

1. CERTIFICATE OF ACCURACY OF STREET AND ROAD PLANS AND SPECIFICATIONS:

I CERTIFY THAT THE STREET AND ROAD PLANS AND SPECIFICATIONS HEREON COMPLY WITH THE REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

DATE: \_\_\_\_\_ ENGINEER: \_\_\_\_\_

2. CERTIFICATE OF ACCURACY OF SURVEY:

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY "REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

DATE: \_\_\_\_\_ SURVEYOR: \_\_\_\_\_

3. CERTIFICATE OF OWNERSHIP & DEDICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND I DO HEREBY DEDICATE ALL STREET, ACCESS, UTILITY, & DRAINAGE EASEMENTS TO PUBLIC OR PRIVATE USE AS INDICATED.

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

4. STATE HEALTH DEPARTMENT APPROVAL:

THE PLAN AND SPECIFICATIONS AS SHOWN ON THE PLAT WERE APPROVED BY THE ARKANSAS STATE HEALTH DEPARTMENT BY LETTER.

DATE: \_\_\_\_\_ SIGNED BY: \_\_\_\_\_

5. UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SATISFACTORY FOR PROVIDING SERVICE IF AND WHEN SERVICE IS AVAILABLE.

GAS: \_\_\_\_\_ ELECTRICITY: \_\_\_\_\_

WATER: \_\_\_\_\_ TELEPHONE: \_\_\_\_\_

CABLE TV: \_\_\_\_\_

6. DECLARATIONS OF COVENANTS AND RESTRICTIONS (IF APPLICABLE):

COVENANTS AND RESTRICTIONS ARE AS SHOWN ON THE APPROPRIATE DOCUMENT

SIGNED BY THE OWNER ON \_\_\_\_\_, AND FILED WITH THE

CIRCUIT CLERK ON \_\_\_\_\_

DATE: \_\_\_\_\_ OWNER: \_\_\_\_\_

7. COUNTY ROAD SUPERINTENDENT APPROVAL:

THE ROAD EASEMENTS SHOWN ARE APPROVED.

COUNTY ROAD SUPERINTENDENT: \_\_\_\_\_

DATE: \_\_\_\_\_

8. PLANNING BOARD APPROVAL:

THIS PLAT WAS APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD

AT A MEETING ON (DATE): \_\_\_\_\_

PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

9. COUNTY FIRE MARSHAL APPROVAL:

THIS PLAT MEETS MINIMUM FIRE CODE REQUIREMENTS AS PER CURRENT COUNTY POLICY, AS OF JUNE 9, 2005.

COUNTY FIRE MARSHAL: \_\_\_\_\_ DATE: \_\_\_\_\_

10. PUBLIC UTILITY COORDINATOR APPROVAL:

THIS SUBDIVISION IS IN COMPLIANCE WITH COUNTY ORDINANCES REGARDING COMMUNITY SEWER SYSTEMS.

PUBLIC UTILITY COORDINATOR: \_\_\_\_\_ DATE: \_\_\_\_\_

11. COUNTY JUDGE APPROVAL:

THE ROAD EASEMENT DEDICATIONS SHOWN ARE APPROVED. ACCEPTANCE OF ROADS AND STREETS INTO THE COUNTY ROAD SYSTEM WILL OCCUR AFTER THEY ARE CONSTRUCTED TO WASHINGTON COUNTY SPECIFICATIONS.

COUNTY JUDGE: \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

NO KNOWN WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON PROPERTY. NO OBSERVABLE EROSION AT TIME OF SURVEY. NO KNOWN WETLANDS ON PROPERTY AS PER FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 207,529 FEET.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- A. **WARRANTY DEED:** MCDONALD BUILDING GROUP, LLC, RECORDED OCTOBER 6, 2021, FILE NO. 2021-38398.
- B. **PLAT OF SURVEY:** BY BUESCHER LAND SURVEYING, G.E. BUESCHER, AR PLS 1181, RECORDED SEPTEMBER 15, 1993, SURVEY FILE 93-52889.
- C. **MINOR SUBDIVISION:** BY JAMES LAYOUT SERVICES, LLC, LEONARD F. GABBARD, AR PLS 1204, RECORDED APRIL 3, 2015, SURVEY FILE 2015-8643.
- D. **RIGHT OF WAY REMONUMENTATION:** BY ENGINEERING SERVICES, INC., DON A. SMITH, AR PLS 786, RECORDED DECEMBER 20, 1998, SURVEY FILE 98-3559.
- E. **PLAT OF SURVEY:** BY THOMAS E. PACE, AR PLS 572, RECORDED OCTOBER 18, 1985, PLAT FILE K-71.
- F. **MINOR SUBDIVISION:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, RECORDED SEPTEMBER 30, 2021, FILE NO. 24A-366.

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN A FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0045 G, PANEL 45 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

WETLANDS:

THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.

NOTES:

- 1) 1/2" REBAR WITH CAP "PS 1559" SET AT ALL PROPERTY CORNERS.
- 2) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- 3) ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6" FROM THE SIDE PROPERTY LINE.
- 4) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.
- 5) NO PRIVACY FENCES SHALL BE BUILT ALONG THE UTILITY AND DRAINAGE EASEMENTS ON LOT 7.

# FINAL PLAT

OF

# AMELIA ACRES SUBDIVISION

IN

# TONTITOWN AND WASHINGTON COUNTY



RECORDING INFORMATION

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID 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: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_, PAGE \_\_\_\_\_

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.

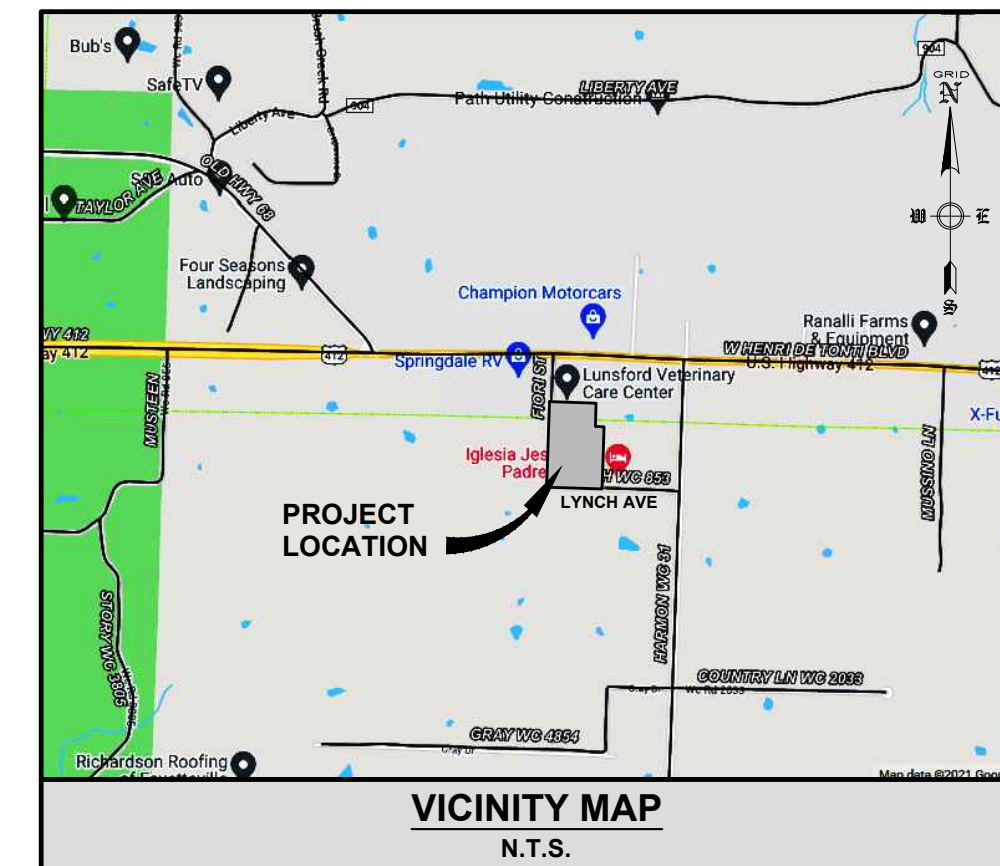
- THIS APPROVAL DOES NOT GUARANTEE ANY OF THE FOLLOWING:
- 1. DELIVERY OF PUBLIC WATER OR SEWER SERVICE.
- 2. DELIVERY OF ANY OTHER UTILITY SERVICE.
- 3. IMPROVEMENTS TO ANY AFFECTED CITY STREETS OR COUNTY ROADS.
- 4. APPROVAL FROM THE ARKANSAS DEPARTMENT OF HEALTH.
- 5. ACCESS TO THE PROPERTY VIA EASEMENTS OR OTHERWISE EITHER KNOWN OR UNKNOWN.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

CHAIRMAN  
TONTITOWN PLANNING COMMISSION

MAYOR, CITY OF TONTITOWN

CLERK-TREASURER  
CITY OF TONTITOWN



March 12, 2024

BY  
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS  
SPRINGDALE, ARKANSAS  
PHONE: 479-751-8733  
FAX: 479-751-8746  
WWW.ENGINEERINGSERVICES.COM

AMELIA ACRES SUBDIVISION SURVEY DESCRIPTION (PARCEL NO. 001-16882-000):

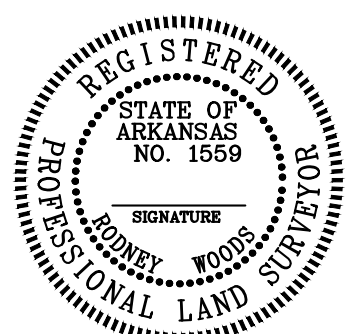
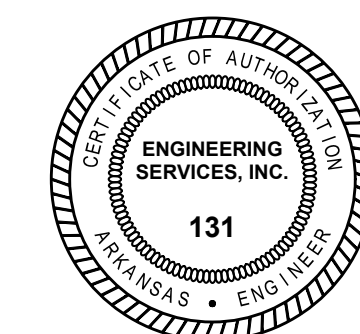
PART OF TRACT B AS SHOWN ON A MINOR SUBDIVISION RECORDED AS FILE NO. 24A-366 OF THE WASHINGTON COUNTY RECORDS AND ALSO BEING DESCRIBED AS A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°58'09"E A DISTANCE OF 632.90 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE LEAVING SAID WEST LINE, S88°41'55"E A DISTANCE OF 52.08 FEET; THENCE N03°18'05"E A DISTANCE OF 5.36 FEET; THENCE S86°41'55"E A DISTANCE OF 414.12 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S86°41'55"E A DISTANCE OF 91.27 FEET TO A FOUND 1/2 INCH REBAR; THENCE S03°36'39"W A DISTANCE OF 632.95 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG SAID SOUTH LINE, N87°15'05"W A DISTANCE OF 550.39 FEET TO THE **POINT OF BEGINNING**, CONTAINING 8.08 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FIORI STREET (WASHINGTON COUNTY ROAD 853) ON THE WEST SIDE THEREOF AND THE RIGHT-OF-WAY OF LYNCH AVENUE (WASHINGTON COUNTY ROAD 853) ON THE SOUTH SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

COMMERCIAL OUTLOT SURVEY DESCRIPTION (PARCEL NO. 830-37755-000 & PART OF PARCEL NO. 001-16882-000):

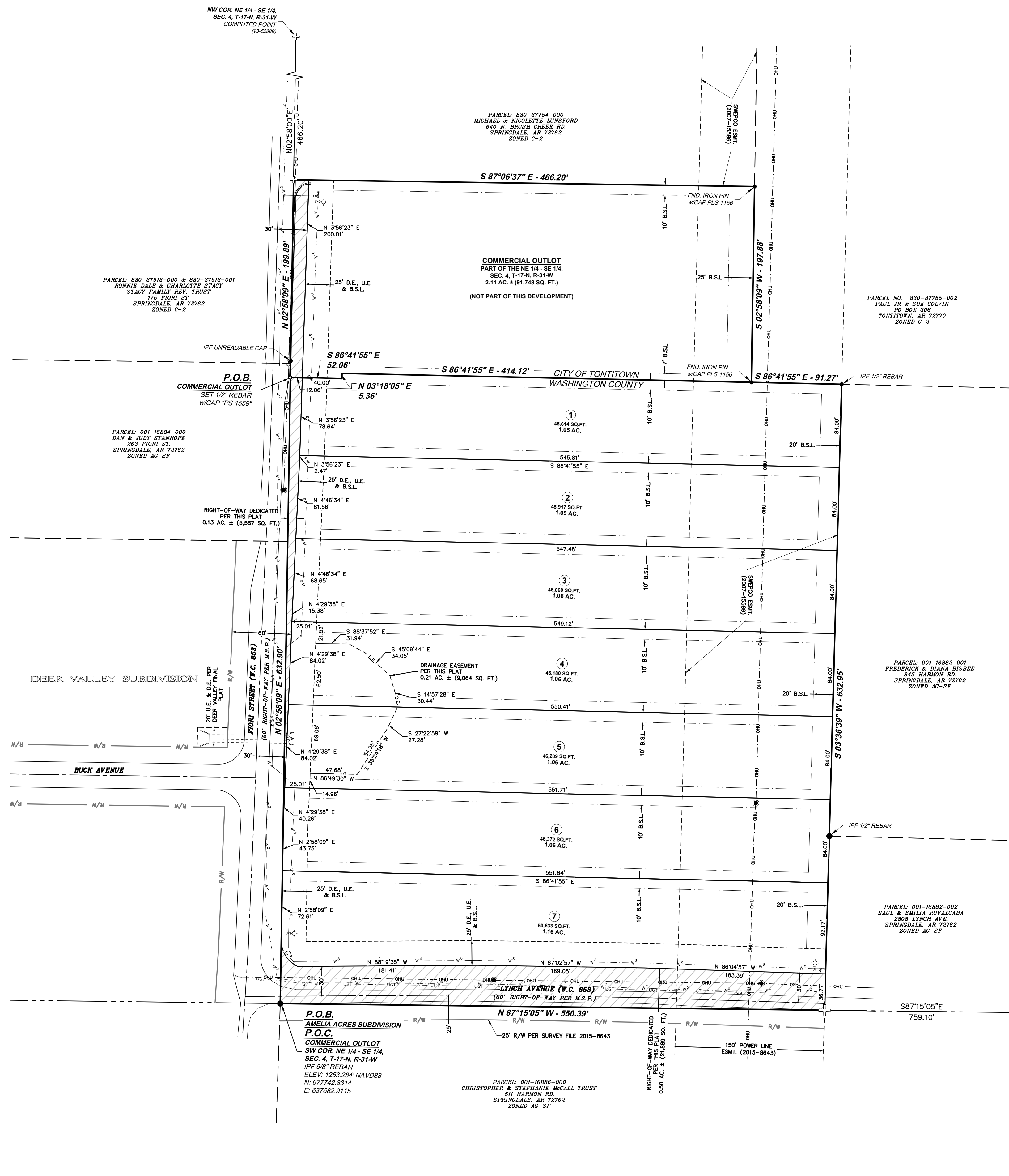
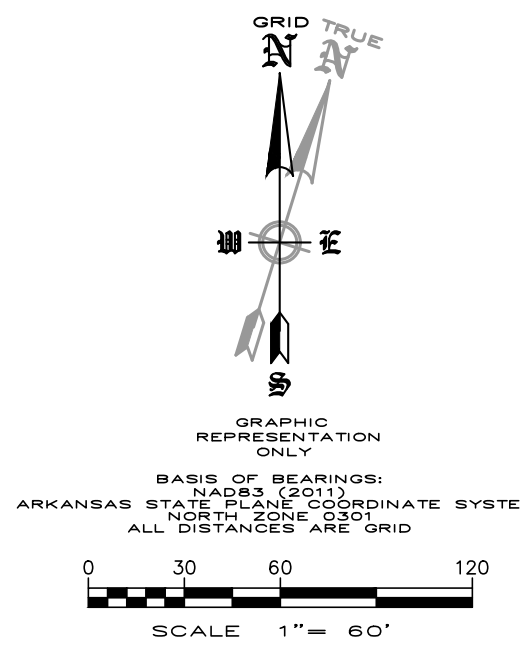
PART OF TRACT B AS SHOWN ON A MINOR SUBDIVISION RECORDED AS FILE NO. 24A-366 OF THE WASHINGTON COUNTY RECORDS AND ALSO BEING DESCRIBED AS A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOUR (4), IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 4, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4, N02°58'09"E A DISTANCE OF 632.90 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE CONTINUING N02°58'09"E A DISTANCE OF 199.89 FEET; THENCE LEAVING SAID WEST LINE, S87°06'37"E A DISTANCE OF 466.20 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE S02°58'09"W A DISTANCE OF 197.88 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE N86°41'55"W A DISTANCE OF 414.12 FEET; THENCE S03°18'05"W A DISTANCE OF 5.36 FEET; THENCE N86°41'55"W A DISTANCE OF 52.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.11 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF FIORI STREET (WASHINGTON COUNTY ROAD 853) ON THE WEST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



SHEET 1 of 2

PLAT CODE: 500-17N-31W-0-04-210-72-1559



**OWNER:** McDONALD BUILDING GROUP, LLC  
671 OXFORD BEND RD  
FAYETTEVILLE, AR 72703  
PHONE: C/O 479-751-8733

**SURVEYOR:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI RD.  
P.O. BOX 282  
SPRINGDALE, AR 72762  
PHONE: 479-751-8733

**EXISTING ZONING:** C-2 & AG-SF

**C-2 SETBACKS:** FRONT SETBACK = 25'  
SIDE SETBACK RES. = 7'  
SIDE SETBACK NON RES. = 10'  
REAR SETBACK NON RES. = 25'

**AG-SF SETBACKS:** FRONT SETBACK = 25' w/u.e.  
SIDE SETBACK = 10'  
REAR SETBACK = 20'

**NET AREA:** 9.55 ACRES  
**GROSS AREA:** 10.18 ACRES

STREET TABLE	
CLASSIFICATION	PUBLIC STREET
LOCAL STREET	4066'

TEMPORARY BENCHMARK TABLE	
TBM #1	XXXXXXXX
TBM #2	XXXXXXXX

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	30.67'	29.88'	29.32'	N32°30'37"W

LEGEND	
---	PROPERTY LINE
---	SECTION LINE
---	SECTION "40" LINE
R/W	RIGHT-OF-WAY
---	EASEMENT (AS NOTED)
D.E.	DRAINAGE EASEMENT
---	BUILDING SETBACK LINE (B.S.L.)
---	CENTERLINE OF ROAD
---	UNDERGROUND GAS LINE
OHU	OVERHEAD UTILITIES
SS	SANITARY SEWER LINE
W	WATER LINE
UGT	UNDERGROUND TELEPHONE LINE
---	CURB AND GUTTER
---	STORM PIPE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
●	IPF - IRON PIN FOUND (AS NOTED)
○	SET 1/2" REBAR w/CAP "PS 1559"
●	FOUND MONUMENT (AS NOTED)
▲	FOUND RAILROAD SPIKE
▲	FOUND NAIL (AS NOTED)
○	COMPUTED POINT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	POWER POLE
⊕	LIGHT POLE

REVISION	DATE	DESCRIPTION

SCALE: 1" = 60'  
DATE: Mar 12, 2024  
DRAWN BY: [Signature]  
W.O. #: 21989

2/2