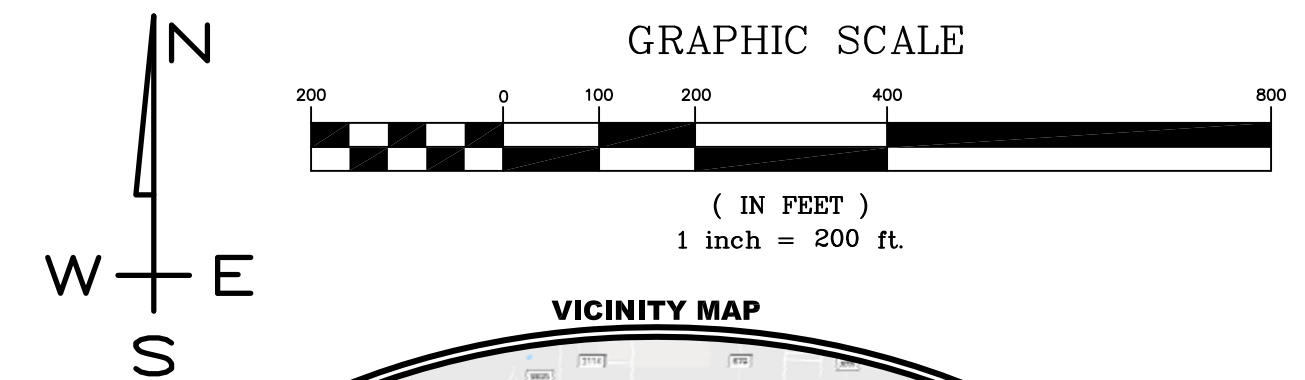


ENGINEER/SURVEYOR:
 JORGENSEN & ASSOCIATES
 124 W. SUNBRIDGE, SUITE 5
 FAYETTEVILLE, AR 72703

OWNER / DEVELOPER:
 RED CANYON DEVELOPMENT LLC
 611 W BOWEN BLVD
 FAYETTEVILLE, AR 72703-9754



- NOTES:
- CURRENT ZONING = R-1
 - PARCEL NUMBER = PART OF 760-02350-001.
 - TWO SIDEWALK ACCESS RAMPS WILL BE EXED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
 - ALL UTILITY CROSSING SHALL BE 6" PVC PPES BURIED MINIMUM 42" DEEP.
 - ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
 - NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
 - A PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FRM #0514300195F DATED MAY 16, 2008.
 - THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
 - WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
 - TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY, PAID FOR BY THE OWNER. WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE, SEWER TO THE CITY OF FARMINGTON.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
 - PHASE 3: 62 BUILDABLE LOTS, PHASE 4: 59 BUILDABLE LOTS.

LEGAL DESCRIPTION - PHASE 3 & 4:
 A part of the NW1/4 of the SE1/4, a part of the SW1/4 of the SE1/4, and a part of the SE1/4 of the SW1/4 of Section 26, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NW corner of said NW1/4, SE1/4, thence N87°21'31"E 102.99 feet, thence S03°56'50"W 381.80 feet, thence S88°03'10"E 45.00 feet, thence S03°56'50"W 155.00 feet, thence S88°03'10"E 75.00 feet, thence S03°56'50"W 135.00 feet, thence S88°03'10"E 205.73 feet, thence S82°20'00"E 53.70 feet, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 13.00 feet to the POINT OF BEGINNING, thence S41°03'10"E 135.00 feet, thence S48°56'50"W 35.26 feet, thence S41°03'10"E 170.11 feet, thence S03°56'50"W 858.15 feet, thence S88°03'10"E 135.00 feet, thence along a non tangent curve to the right 35.35 feet, said curve having a radius of 25.00 feet and chord bearing and distance of S44°27'29"W 32.48 feet to a point of reverse curve to the left having a radius of 61.50 feet and a central angle of 261°01'16", thence Southeast along the arc, a distance of 280.17 feet, thence N03°56'50"E 10.44 feet, thence S88°03'10"E 138.86 feet, thence S04°29'10"W 374.03 feet, thence S88°19'00"W 148.40 feet, thence S01°42'04"W 192.97 feet, thence N03°56'50"E 234.35 feet, thence N01°47'29"E 145.61 feet, thence N03°51'00"W 591.17 feet, thence S00°55'50"W 143.16 feet, thence N41°01'38"W 1,186.35 feet, thence N03°25'37"W 115.11 feet, thence N48°56'50"E 119.76 feet, thence N61°27'39"E 154.90 feet, thence S48°13'00"E 154.28 feet, thence N48°56'50"E 325.00 feet, thence N61°43'00"E 127.99 feet, thence N88°39'58"E 106.37 feet, thence S88°03'10"E 300.00 feet, thence N03°56'50"E 105.00 feet, thence S88°03'10"E 135.00 feet, thence N03°56'50"E 11.95 feet to a point of curve to the right 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of N12°07'21"E 35.55 feet, thence N89°42'08"W 171.27 feet, thence N48°56'50"E 217.05 feet to the POINT OF BEGINNING. Containing 41.82 acres, more or less, subject to easements and right of ways of record.

LINE	LENGTH	BEARING
L1	102.99'	S88°21'31"E
L2	45.00'	S86°03'10"E
L3	75.00'	N86°03'10"W
L4	53.70'	N62°26'03"W
L5	13.00'	S48°56'50"W
L6	35.26'	S48°56'50"W
L7	10.44'	N03°56'50"E
L8	11.95'	N03°56'50"E
L9	39.74'	S48°56'50"W
L10	29.89'	N03°56'50"E
L11	36.50'	N48°56'50"E

	FRONT	SIDE	REAR
	25'	10'	20'

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	35.35'	25.00'	21.36	32.48	N44°27'29"E	81°01'16"
C2	280.17'	61.50'	71.98	93.52	S45°32'31"E	261°01'16"
C3	35.67'	125.00'	17.96	35.55	S12°07'21"W	16°21'02"
C4	78.54'	100.00'	41.42	76.54	S26°26'50"W	45°00'00"
C5	58.90'	75.00'	31.07	57.40	S71°26'50"W	45°00'00"
C6	78.58'	100.00'	41.45	76.58	S63°32'27"E	45°01'28"
C7	78.54'	100.00'	41.42	76.54	S18°33'10"E	45°00'00"
C8	58.90'	75.00'	31.07	57.40	N26°26'50"E	45°00'00"
C9	78.54'	100.00'	41.42	76.54	N71°26'50"E	45°00'00"
C10	78.58'	100.00'	41.45	76.58	S63°32'27"E	45°01'28"
C11	58.94'	75.00'	31.08	57.43	N26°27'33"E	45°01'26"
C12	58.87'	75.00'	31.05	57.37	N18°32'27"W	44°58'34"

PARCEL #	OWNERS NAME & ADDRESS
760-02351-200	DAVID & MICHELE MCCONNELL - 14489 DRAIN ROAD - FARMINGTON, AR 72730-8707
760-02740-000	JAY & HAVEN PEARCY - 483 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02741-000	JAY & HAVEN PEARCY - 483 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02743-000	MOHAMMAD & ROSHAN ISMAIL - 471 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02742-000	SAM MATIAS & JAY & HAVEN PEARCY - 443 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02745-000	BEAU & KATHERINE THOMPSON - 443 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02747-000	ROBERT & STEPHANIE BLAKLEY - 429 W. HYDRANGEA DRIVE - FARMINGTON, AR 72730
760-02748-000	PHILIP PENNE & MELISSA MACKLEM - 592 N. MCLEOD DRIVE - FARMINGTON, AR 72730
760-02350-000	MOUNTAIN TOWN COUNSELING LLC - 287 N. DOUBLE SPRINGS ROAD - FARMINGTON, AR 72730
765-16225-800	GARY KEVIN & STEPHEN PRUETT FAMILY TRUST - 438 RIVER PARK DRIVE - READING, CA 96003
760-02385-000	DOUGLAS WILLIAMS REV. TRUST - P.O. BOX 1797 - FARMINGTON, AR 72730
760-02382-000	GOOSE CREEK PROPERTIES LLC - P.O. BOX 1346 - FAYETTEVILLE, AR 72702
760-02386-000	DAVID & PATRICIA MAHAN - 412 GOOSE CREEK ROAD - FARMINGTON, AR 72730
760-02357-000	DAVID & PATRICIA MAHAN - 412 GOOSE CREEK ROAD - FARMINGTON, AR 72730
760-02389-000	DOUGLAS & KAREN MCCRATIC - 434 GOOSE CREEK ROAD - FARMINGTON, AR 72730
760-02358-000	DOUGLAS & KAREN MCCRATIC - 434 GOOSE CREEK ROAD - FARMINGTON, AR 72730
760-02356-000	MATTHEW & LORI BURNS - 464 W. GOOSE CREEK ROAD - FARMINGTON, AR 72730
760-02352-000	PHYLIS YOUNG - 546 GOOSE CREEK ROAD - FARMINGTON, AR 72730-8506
760-02351-000	PHYLIS YOUNG - 546 GOOSE CREEK ROAD - FARMINGTON, AR 72730-8506
760-02350-004	DOUBLE SPRINGS DEVELOPMENT LLC - 1204 E. JOYCE BLVD #2 - FAYETTEVILLE, AR 72703
760-02360-000	JOHN & AMY PURIFOY - 611 N. DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-04080-000	BROWN, JONATHAN ADAM & MARISSA - 509 N. YONA LN - FARMINGTON, AR 72730
760-04081-000	RIGGINS CONSTRUCTION OF NWA INC - 1204 E. JOYCE BLVD #102 - FAYETTEVILLE, AR 72703
760-04082-000	RIGGINS CONSTRUCTION OF NWA INC - 1204 E. JOYCE BLVD #102 - FAYETTEVILLE, AR 72703
760-04083-000	RIGGINS CONSTRUCTION OF NWA INC - 1204 E. JOYCE BLVD #102 - FAYETTEVILLE, AR 72703
760-04084-000	RIGGINS CONSTRUCTION OF NWA INC - 1204 E. JOYCE BLVD #102 - FAYETTEVILLE, AR 72703
760-04085-000	PROPERTY STARCAVE LLC - 2499 BROOKWATER LN - FAYETTEVILLE, AR 72703
760-04086-000	PROPERTY STARCAVE LLC - 2499 BROOKWATER LN - FAYETTEVILLE, AR 72703
760-04087-000	PROPERTY STARCAVE LLC - 2499 BROOKWATER LN - FAYETTEVILLE, AR 72703
760-04088-000	RIGGINS CONSTRUCTION OF NWA INC - 1204 E. JOYCE BLVD #102 - FAYETTEVILLE, AR 72703
760-04089-000	BATES, MATTHEW SCOTT - 455 N. YONA LN - FARMINGTON, AR 72730
760-04090-000	CHORNBENGOON, JIMMY - 450 N. YONA LN - FARMINGTON, AR 72730

124 W. Sunbridge Drive, Suite 5
 Fayetteville, AR 72703
 Office: 479-782-4800
 Fax: 479-882-4807
 www.jorgensenassoc.com

JORGENSEN + ASSOCIATES
 Civil Engineering / Surveying

LEGEND

- × CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT

EXISTING 8" SEWER LINE
 EX SS-8
 PROPOSED 8" SEWER LINE
 SS-8
 EXISTING WATERLINE
 EX WL-8
 PROPOSED 8" WATER LINE
 WL-8
 CENTERLINE STREET
 BUILDING SETBACK
 UTILITY EASEMENT
 NEW 5' SIDEWALK

UTILITY CROSSING
 UTX
 EXISTING CONTOUR
 FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
 GOOSE CREEK VILLAGE
 PHASES 3 & 4

PROJECT LOCATION:
 FARMINGTON, AR

REVISIONS

DATE: 07-13-21
 DRAWN BY: PMM
 PROJECT #: 2020035
 FILE PATH: Z:\SRD\2020\GOOSE 3&4
 SHEET SIZE: 22" x 34"
 SCALE: 1"=200'

CERTIFICATE OF AUTHORIZATION
 JORGENSEN & ASSOCIATES
 No. 722
 ARKANSAS - ENCL. 1000

SHEET TITLE
 OVERALL PRELIMINARY PLAT

SHEET NUMBER
 C1.01