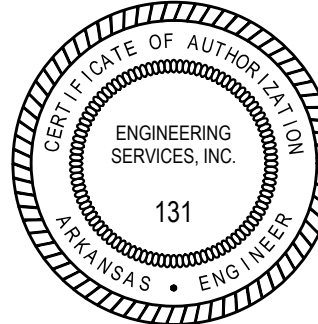
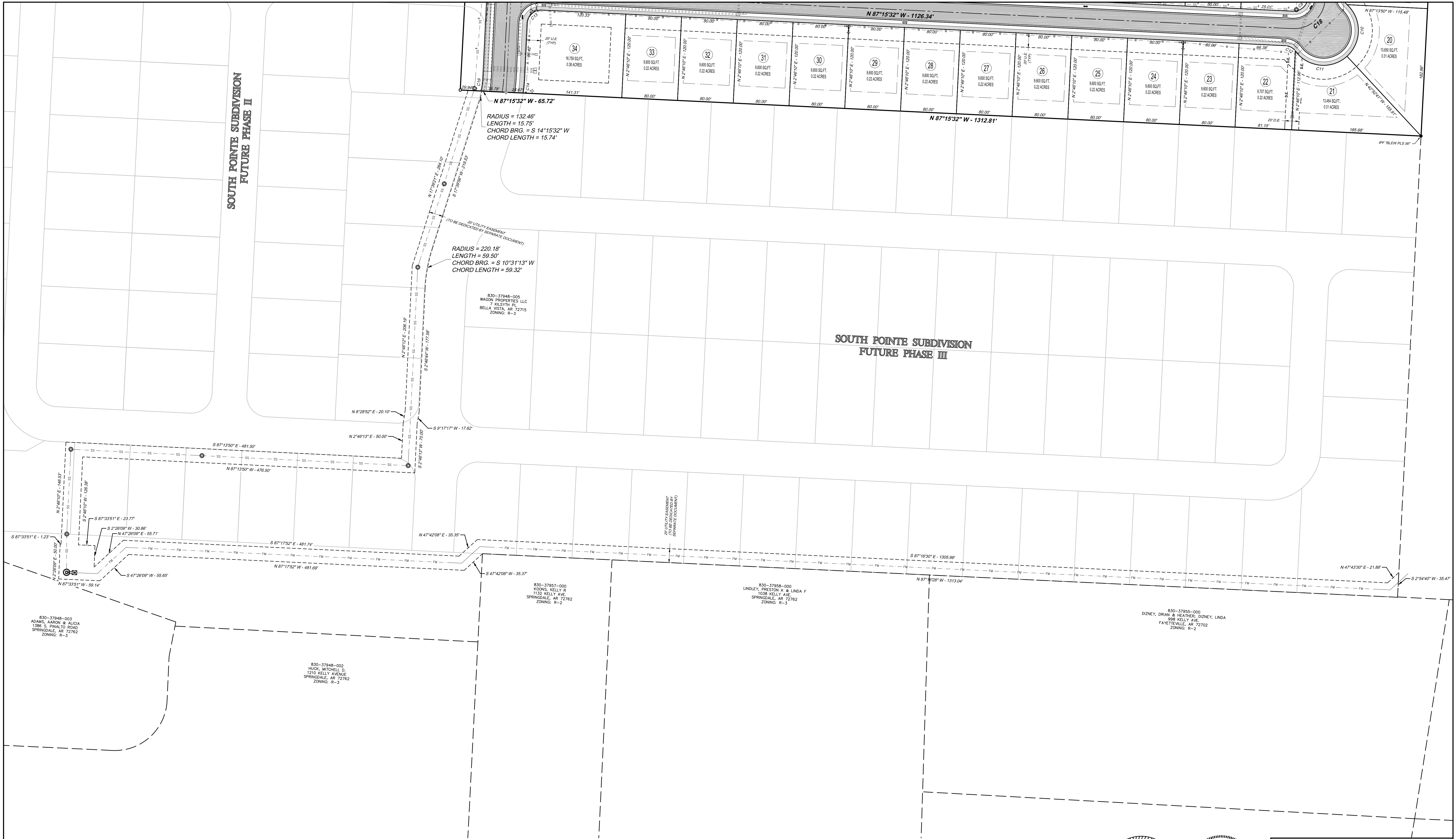




REVISION	DATE	DESCRIPTION

FINAL PLAT
SOUTH POINTE SUBDIVISION PHASE I
TONTITOWN, WASHINGTON COUNTY, ARKANSAS
SCALE: 1"=60' DATE: August 24, 2018 DRAWN BY: RKW
ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2018, ENGINEERING SERVICES, INC. 8/24/2018 3:04 PM
W.O.# 17956 SHEET 2



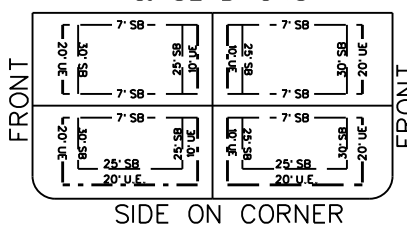


LOT #	AREA S.F.	LOT #	AREA S.F.	Parcel Key No	Parcel No	Name	Address	Zoning
126	14.400	158	11.439	1	830-37961-000	Wildcat Blvd LLC	PO Box 10620 Fayetteville, AR 72703	R-3
127	11.627	159	11.439	2	830-37965-000	Brian Dizney & Heather Dizney	968 Kelly Ave Fayetteville, AR 72702	R-2
128	11.627	160	13.377	3	830-37956-001	Linda K Dizney Rev Trust	3439 E Heritage Pkwy Farmington, AR 72730	R-3
129	11.627	161	13.899	4	830-37957-000	Kelly R Koons	1132 Kelly Ave Springdale, AR 72762	R-2
130	11.627	162	11.439	5	830-39371-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
131	11.627	163	11.439	6	830-39342-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
132	11.627	164	11.439	7	830-39370-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
133	11.627	165	11.439	8	830-39369-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
134	11.627	166	11.439	9	830-39368-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
135	11.627	167	11.439	10	830-39367-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
136	11.627	168	11.439	11	830-39366-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
137	11.627	169	11.439	12	830-39365-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
138	11.627	170	11.439	13	830-39138-000	Wagon Properties LLC	7 Kilsyth Pl Bella Vista, AR 72715	R-3
139	11.627	171	11.439	14	830-39137-000	Stephen & Amy Lightfoot	1209 Marcello Ave Springdale, AR 72762	R-3
140	11.627	172	11.439	15	830-39136-000	Nicholas & Kara Reznysak	1195 Marcello Ave Springdale, AR 72762	R-3
141	11.661	173	11.439	16	830-39135-000	Megan Nicholson	1179 Marcello Ave Springdale, AR 72762	R-3
142	12.150	174	12.154	17	830-39134-000	Michael Warren & Aimee Deane Voisin	1163 Marcello Ave Springdale, AR 72762	R-3
143	10.037	175	10.475	18	830-39133-000	Janie G Bunton	1149 Marcello Ave Springdale, AR 72762	R-3
144	12.060	176	10.475	19	830-39132-000	Jessica F & Sterling King	1133 Marcello Ave Springdale, AR 72762	R-3
145	12.073	177	10.475	20	830-39131-000	Winston C Alderson II	1119 Marcello Ave Springdale, AR 72762	R-3
146	9.999	178	10.474	21	830-39130-000	Robert Hooper & Leslie Davis	1103 Marcello Ave Springdale, AR 72762	R-3
147	12.073	179	10.474	22	830-39129-000	Ubaldo Araujo Martinez & Deysi Perea	1089 Marcello Ave Springdale, AR 72762	R-3
148	11.439	180	10.474	23	830-39128-000	Cuong V Nguyen	1073 Marcello Ave Springdale, AR 72762	R-3
149	11.439	181	10.474	24	830-39127-000	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
150	11.439	182	10.473	25	830-39126-000	Larry John Deweese	2075 N College Ave Fayetteville, AR 72703	R-3
151	11.439	183	10.473	26	830-39125-000	Vision Custom Homes	2708 S Thompson Ste 102 Springdale, AR 72764	R-3
152	11.439	184	10.473	27	830-39124-000	Charles Daniel Clark	1202 Durante St Springdale, AR 72764	R-3
153	11.439	185	10.473					
154	11.439	186	10.473					
155	11.439	187	10.473					
156	11.439	188	10.473					
157	11.439	189	10.472					

GENERAL NOTES:

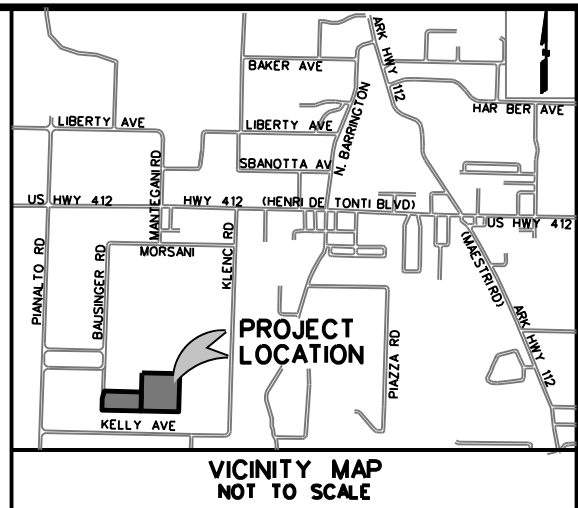
1. NO VISIBLE EVIDENCE HAS BEEN OBSERVED THAT WOULD INDICATE THAT A WETLANDS EXISTS ON THIS PROPERTY.
2. BENCHMARK: TONTITOWN GPS *7
LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR
3. SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNER OR HOME BUILDER.
4. STREET TREES SHALL BE PLANTED BY LOT OWNER OR HOME BUILDER.

TYP. R-3 EASEMENTS & SETBACKS



DEFINITIONS:

B-B - BACK TO BACK
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
S.B. - SETBACK
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
FL - FLOW LINE
T-RIM - TOP OF RIM
R - RADIUS
R-X - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET
LS - LANDSCAPE



0 50 100 200
SCALE: 1" = 100'

LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SET BACK LINE
- FOUND IRON PIN
- ⊕ SITE BENCHMARK
- PAVING
- SIDEWALK
- ▨ PROPOSED QUAD CROSSING

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:
HAMPTON HOLDINGS, LLC
PO BOX 1120
TONTITOWN, AR 72770

Source of Title: D.R. 2019, Page 7596

State of _____ County of _____

On this the _____ day of _____, 2021, before me, _____
(name of notary public)
_____, the undersigned officer, personally appeared,
(name of persons who signed document)
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public _____

Certificate of Surveying Accuracy.
I, MATTHEW D JAMES, 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 Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
State of Arkansas Registration No. 1845

James Layout Services, LLC
PO Box 611, Farmington, AR 72730
(479) 439-9929 survey@jlsnwa.com

Surveyor Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 - Easements, other than possible easements which were visible at the time of making of this survey: building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2020, Page 16150, Book 2018, Page 6453 and Book 2019, Page 7596 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. Basis of Elevation: NAVD88
7. Site Bench Mark: See in drawing
8. This survey is valid only if the drawing includes the seal and signature of the surveyor.
9. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
10. This survey is based on a Title Commitment #2730604-219791179 supplied by City Title & Closing LLC, and dated May 21, 2020, at 8:30am, Title Commitment #18-1325 supplied by Realty Title & Closing Services, LLC, and dated February 18, 2019, at 7:00am, and Title Commitment #18-1325 supplied by Old Republic National Title Insurance Company, and dated March 7, 2018, at 10:28am
11. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
12. Subsurface and environmental conditions were not examined nor considered a part of this survey.
13. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location of underground utilities/structures may vary from locations shown hereon. No excavations were made during the progress of this survey to locate underground utilities/structures.
14. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
15. (BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0045F. Revised date 04/02/2008

PHASE 3 SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR PLS 56 BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR PLS 56 BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR PLS 56 BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 of Execution: _____

Signed: _____
Chairman, Tontitown Planning Commission

Signed: _____
Mayor, City of Tontitown

Signed: _____
Clerk-Treasurer, City of Tontitown

PHASE 3 SITE INFORMATION

PARCEL NO:
830-37948-005
AREA:
20.20 ACRES

PROJECT ADDRESSES:
1244 BAUSINGER RD
TONTITOWN, AR

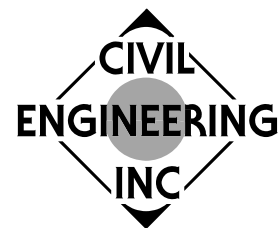
OWNER/DEVELOPER
HAMPTON HOLDINGS, LLC
PO BOX 1120
TONTITOWN, AR 72770

CURRENT ZONING
R-3

PROPOSED USE
SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS
TOTAL - 64
BUILDABLE - 64
DENSITY - 3.0 UNITS / ACRE

1	PER CITY COMMENTS	RDH	06-21-21
NO.	REVISIONS	BY	DATE



CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civlengineeringss.com

FINAL PLAT FOR SOUTH POINTE SUBDIVISION PHASE 3 TONTITOWN, ARKANSAS

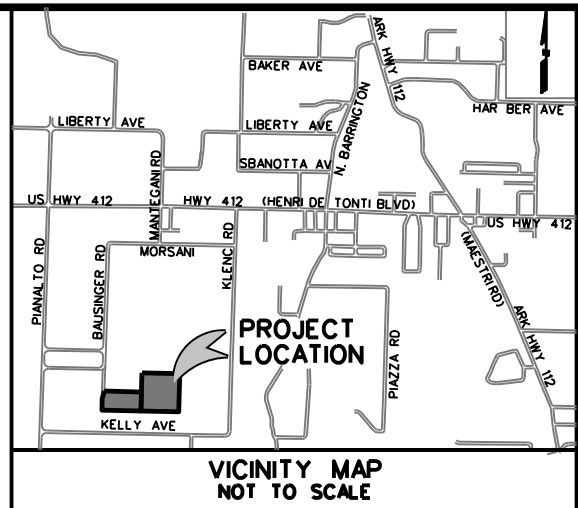
FINAL PLAT

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE: 1"=100' H	
2016	JUNE 2021	1"= 100' V	1 OF 1

5/8" REBAR
PLS 1845
SW CORNER
1/4 NE 1/4
SECTION 11

EX WATER
& SEWER
EASEMENT
DEED 2010-
00008148

SW CORNER
SE 1/4 NE 1/4
SECTION 11
T-17-N, R-31-W



LEGEND

- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED SET BACK LINE
- FOUND IRON PIN
- SITE BENCHMARK
- PAVING
- SIDEWALK (BY BUILDER)
- SIDEWALK (BY DEVELOPER)
- PROPOSED QUAD CROSSING
- PROPOSED STREET LIGHT
- 911 ADDRESSES

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: _____ Signed: _____

Name & Address:
HAMPTON HOLDINGS, LLC
PO BOX 1120
TONTITOWN, AR 72770

Name & Address:
WILDCAT BLVD LLC
PO BOX 10620
FAYETTEVILLE, AR 72703

Source of Title: D.R. 2019, Page 7596

Source of Title: D.R. 2018, Page 6453

State of _____ County of _____

On this the _____ day of _____, 2021, before me, _____ (name of notary public), the undersigned officer, personally appeared,

(name of persons who signed document)
known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

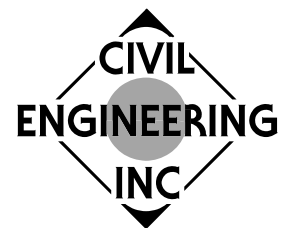
Certificate of Surveying Accuracy.
I, MATTHEW D JAMES, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: _____

Signed: _____
Registered Land Surveyor
State of Arkansas Registration No. 1845

James Layout Services, LLC
PO Box 611, Farmington, AR 72730
(479) 439-9929 survey@jlsnwa.com

NO.	REVISIONS	BY	DATE
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CIVIL ENGINEERING, INC.

P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civlengneeringss.com

FINAL PLAT FOR SOUTH POINTE SUBDIVISION PHASES 4 & 5 TONTITOWN, ARKANSAS

FINAL PLAT

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	1 OF 2
JOB NUMBER	DATE	SCALE: 1"=100' H 1"=100' V	
2016	SEPTEMBER 28, 2021		

FILE: 2016-A-01-SP Ph 4-5 - Final Plat-18x24.dgn
REF: FILE: 2016-A-01-SP Ph 4-5 - Final Plat-18x24.dgn
VIEW: 8/21/2021
DATE: 8/21/2021

S87°16'20"E
54.36

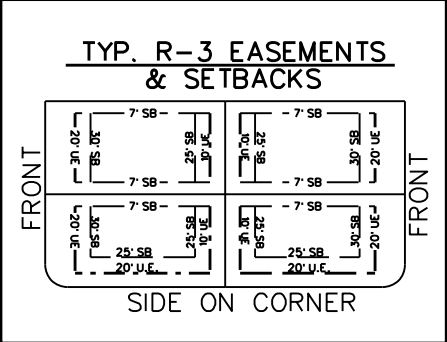
N02°43'40"E
130.91

P.O.B. PHASES 4-5
1/2" REBAR
SW CORNER
NW 1/4 SE 1/4
SECTION 11
T-17-N, R-31-W

5/8" REBAR
SE CORNER
NW 1/4 SE 1/4
SECTION 11
T-17-N, R-31-W

LOT #	AREA (SF)	LOT #	AREA (SF)
190	115,759	250	10,177
191	11,840	251	10,177
192	10,158	252	9,600
193	12,243	253	9,600
194	11,803	254	9,600
195	9,688	255	9,600
196	12,211	256	9,600
197	10,952	257	9,600
198	9,600	258	9,779
199	9,600	259	9,811
200	9,600	260	9,842
201	9,600	261	9,874
202	11,451	262	9,906
203	12,178	263	9,938
204	12,184	264	9,608
205	11,110	265	12,055
206	9,600	266	11,939
207	9,600	267	11,959
208	9,600	268	11,959
209	9,600	269	11,315
210	112,886	270	10,474
211	12,204	271	10,785
212	12,211	272	19,123
213	10,952	273	17,001
214	9,600	274	15,276
215	9,600	275	13,551
216	9,600	276	14,174
217	9,600	277	11,955
218	11,451	278	9,602
219	12,178	279	11,476
220	13,239	280	9,605
221	12,003	281	9,608
222	10,989	282	9,624
223	10,118	283	9,640
224	10,112	284	9,656
225	10,107	285	9,672
226	10,834	286	12,204
227	17,437	287	11,286
228	16,914	288	9,600
229	10,362	289	9,600
230	9,652	290	9,600
231	9,684	291	9,600
232	9,716	292	11,110
233	9,747	293	12,184
234	9,600	294	12,178
235	9,600	295	11,451
236	9,600	296	9,600
237	9,600	297	9,600
238	9,726	298	9,600
239	10,177	299	9,600
240	9,600	300	10,952
241	9,600	301	12,210
242	9,600	302	12,204
243	9,600	303	11,286
244	9,600	304	9,600
245	9,600	305	9,600
246	9,600	306	9,600
247	9,600	307	9,600
248	9,600	308	11,110
249	9,600	309	12,184

CURVE TABLE				
Cune No.	Radius	Arc Length	Chord Length	Chord Bearing
C1	75.00'	117.76'	106.03'	N47°44'53"E
C2	300.00'	78.97'	78.74'	S79°41'24"E
C3	75.00'	117.81'	106.07'	N47°46'07"E
C4	50.00'	78.50'	70.69'	N47°44'53"E
C5	100.00'	153.82'	47.83'	N48°39'43"E
C6	20.00'	30.78'	27.83'	N48°40'56"E
C7	20.00'	31.42'	28.28'	N42°13'53"W
C8	325.00'	18.01'	18.01'	N85°38'38"W
C9	325.00'	67.54'	67.42'	S78°06'09"E
C10	275.00'	72.39'	72.18'	S79°41'24"E
C11	325.00'	32.69'	32.64'	S75°01'39"E
C12	325.00'	52.90'	52.84'	S82°34'08"E
C13	275.00'	54.39'	54.29'	S77°48'49"E
C14	275.00'	18.01'	18.01'	S85°21'18"E
C15	20.00'	31.42'	28.28'	N47°46'07"E
C16	50.00'	78.54'	70.71'	N47°46'07"E
C17	100.00'	17.12'	17.10'	N87°51'50"E
C18	100.00'	60.00'	59.10'	N65°46'14"E
C19	100.00'	60.00'	59.10'	N31°23'35"E
C20	100.00'	19.96'	19.93'	S08°29'11"W
C21	275.00'	40.14'	40.11'	S83°02'58"E
C22	275.00'	32.25'	32.23'	S75°30'30"E
C23	20.00'	17.55'	17.00'	S22°22'29"E
C24	51.00'	50.46'	48.43'	S19°10'23"E
C25	51.00'	42.59'	41.36'	N33°05'46"E
C26	51.00'	54.40'	51.85'	N87°34'33"E
C27	51.00'	22.53'	22.34'	S49°12'56"E
C28	20.00'	17.69'	17.12'	S61°53'49"E
C29	20.00'	16.96'	16.46'	S21°31'36"E
C30	20.00'	16.96'	16.46'	N27°03'50"E
C31	20.00'	26.44'	24.55'	S35°05'59"E
C32	20.00'	17.69'	17.12'	S22°33'57"E
C33	51.00'	47.01'	45.37'	S21°29'31"E
C34	51.00'	41.55'	40.41'	S28°15'23"W
C35	51.00'	59.39'	56.09'	N84°57'35"E
C36	51.00'	22.35'	22.18'	S49°07'11"E
C37	20.00'	17.69'	17.12'	N67°26'03"E
C38	51.00'	22.35'	22.18'	N54°39'25"E
C39	51.00'	61.03'	57.45'	S78°30'18"E
C40	51.00'	52.65'	50.34'	S14°39'05"E
C41	51.00'	34.28'	33.64'	S34°10'45"W
C42	20.00'	17.45'	17.12'	S28°06'11"W



Parcel Key No	Parcel No	Name	Address	Zoning
1	830-37948-005	Hampton Holdings LLC	PO Box 1120 Tontitown, AR 72770	R-3
2	830-39125-000	Vision Custom Homes	2709 S Thompson Ste 102 Springdale, AR 72764	R-3
3	830-39124-000	Charles Daniel Clark	1202 Durante St Springdale, AR 72764	R-3
4	830-39123-000	Jesus Menjivar Monge	1186 Durante St Springdale, AR 72764	R-3
5	830-39122-000	CliffordA & Patricia A Copher	1186 Durante St Springdale, AR 72764	R-3
6	830-39121-000	Paula Debusk	1156 Durante Springdale, AR 72762	R-3
7	830-39121-000	Kyleigh Lapoint	1140 Durante Springdale, AR 72762	R-3
8	830-39119-000	Nathan & Victoria Hudson	1024 Ruscello Ave Springdale, AR 72762	R-3
9	830-37946-00	Henry & Nina Timmons	864 Bausinger Rd Springdale, AR 72762	R-3
10	830-37759-000	Solomon Properties, LLC	PO Box 10620 Fayetteville, AR 72703	PUD
11	830-37760-000	David & Minnie Piazza Trust	1109 Klenc Rd Springdale, AR 72762	A
12	830-37959-002	Lawerence Jeffery Piazza	1281 Klenc Rd Springdale, AR 72764	A
13	830-37959-001	Nino Sabino	3020 Mueller Springdale, AR 72762	A
14	830-37966-000	Ernest L & Virginia L Piazza	1445 S Klenc Rd Springdale, AR 72762	A
15	830-37962-000	Kenneth L Lynch	2604 Trudi Pl Springdale, AR 72762	R-3
16	830-37963-000	Benny & Tara McClure Rev Trust	816 Kelly Ave Springdale, AR 72762	R-3
17	830-37955-000	Brian Dizney & Heather Dizney	1394 Pine Tree Ln Springdale, AR 72762	R-2

GENERAL NOTES:

- NO VISIBLE EVIDENCE HAS BEEN OBSERVED THAT WOULD INDICATE THAT A WETLANDS EXISTS ON THIS PROPERTY.
- BENCHMARK: TONTITOWN GPS #7
LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR
- SIDEWALKS SHALL BE CONSTRUCTED BY LOT OWNER OR HOME BUILDER.
- ONE (1) TREE MUST BE PLANTED IN THE FRONT YARD OF EACH LOT BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED ON SAID LOT.
- ALL FINISHED FLOOR ELEVATIONS SHALL BE 12" ABOVE STREET GUTTER LINE.
- LOT 190 IS THE ONLY PROPOSED AREA TO BE COMMONLY HELD. ITS USE IS A DETENTION BASIN AND PARK AREA (NOT FOR CITY DEDICATION).
- NO FIRE HYDRANT INFO IS AVAILABLE AT THIS TIME.

PHASES 4-5 SURVEY DESCRIPTION:
PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" REBAR BEING THE SOUTHWEST (SW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 11: THENCE NORTH 87°16'35" WEST A DISTANCE OF 53.94 FEET; THENCE NORTH 02°43'40" EAST A DISTANCE OF 130.91 FEET; THENCE SOUTH 87°16'20" EAST A DISTANCE OF 54.36 FEET; THENCE NORTH 02°54'42" EAST A DISTANCE OF 1193.55 FEET; THENCE SOUTH 87°13'53" EAST A DISTANCE OF 1319.97 FEET; THENCE SOUTH 03°03'09" WEST A DISTANCE OF 1323.43 FEET; THENCE NORTH 87°16'35" WEST A DISTANCE OF 1316.72 FEET TO THE POINT OF BEGINNING CONTAINING 40.23 ACRES OR 1,752,483.82 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD OR FACT.

PHASE 4 & 5 SITE INFORMATION

PARCEL NO:
830-37961-000
AREA:
40.23 ACRES

PROJECT ADDRESSES:
1244 BAUSINGER RD
TONTITOWN, AR

OWNER/DEVELOPER:
HAMPTON HOLDINGS, LLC
PO BOX 1120
TONTITOWN, AR 72770
(479) 595-2618
tgmartin76@gmail.com

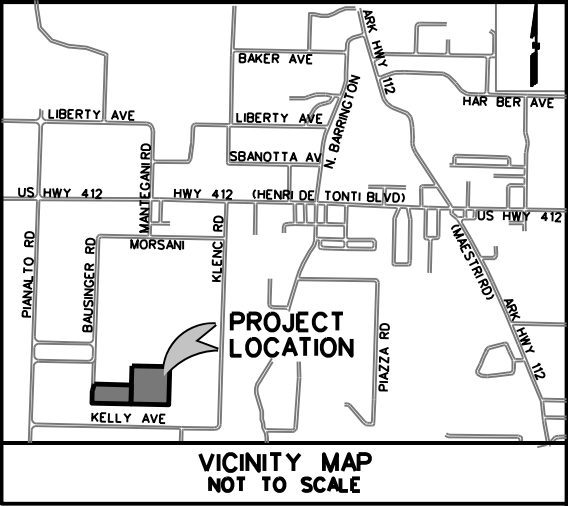
OWNER/DEVELOPER:
WILDCAT BLVD LLC
PO BOX 10620
FAYETTEVILLE, AR 72703
(479) 595-2618
tgmartin76@gmail.com

CURRENT ZONING:
R-3

PROPOSED USE:
SINGLE FAMILY RESIDENTIAL

NUMBER OF LOTS:
TOTAL - 120
BUILDABLE - 119
DENSITY - 3.00 UNITS / ACRE

DEFINITIONS:
B.B. - BACK TO BACK
P.O.B. - POINT OF BEGINNING
U.E. - UTILITY EASEMENT
S.B. - SETBACK
B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
FL - FLOW LINE
T-RIM - TOP OF RIM
R - RADIUS
EX - EXISTING
R.O.W. - RIGHT OF WAY
F.H.A. - FIRE HYDRANT ASSEMBLY
G.P.M. - GALLONS PER MINUTE
S.F. - SQUARE FEET
LS - LANDSCAPE



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 of Execution: _____

Signed: _____
Chairman, Tontitown Planning Commission

Signed: _____
Mayor, City of Tontitown

Signed: _____
Clerk-Treasurer, City of Tontitown

NO.	REVISIONS	BY	DATE
CIVIL ENGINEERING INC CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civlengineeringss.com			
FINAL PLAT FOR SOUTH POINTE SUBDIVISION PHASES 4 & 5 TONTITOWN, ARKANSAS			
FINAL PLAT			
DRAWN BY JTM	DESIGNED BY RDH	CHECKED BY RDH	SHEET NO. 2 OF 2
JOB NUMBER 2016	DATE SEPTEMBER 28, 2021	SCALE: 1"=100' H 1"= ---' V	

PRELIMINARY PLAT
FOR
SOUTH POINTE
SUBDIVISION PHASES 3,4 & 5
TONTITOWN, ARKANSAS

NOTES:

- 1 - NO PREVIOUS OVERFLOW OF SEWER OR SEPTIC SYSTEMS ON THIS SITE PER TONTITOWN PUBLIC WORKS DIRECTOR.
- 2 - NO KNOWN EXISTING GROUND LEASES OR ACCESS AGREEMENTS.
- 3 - NO KNOWN POTENTIAL DANGEROUS AREAS ON THIS SITE.
- 4 - NO PROPOSED PUBLIC PARK DEDICATIONS ON THIS SITE.

LOCAL UTILITY CONTACTS

CITY OF TONTITOWN
PLANNING AND ZONING DEPARTMENT
201 E. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 5)

BUILDING DEPARTMENT
201 E. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 5)

PARKS AND RECREATION
PH: (479) 361-2700

STREETS DEPARTMENT
235 W. HENRI DE TONTI BLVD.
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2996

TONTITOWN WATER UTILITY
235 E. HENRI DE TONTI BLVD.
TONTITOWN, AR 72770
PH: (479) 361-2700 (EXT. 2,3)

TONTITOWN AREA FIRE DEPARTMENT
P.O. BOX 305
TONTITOWN, AR 72770
PH: (479) 361-2700

GAS COMPANY
BLACK HILLS ENERGY
CONTACT: WAYNE MEEK
(479)549-7834

TELEPHONE COMPANY
AT&T
CONTACT: LANE RHOADS
627 WHITE RD.
SPRINGDALE, AR 72766
PH: (479) 442-1977

CENTURYLINK
CONTACT: MIKE EDWARDS
PH: (479) 524-9943

ELECTRIC COMPANY
OZARKS ELECTRIC COOPERATIVE
CONTACT: MIKE PHIPPS
PH: (479) 841-2012

CABLE COMPANY
COX COMMUNICATIONS
CONTACT: CHRIS BYRD
4901 S. 48TH ST.
SPRINGDALE, AR 72762
PH: (479) 871-2431

Certificate of Preliminary Survey Accuracy.

I, _____, 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.
Date of Execution: _____

Registered Land Surveyor

State of Arkansas Registration No. _____

Certificate of Preliminary Engineering Accuracy. Each set of street and drainage plans must be submitted in accordance with applicable state statutes and any plans and specifications required:

I, _____, hereby certify that this plan correctly represents a plan prepared under my direction and engineering requirements of the Tontitown Subdivision Regulations have been complied with.
Date of Execution: _____

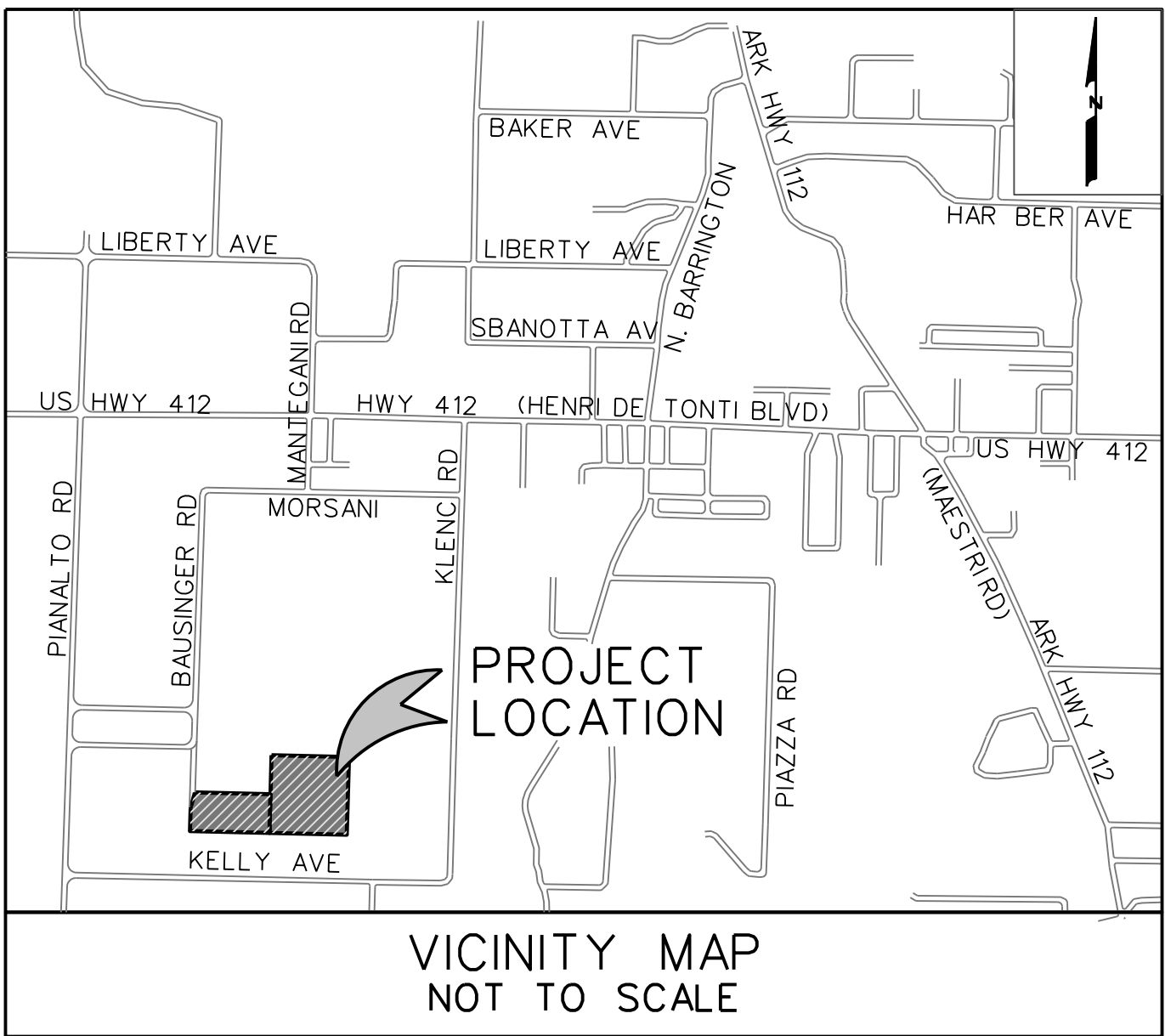
Registered Engineer

State of Arkansas Registration No. _____

Certificate of Preliminary Plat Approval.

This plat has been given preliminary plat approval only and has not been approved for recording purposes as a public record. This certificate shall expire on _____ (date).
Date of Execution: _____

Chairman, City of Tontitown Planning Commission



PREPARED FOR

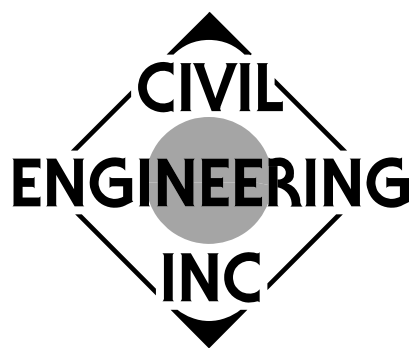
HAMPTON HOLDINGS, LLC

PO Box 1120
Tontitown, AR 72770

&

WILDCAT BLVD, LLC

PO Box 10620
Fayetteville, AR 72703
(479) 283-7744



701 S. MT. OLIVE, P.O. BOX 12

E-MAIL: mail@civilengineeringss.com

SILOAM SPRINGS, ARKANSAS 72761

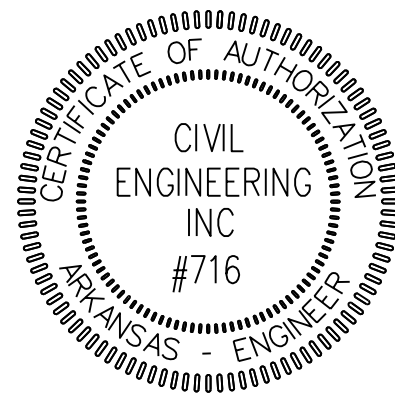
(479)524-9956 OFC - (479)524-4747 FAX

INDEX

- 1 TITLE PAGE
2 PRELIMINARY PLAT
3 PRELIMINARY PLAT (UTILITIES)
4 PRELIMINARY PLAT (GRADING)
5 PRELIMINARY PLAT (LANDSCAPE)

CONTRACTOR SHALL NOT DEVIATE FROM OR MAKE ANY CHANGES TO APPROVED PROJECT DESIGN WITHOUT WRITTEN APPROVAL OF ENGINEER.

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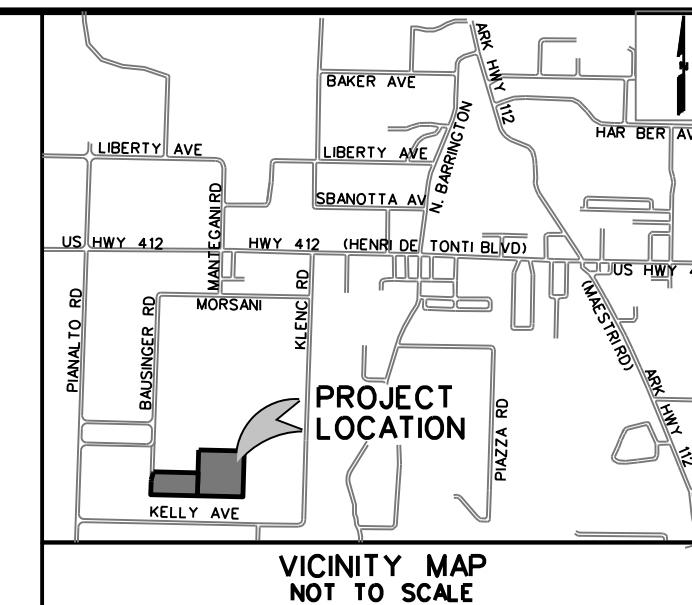


Know what's below.
Call before you dig.

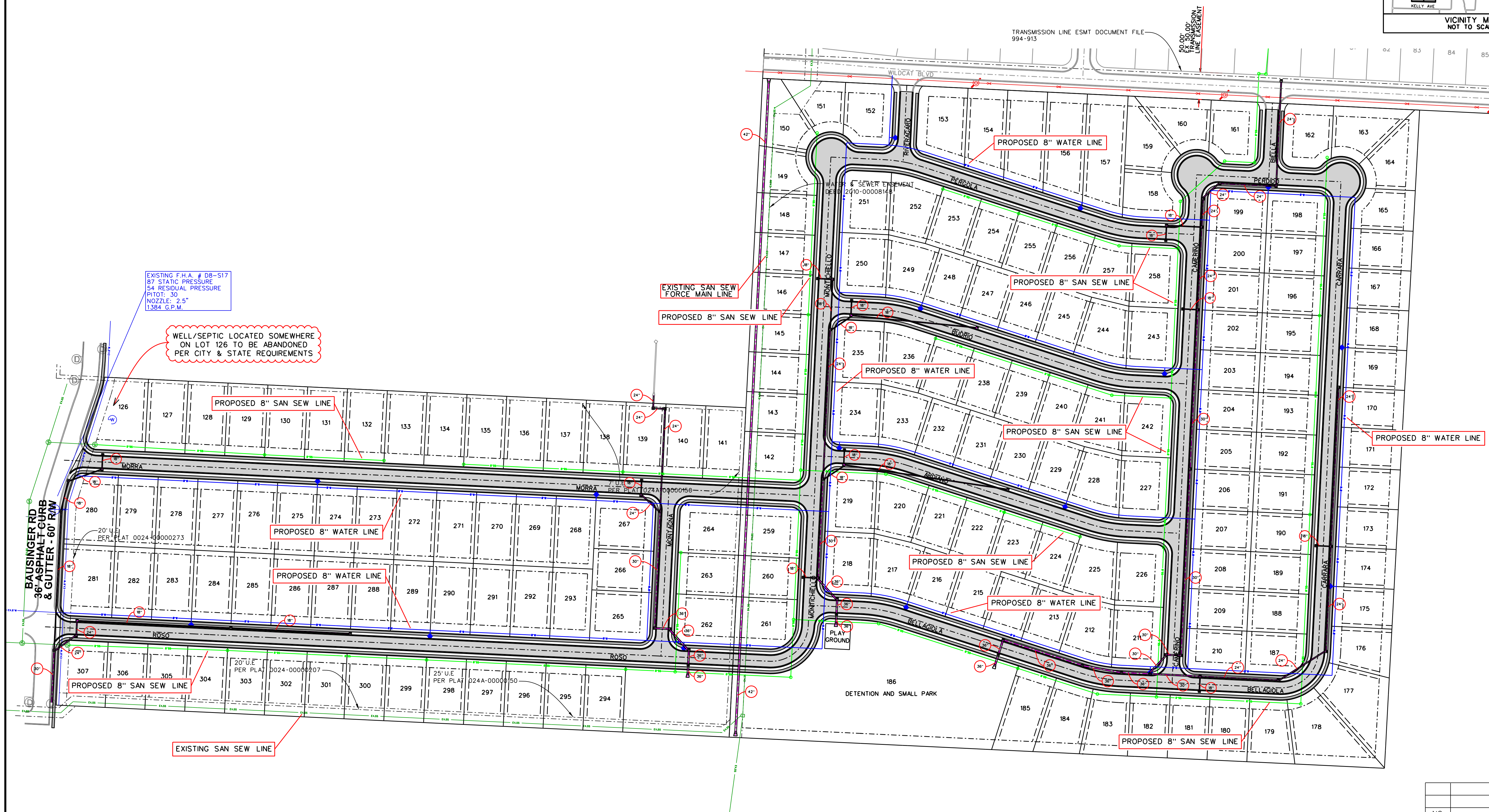
NO.	REVISIONS	BY	DATE
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PRELIMINARY FOR GOVT REVIEW ONLY STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 09/16/2020 No. 7731 RONALD HOMMEYER		CIVIL ENGINEERING, INC. P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761 (479)524-9956 Phone or (479)524-4747 Fax E-MAIL: mail@civilengineeringss.com	
PRELIMINARY PLAT FOR SOUTH POINTE SUBDIVISION PHASES 3,4 & 5 TONTITOWN, ARKANSAS			
PRELIMINARY PLAT (TITLE SHEET)			
DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	
JOB NUMBER	DATE	SCALE:	
2016	SEPTEMBER 2020	NO SCALE	1 OF 5

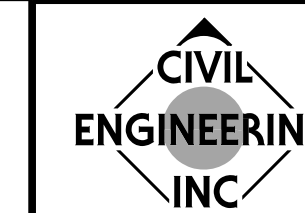
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REF FILE: 2016.dgn
VIEW:
DATE: 8/3/2020 11:36:10 AM PF:



- ## LEGEND
- | | |
|---------|---------------------------------|
| ---- | EXISTING EASEMENT LINE |
| ---- | PROPOSED EASEMENT LINE |
| ---- | PROPOSED SET BACK LINE |
| ✂ | EXISTING FENCE LINE |
| —OHE— | EX OVER HEAD ELECTRIC LINE |
| —W— | EX WATER LINE |
| —EX SS— | EX SANITARY SEWER LINE |
| SS | EX SANITARY SEWER MANHOLE |
| ⊕ | EX STORM BOX |
| ⊕ | EX FIRE HYDRANT ASSEMBLY |
| ⊕ | EX WATER VALVE |
| ⊕ | EX POWER/UTILITY POLE |
| ⊕ | PROPOSED FIRE HYDRANT ASSEMBLY |
| ○ | PROPOSED SANITARY SEWER MANHOLE |
| ▒ | PROPOSED PAVING |
| ▒ | PROPOSED SIDEWALK |
| ⊕ | PROPOSED STORM, ROAD RCP/HDPE |



NO	REVISIONS	RY	DATE

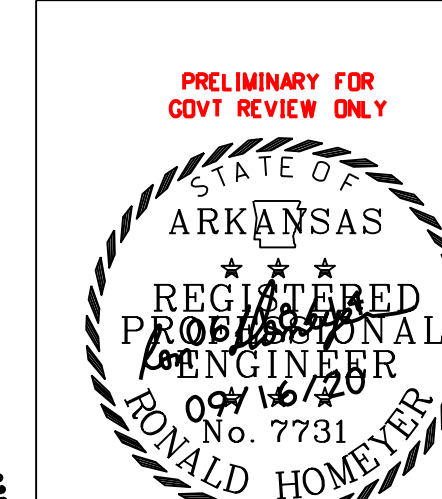


CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

PRELIMINARY PLAT FOR
SOUTH POINTE SUBDIVISION PHASES 3, 4 & 5
TONTITOWN, ARKANSAS

PRELIMINARY PLAT (UTILITIES)

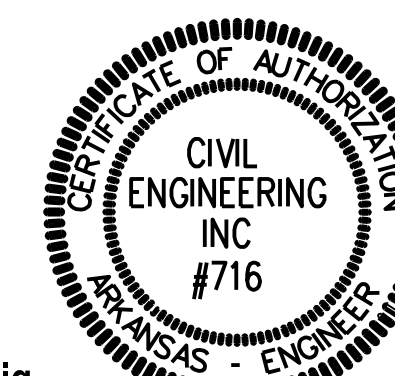
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JOB NUMBER 2016	DATE SEPTEMBER 2020	SCALE: 1"=100' H 1"= 10' V	



This document
originally issued
and sealed by
Ronald Homey
P.E. 7731 on
September 16, 20

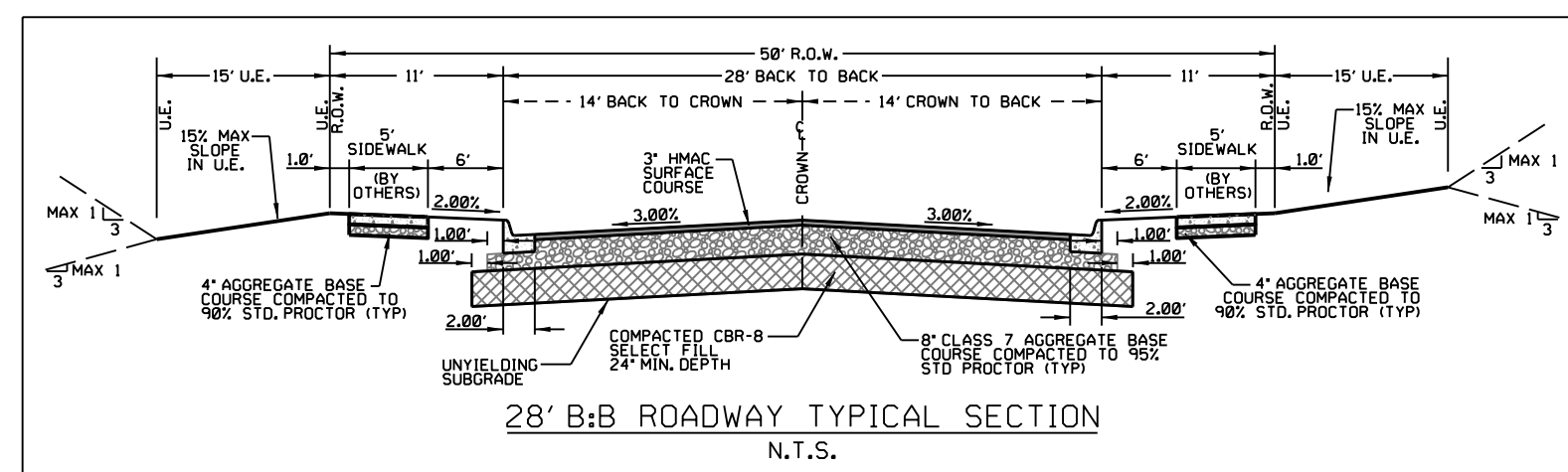


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Call before you dig



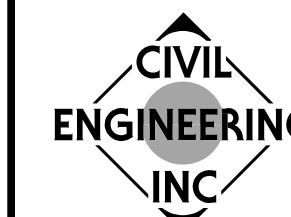


 EXISTING INDEX CONTOUR
 EXISTING INTERMEDIATE CONTOUR
 PROPOSED INDEX CONTOUR
 PROPOSED INTERMEDIATE CONTOUR
 FLOW DIRECTION
 PROPOSED PAVING
 PROPOSED SIDEWALK



BENCHMARK: TONTITOWN GPS •7
LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR

NO	REVISIONS	BY	DATE

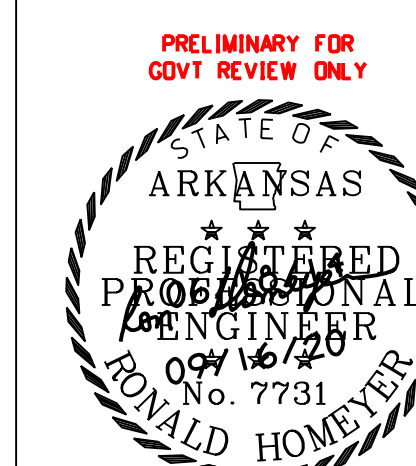


CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civilengineeringss.com

PRELIMINARY PLAT FOR
SOUTH POINTE SUBDIVISION PHASES 3, 4 & 5
TONTITOWN, ARKANSAS

PRELIMINARY PLAT (GRADING)

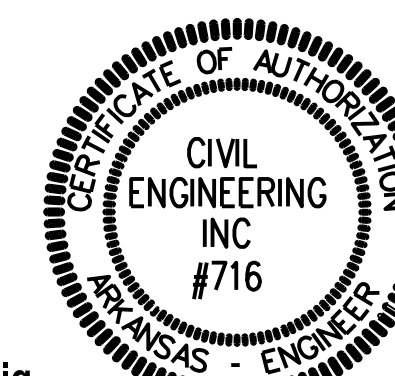
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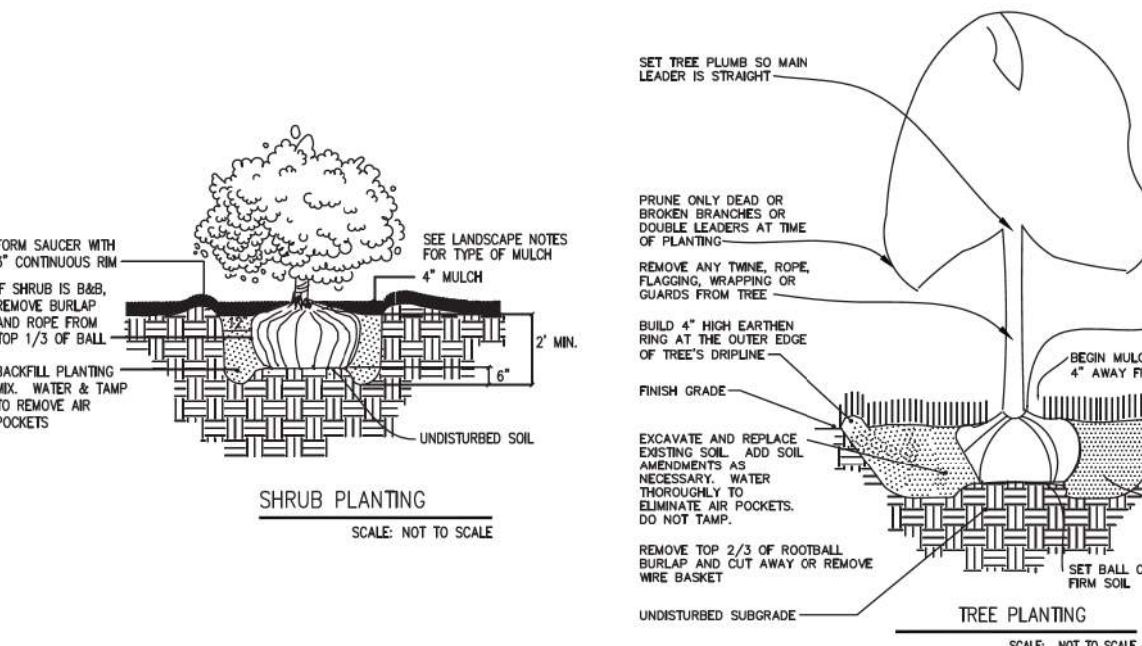
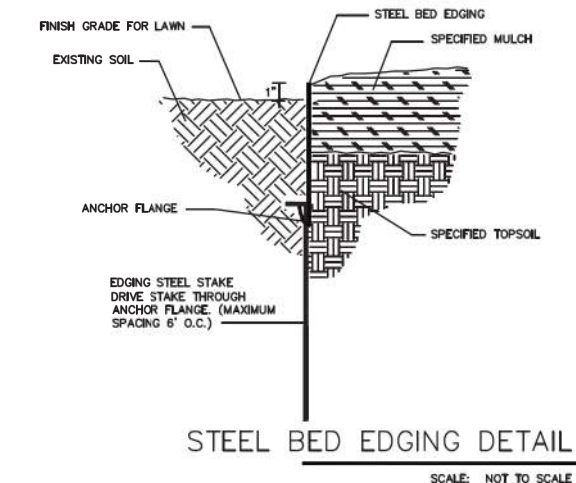


This document was
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Ronald Homeyer
P.E. 7731 on
September 16, 2001

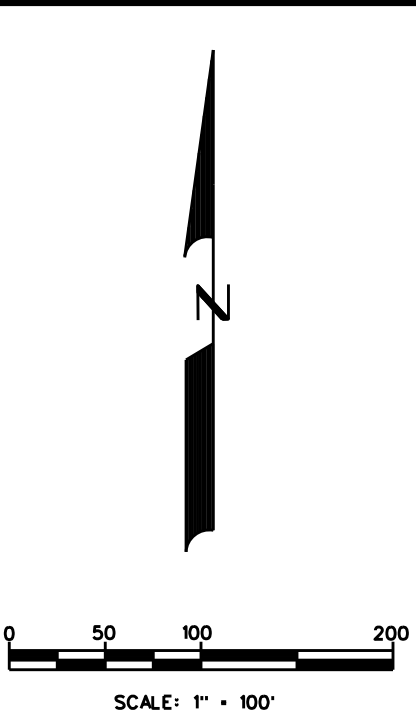
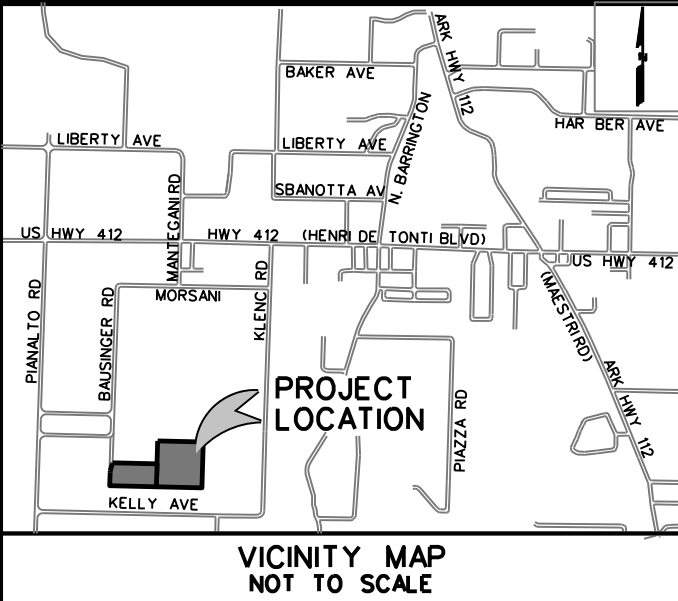


Know what's **below**.
Call before you dig

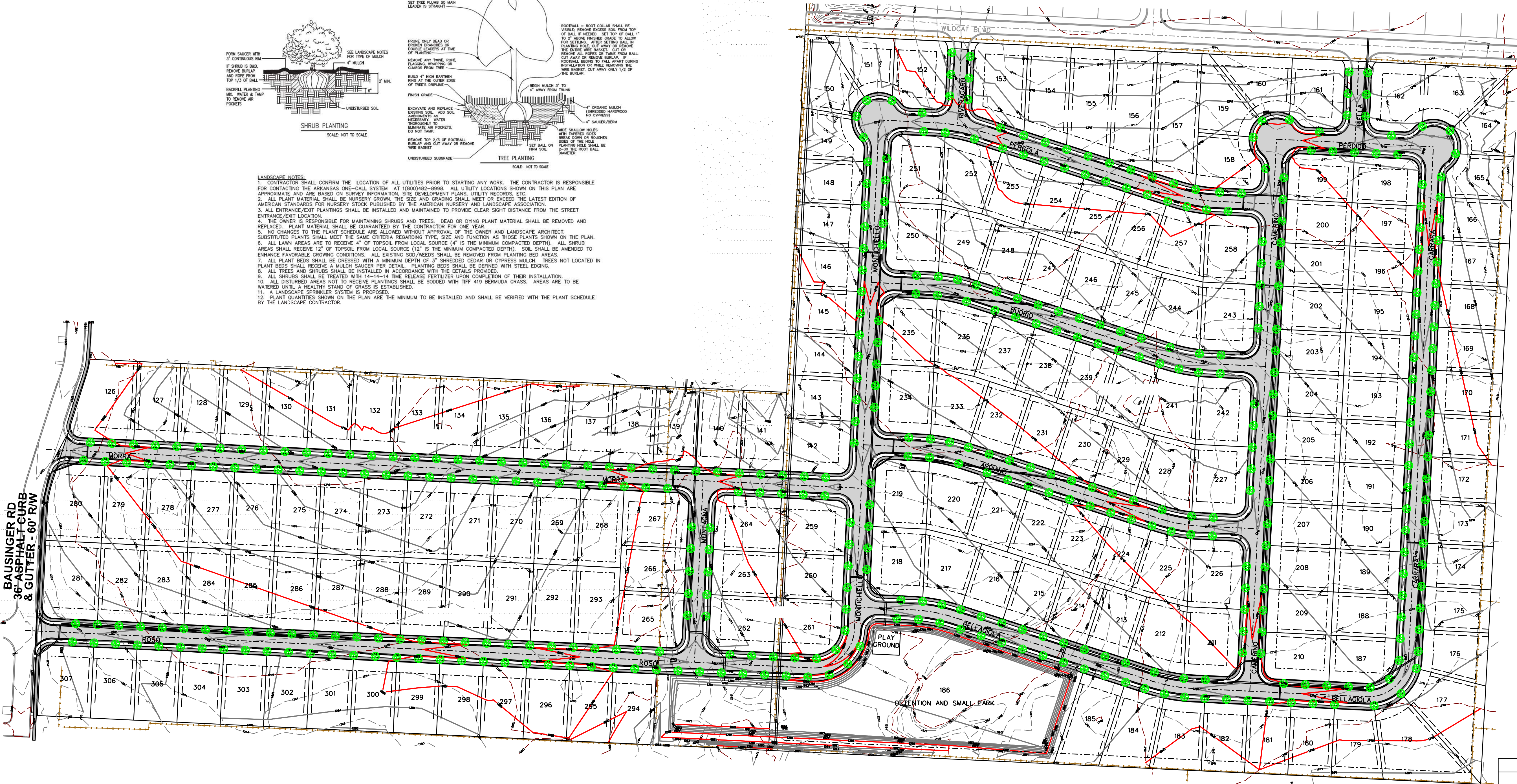




LANDSCAPE NOTES:
1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARKANSAS ONE-CALL SYSTEM AT (800)482-8998. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, THE SIZE AND GRADING SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREET ENTRANCE/EXIT LOCATION.
4. THE OWNER IS RESPONSIBLE FOR MAINTAINING SHRUBS AND TREES. DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED. PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR FOR ONE YEAR.
5. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT. SUBSTITUTED PLANTS SHALL MEET THE SAME CRITERIA REGARDING TYPE, SIZE AND FUNCTION AS THOSE PLANTS SHOWN ON THE PLAN.
6. ALL LAWN AREAS ARE TO RECEIVE 4\"/>



- LEGEND**
- EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - PROPOSED INDEX CONTOUR
 - PROPOSED INTERMEDIATE CONTOUR
 - FLOW DIRECTION
 - PROPOSED PAVING
 - PROPOSED SIDEWALK
 - EXISTING TREE
 - PROPOSED TREE



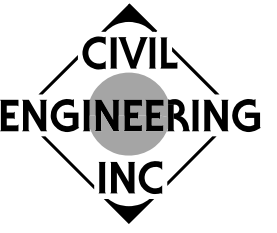
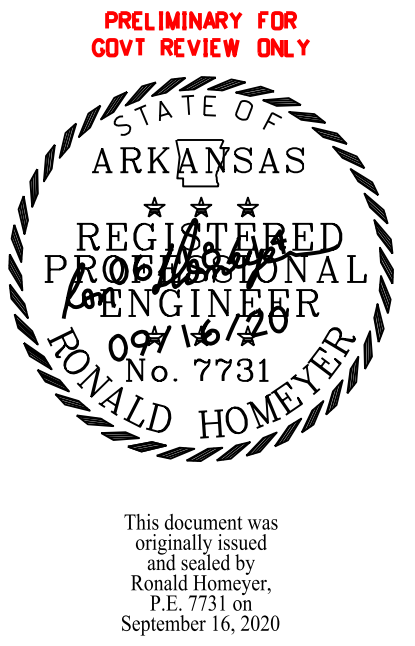
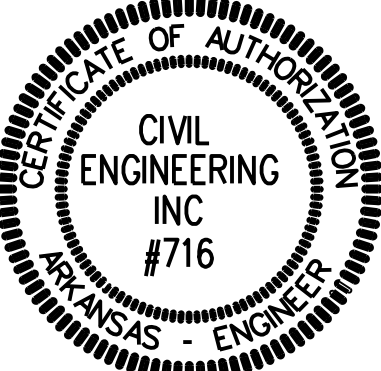
RANDOMIZE TREE SPECIES PER TONTTOWN CITY CODE

MULCH ONLY 8\"/>

ALL FINISH FLOOR ELEVATIONS SHALL BE 12\"/>

BENCHMARK: TONTTOWN GPS #7 LOCATED ON STORM BOX, SOUTH SIDE OF VINCENZA DR

FILE: 2016-South Pointe Preliminary Plat-05-Landscape.dgn
REF FILE: 2016.dgn
DATE: 8/3/2020 11:36:10 AM
PF:



CIVIL ENGINEERING, INC.
P.O. Box 12, 701 S Mt Olive, Siloam Springs, Arkansas 72761
(479)524-9956 Phone or (479)524-4747 Fax
E-MAIL: mail@civlenghneeriggs.com

PRELIMINARY PLAT FOR
SOUTH POINTE SUBDIVISION PHASES 3, 4 & 5
TONTTOWN, ARKANSAS

PRELIMINARY PLAT (LANDSCAPING)

DRAWN BY	DESIGNED BY	CHECKED BY	SHEET NO.
JTM	RDH	RDH	5 OF 5
JOB NUMBER	DATE	SCALE: 1"=100' H 1"= ---' V	
2016	SEPTEMBER 2020		