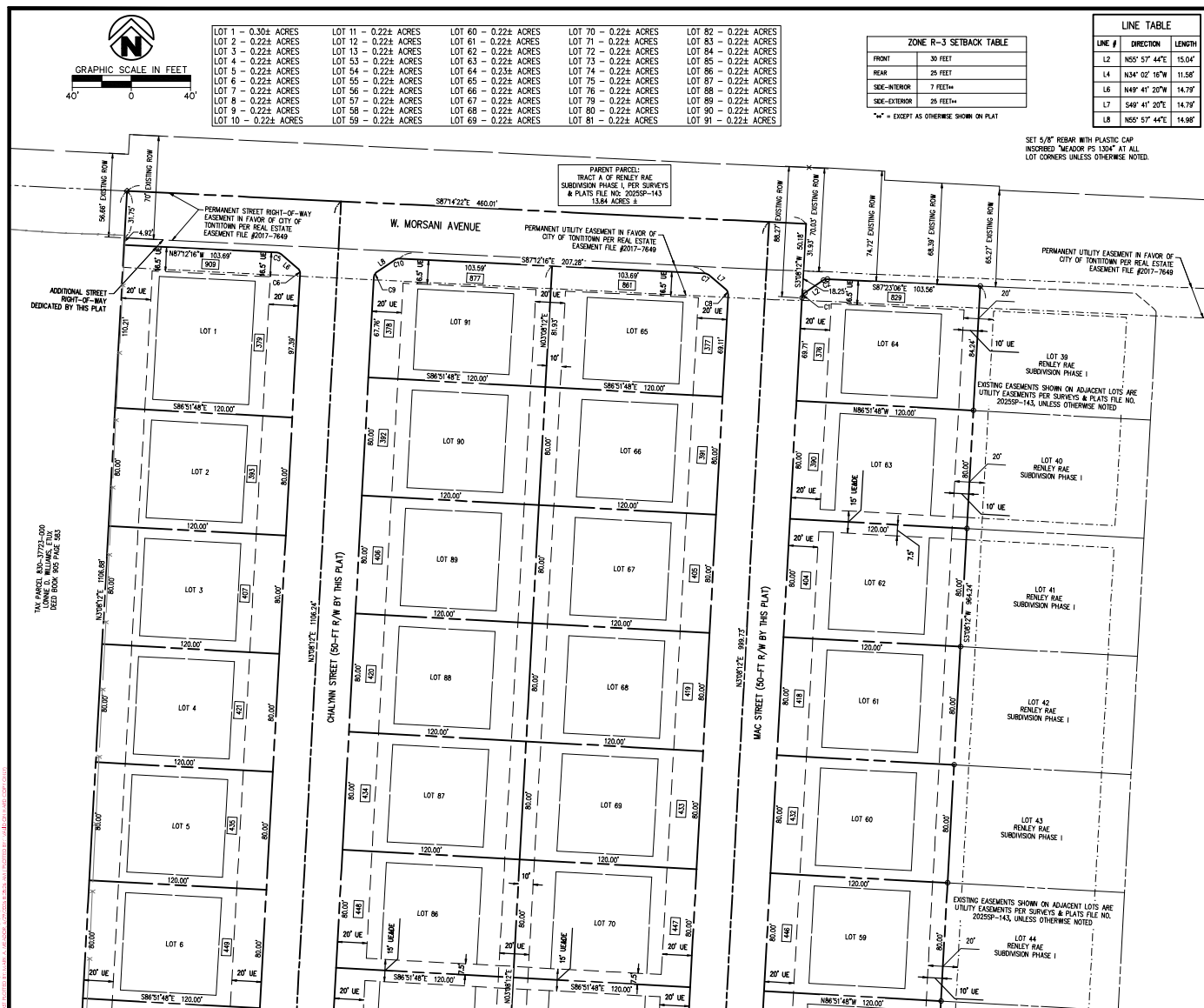
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LOT 6 - 0.22± ACRES	LOT 16 - 0.22± ACRES	LOT 65 - 0.22± ACRES	LOT 75 - 0.22± ACRES	LOT 87 - 0.22± ACRES
LOT 7 - 0.22± ACRES	LOT 17 - 0.22± ACRES	LOT 66 - 0.22± ACRES	LOT 76 - 0.22± ACRES	LOT 88 - 0.22± ACRES
LOT 8 - 0.22± ACRES	LOT 18 - 0.22± ACRES	LOT 67 - 0.22± ACRES	LOT 77 - 0.22± ACRES	LOT 89 - 0.22± ACRES
LOT 9 - 0.22± ACRES	LOT 19 - 0.22± ACRES	LOT 68 - 0.22± ACRES	LOT 78 - 0.22± ACRES	LOT 90 - 0.22± ACRES
LOT 10 - 0.22± ACRES	LOT 20 - 0.22± ACRES	LOT 69 - 0.22± ACRES	LOT 79 - 0.22± ACRES	LOT 91 - 0.22± ACRES

ZONE R-3 SETBACK TABLE	
FRONT	30 FEET
REAR	25 FEET
SIDE-INTERIOR	7 FEET**
SIDE-EXTENSION	25 FEET**

** = EXCEPT AS OTHERWISE SHOWN ON PLAT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L2	N55° 57' 44"E	15.04'
L4	N34° 02' 16"W	11.50'
L6	N49° 47' 20"W	14.73'
L7	S48° 41' 20"E	14.73'
L8	N55° 57' 44"E	14.90'

SET 5/8" REBAR WITH PLASTIC CAP
INSURVED "MEADOW" PS 1304" AT ALL
LOT CORNERS UNLESS OTHERWISE NOTED.



RECORD INFORMATION

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



RENELEY RAE SUBDIVISION PHASE II
PART OF SE 1/4 OF THE SE 1/4 OF
SECTION 02, T17N, 31W

PREPARED FOR:
SELAH MEADOWS, LLC

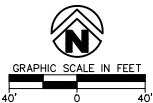
DATE: 08-30-2024
PROJECT NO: 24301009
CONTACT: M. MEADOW



DATE	DESCRIPTION	DATE
1	City Comments - Addressed	08-26-2024

SHEET NO:

3 OF 6



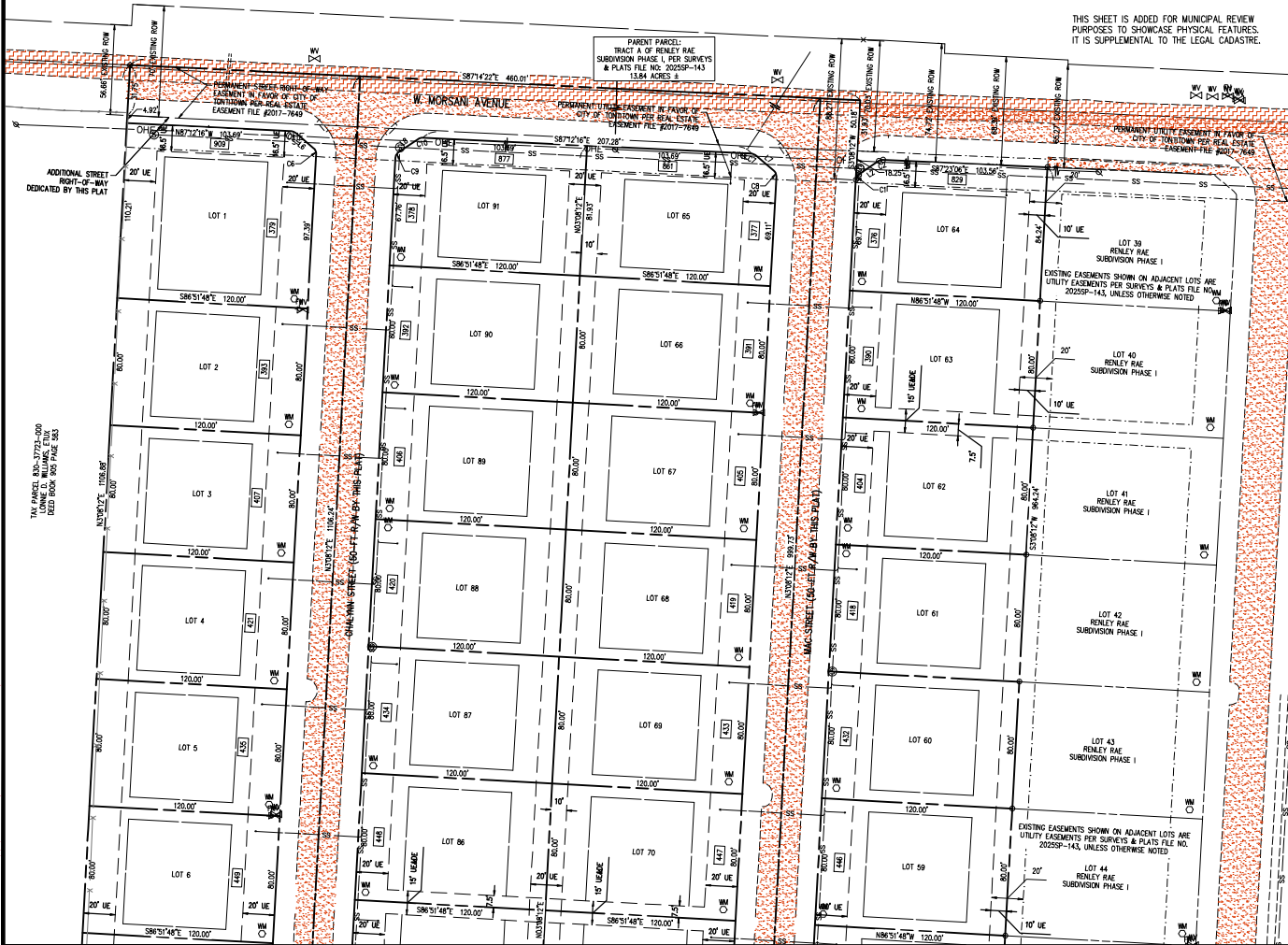
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LOT 5 - 0.22± ACRES	LOT 15 - 0.22± ACRES	LOT 64 - 0.23± ACRES	LOT 74 - 0.22± ACRES	LOT 86 - 0.22± ACRES
LOT 6 - 0.22± ACRES	LOT 16 - 0.22± ACRES	LOT 65 - 0.22± ACRES	LOT 75 - 0.22± ACRES	LOT 87 - 0.22± ACRES
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LOT 8 - 0.22± ACRES	LOT 18 - 0.22± ACRES	LOT 67 - 0.22± ACRES	LOT 77 - 0.22± ACRES	LOT 89 - 0.22± ACRES
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LOT 10 - 0.22± ACRES	LOT 20 - 0.22± ACRES	LOT 69 - 0.22± ACRES	LOT 79 - 0.22± ACRES	LOT 91 - 0.22± ACRES

EXISTING FEATURES LEGEND

- ASPHALT WITH CURB & GUTTER BUILT THIS PROJECT
- CONCRETE SIDEWALK BUILT THIS PROJECT
- PRE-EXISTING ASPHALT PRIOR TO THIS PROJECT

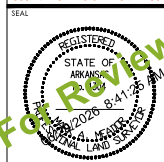
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L7	S48° 47' 20"E	14.73'
L8	N55° 57' 44"E	14.90'

THIS SHEET IS ADDED FOR MUNICIPAL REVIEW PURPOSES TO SHOWCASE PHYSICAL FEATURES. IT IS SUPPLEMENTAL TO THE LEGAL CADASTRE.



RECORD INFORMATION

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



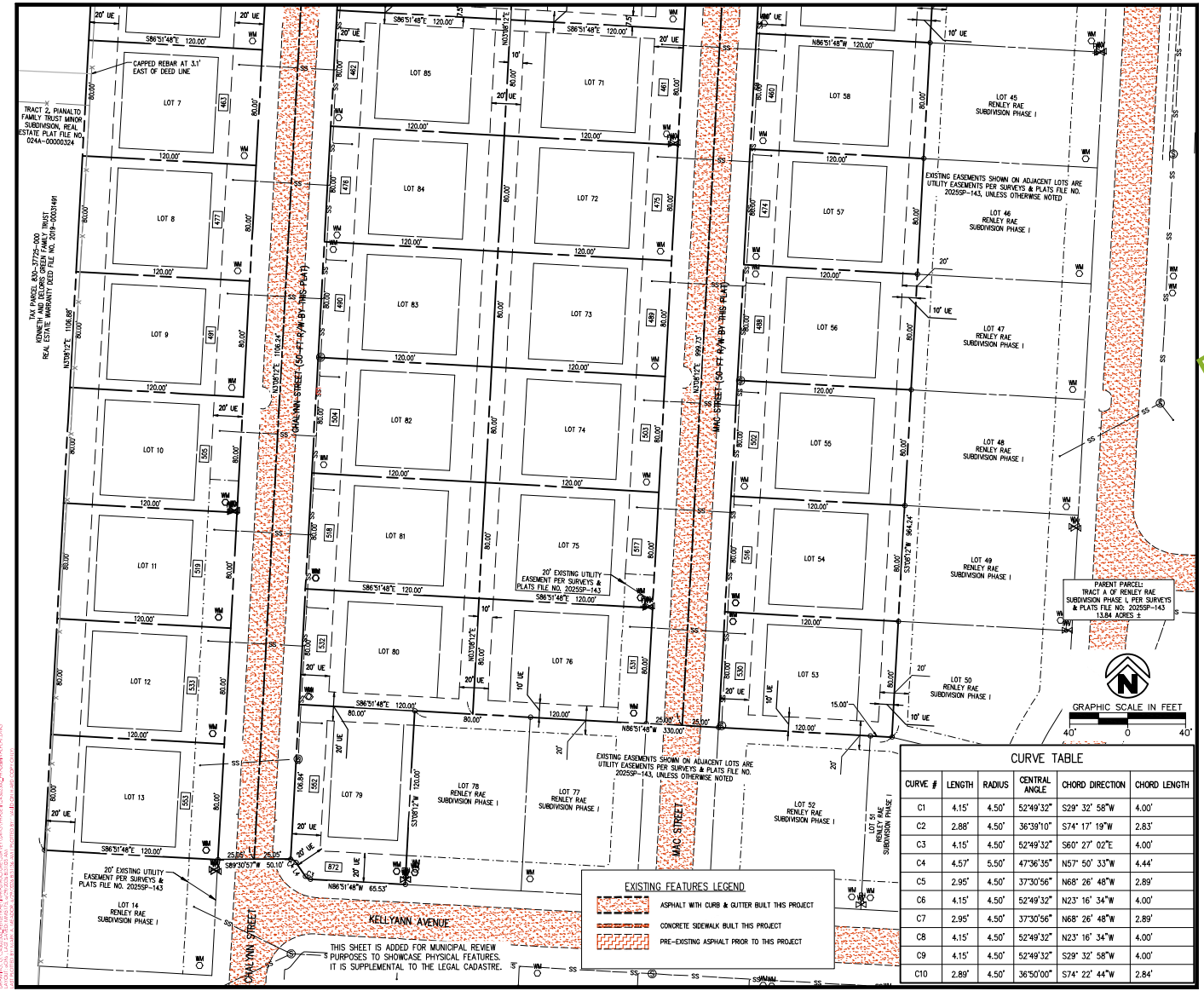
RENELEY RAE SUBDIVISION PHASE II
PART OF SE 1/4 OF THE SE 1/4 OF
SECTION 02, T17N, 31W
PREPARED FOR:
SELAH MEADOWS, LLC

DATE: 08-30-2025
PROJECT NO: 24302509
CONTACT: M. MEADOW



DATE	DESCRIPTION
08-30-2025	City Comments - Addressed

SHEET NO: 5 OF 6



RECORD INFORMATION

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

SEAL

PREPARED FOR:
SELAH MEADOWS, LLC

RENELEY RAE SUBDIVISION PHASE II
PART OF SE 1/4 OF THE SE 1/4 OF
SECTION 02, T17N, 31W

DATE: 08-30-2024
PROJECT NO: 24302509
CONTACT: M. MEADOW

Crafton Tull

47155A 85511
www.craftontull.com

STATE OF ARIZONA
DEPARTMENT OF LAND AND WATER
DIVISION OF LAND RECORDS

RECEIVED
AUG 30 2024 8:41 AM
PLAT 500-17N-31W-0-02-110-72-1304

SHEET NO.	DESCRIPTION	DATE
1	City Comments - Address	08-30-2024

SHEET NO: 6 OF 6

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	4.15'	4.50'	52°49'32"	S29° 32' 58"W	4.00'
C2	2.88'	4.50'	36°39'10"	S74° 17' 19"W	2.83'
C3	4.15'	4.50'	52°49'32"	S60° 27' 02"E	4.00'
C4	4.57'	5.50'	47°36'35"	N57° 50' 33"W	4.44'
C5	2.95'	4.50'	37°30'56"	N68° 26' 48"W	2.89'
C6	4.15'	4.50'	52°49'32"	N23° 16' 34"W	4.00'
C7	2.95'	4.50'	37°30'56"	N68° 26' 48"W	2.89'
C8	4.15'	4.50'	52°49'32"	N23° 16' 34"W	4.00'
C9	4.15'	4.50'	52°49'32"	S29° 32' 58"W	4.00'
C10	2.89'	4.50'	36°30'00"	S74° 22' 44"W	2.84'

EXISTING FEATURES LEGEND

- ASPHALT WITH CURB & GUTTER BUILT THIS PROJECT
- CONCRETE SIDEWALK BUILT THIS PROJECT
- PRE-EXISTING ASPHALT PRIOR TO THIS PROJECT

THIS SHEET IS ADDED FOR MUNICIPAL REVIEW PURPOSES TO SHOWCASE PHYSICAL FEATURES. IT IS SUPPLEMENTAL TO THE LEGAL CADASTRE.