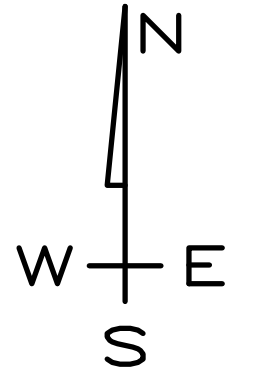


ENGINEER/SURVEYOR:

JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE DRIVE, SUITE 5
FAYETTEVILLE, AR 72703

OWNER/DEVELOPER:

D R HORTON - NW ARKANSAS LLC
1341 HORTON CIR.
ARLINGTON, TX 76011



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

STREET TABLE					
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE	
GOOSE KING	50'	28'	5'	6'	
TAVERNER	50'	28'	5'	6'	
GOSLING	50'	28'	5'	6'	
W Canada Dr	50'	28'	5'	6'	
MCLEOD	50'	28'	5'	6'	

R-1 SETBACKS			
FRONT:	25'		
SIDE:	10'		
REAR:	20'		

BENCHMARKS				
No.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	638070.621	644776.915	1212.05	TOP NUT FIRE HYDRANT
2	637374.936	644991.412	1199.33	TOP NUT FIRE HYDRANT

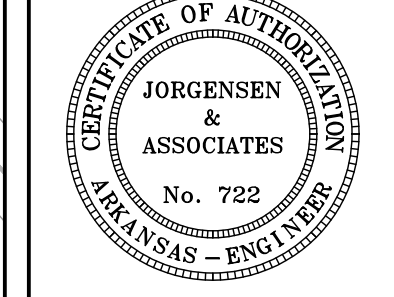
NOTES:

- CURRENT ZONING = R-1
- PARCEL NUMBER = 760-02350-001
- TWO SIDEWALK ACCESS RAMP SHALL BE EXED AT EACH STREET CORNER AS SHOWN ON THIS PLAN.
- ALL UTILITY CROSSING SHALL BE 6-4" PVC PIPES 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 FORM #0514300165G AND #0514300166G DATED JANUARY 25, 2024.
- 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 PLAN AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAN.
- 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.
- 102 BUILDABLE LOTS.
- LOT 333 IS DEDICATED BY THIS PLAN AS A DRAINAGE EASEMENT.
- LOT 333 AND 334 WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LEGEND	
X	CALCULATED POINT
●	FOUND RAILROAD SPIKE
○	SET IRON PIN & CAP
⊙	POWER POLE
△	CENTERLINE MARKER
⊕	SEWER MANHOLE
⊙	FIRE HYDRANT
☆	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	PROPOSED 8" SEWER LINE
---	EXISTING WATERLINE
---	PROPOSED 8" WATER LINE
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW 5" SIDEWALK
---	UTILITY CROSSING
---	EXISTING CONTOUR
---	FINISHED CONTOUR

PROJECT DETAILS	
PROJECT TITLE:	GOOSE CREEK VILLAGE PHASE V
PROJECT LOCATION:	FARMINGTON, AR
REVISIONS	

DATE: 01.14.2025
DRAWN BY: PMM
PROJECT #: 2022169
FILE PATH: Z:\SUBD\2022169\GOOSE 5
SHEET SIZE: 22" x 34"
SCALE: 1"=60'

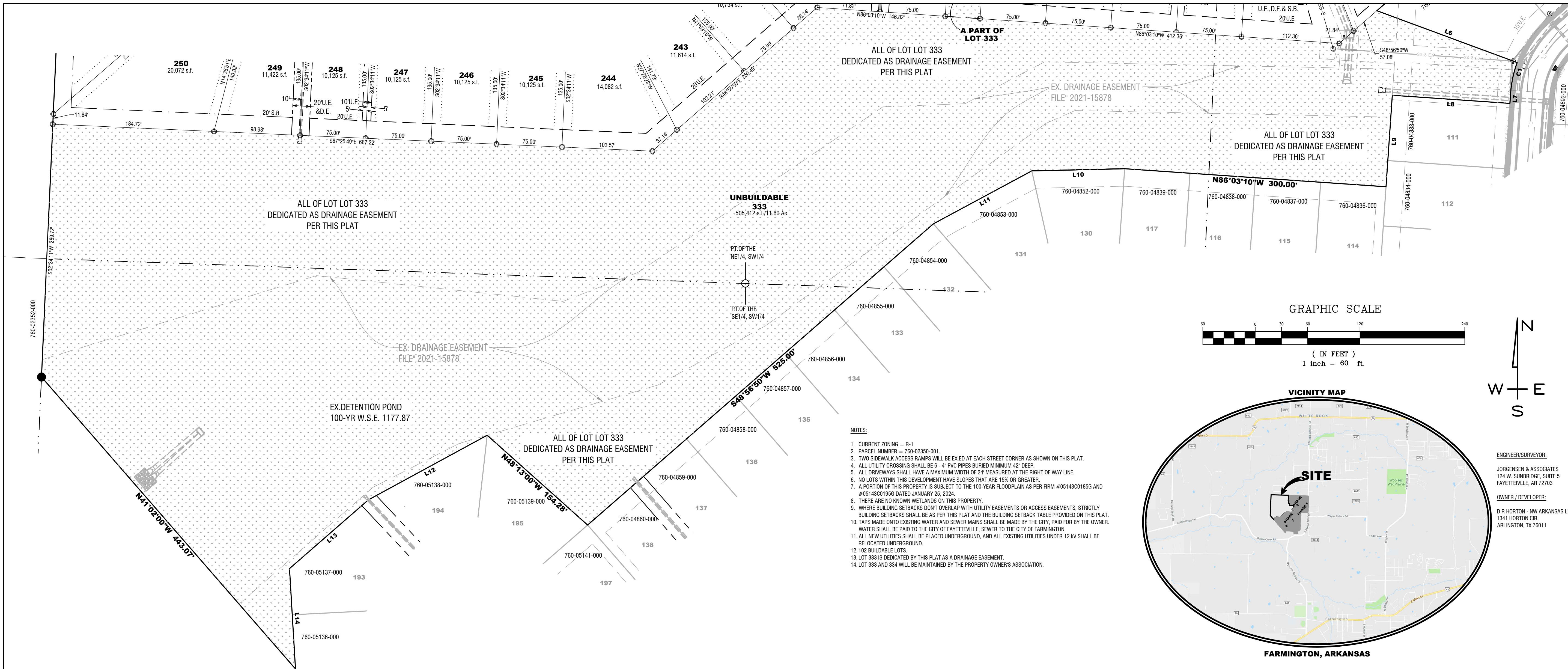


SHEET TITLE
FINAL PLAT

SHEET NUMBER
C1.01

LEGAL DESCRIPTION:

A part of the NE1/4 of the SW1/4, part of the NW1/4 of the SE1/4, and part of the SE1/4 of the SW1/4 of Section 15, T18N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the NE corner of said W1/2, SW1/4, then N88°21'31"W 102.99 feet to the POINT OF BEGINNING, then S03°56'50"W 381.86 feet, then S88°03'10"E 45.00 feet, then S03°56'50"W 185.00 feet, then S86°03'10"E 75.00 feet, then S03°56'50"W 135.00 feet, then S86°03'10"E 205.73 feet, then S62°28'03"E 53.70 feet, then S41°03'10"E 135.00 feet, then S48°56'50"W 230.05 feet, then S69°42'08"E 171.27 feet, then along a non tangent curve to the left 35.67 feet, said curve having a radius of 125.00 feet and a chord bearing and distance of S12°07'21"W 35.55 feet, then S03°56'50"W 11.55 feet, then N86°03'10"W 135.00 feet, then S03°56'50"W 105.00 feet, then N86°03'10"W 330.00 feet, then S88°39'58"W 106.37 feet, then S81°43'00"W 127.99 feet, then S48°56'50"W 525.00 feet, then N48°13'00"W 154.28 feet, then S81°27'36"W 154.90 feet, then S48°56'50"W 119.76 feet, then S03°25'37"E 115.11 feet, then N41°02'00"W 443.07 feet, then N02°34'11"E 458.27 feet, then S88°21'31"E 1,225.00 feet to the POINT OF BEGINNING. Containing 45.91 acres more or less subject to easements and right of way of record.



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.67	125.00	016°21'02"	35.55	S12°07'21"W
C2	78.54	100.00	045°00'00"	76.54	N71°26'50"E
C3	58.90	75.00	045°00'00"	57.40	S71°26'50"W
C4	57.10	75.00	043°37'21"	55.73	N70°45'31"E
C5	117.81	75.00	090°00'00"	106.07	S42°25'49"E
C6	78.54	100.00	045°00'00"	76.54	S71°26'50"W
C7	76.14	100.00	043°37'21"	74.31	N70°45'31"E
C8	58.90	75.00	045°00'00"	57.40	S71°26'50"W
C9	57.10	75.00	043°37'21"	55.73	N70°45'31"E
C10	17.91	150.00	006°50'34"	17.90	N00°31'33"E
C11	17.91	150.00	006°50'34"	17.90	S07°22'07"W
C12	21.02	176.00	006°50'34"	21.01	S00°31'33"W
C13	21.02	176.00	006°50'34"	21.01	N07°22'07"E
C14	16.84	176.00	005°29'01"	16.84	S83°18'39"E
C15	14.36	150.00	005°29'01"	14.35	N83°18'39"W
C16	16.84	176.00	005°29'01"	16.84	S88°47'40"E
C17	14.36	150.00	005°29'01"	14.35	N88°47'40"W
C18	14.36	150.00	005°29'01"	14.35	S83°18'39"E
C19	16.84	176.00	005°29'01"	16.84	N83°18'39"W
C20	16.84	176.00	005°29'01"	16.84	N88°47'40"W
C21	14.36	150.00	005°29'01"	14.35	S88°47'40"E
C22	21.02	176.00	006°50'34"	21.01	S07°22'07"W
C23	17.91	150.00	006°50'34"	17.90	N07°22'07"E
C24	21.02	176.00	006°50'34"	21.01	N00°31'33"E
C25	17.91	150.00	006°50'34"	17.90	S00°31'33"W

Line #	Length	Direction
L1	45.00	S86° 03' 10"E
L2	75.00	S86° 03' 10"E
L3	135.00	S03° 56' 50"W
L4	53.70	S62° 26' 03"E
L5	135.00	S41° 03' 10"E
L6	171.27	S69° 42' 08"E
L7	11.95	S03° 56' 50"W
L8	135.00	N86° 03' 10"W
L9	105.00	S03° 56' 50"W
L10	106.37	S88° 39' 58"W
L11	127.99	S61° 43' 00"W
L12	154.90	S61° 27' 36"W
L13	119.76	S48° 58' 50"W
L14	115.11	S03° 25' 37"E
L15	14.08	S02° 53' 44"E
L16	14.08	N10° 47' 24"E
L17	26.25	S80° 34' 09"E
L18	26.25	S88° 27' 49"W
L19	26.25	S80° 34' 09"E
L20	26.25	S88° 27' 49"W
L21	14.08	N10° 47' 24"E
L22	14.08	S02° 53' 44"E

Certificate of Approval for Recording:
This plat was approved by the Farmington Planning Commission at a Meeting held _____, 2023.

Date _____ Chairman _____

Certificate of Survey and Accuracy:
I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been set as indicated on the plat.

Date _____ Registered Land Surveyor/Professional Land Surveyor _____

Certificate of Approval of Utility Easements:
We hereby certify that all utility easements, including cable television easements, platting in this subdivision are shown as requested and were approved by the undersigned utilities of the City of Farmington, Arkansas.

Date _____ Electric _____

Date _____ Gas _____

Date _____ Telephone _____

Date _____ Cable Television _____

Date _____ Water _____

Date _____ Sewer _____

Certificate of Approval of Water & Sewer System:
The water distribution system and sewage collection system installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

Date _____ City Engineer _____

Certificate of Ownership & Dedication:
We, the undersigned owners, hereby transmit this plat to the City of Farmington for approval and acceptance and certify to be the Owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings and structures within said easements, and the right to remove or trim trees within said easements. The undersigned certify that the platting as filed or record cannot be changed unless vacated pursuant to applicable local or other law.

Date _____ Owner _____

Date _____ Owner _____

Certificate of Approval:
The undersigned hereby certify that to the best of my knowledge and belief, this plat meets current regulations of the City of Farmington as each pertains to this plat and to the area of responsibility shown below.

Building Setback Dimensions: _____
Building Inspector _____

Public Protection Provisions: _____
Fire Chief _____

Public Infrastructure: _____
Police Chief _____
City's Engineering Consultant _____

PARCEL NO.	OWNER	MAILING ADDRESS
760-05136-000	HAISBA, TOM & OMAE, DORIS	144 N YONA LN - FARMINGTON, AR 72730
760-05137-000	STAFFORD, PHILIP SCOTT & MARILYN DENISE	132 N YONA LN - FARMINGTON, AR 72730
760-05138-000	BRACKEN, GRANT & DOYNA, JENNIFER	120 N YONA LN - FARMINGTON, AR 72730
760-05139-000	D R HORTON - NW ARKANSAS LLC	5502 W WALSH LN - ROGERS, AR 72758
760-04860-000	FARMINGTON, AR 72730-3183	534 W BRANTA ST - FARMINGTON, AR 72730
760-04859-000	TRIOLO, JOHN PATRICK & MICHELLE RAE REV. TRUST	13356 JACK MCCLURE RD - FARMINGTON, AR 72730
760-04858-000	KAJDIAN, STEPHANIE E	510 W BRANTA ST - FARMINGTON, AR 72730
760-04857-000	WHITE, DURENE NEWMAN	498 W BRANTA ST - FARMINGTON, AR 72730
760-04856-000	GOOD CREEK HOLDINGS LLC	474 W BRANTA ST - FARMINGTON, AR 72730
760-04855-000	ONTENOT, COREY ANDREW & LICHEN, ALISE RENEE	474 W BRANTA ST - FARMINGTON, AR 72730
760-04854-000	HAGANS, ABBIGAIL MACKENZIE; HAGANS, JAY P & APRIL M	462 W BRANTA ST - FARMINGTON, AR 72730
760-04853-000	KAJDIAN, ELIZABETH M	450 W BRANTA ST - FARMINGTON, AR 72730
760-04852-000	TAYLOR, ANDRE & DENESHA	438 W BRANTA ST - FARMINGTON, AR 72730
760-04851-000	SUMNERSETT, JESSICA	601 STONE RIDGE ST - LOWELL, AR 72745
760-04850-000	WORLEY, ALEX & CAMRIE	601 STONE RIDGE ST - LOWELL, AR 72745
760-04849-000	MERO, LYNETTE MARIE	402 W BRANTA ST - FARMINGTON, AR 72730
760-04848-000	GEIST, GRAHAM & OLIVIA	390 W BRANTA ST - FARMINGTON, AR 72730
760-04847-000	JONES, MICHAELA GILBREATH & LANDAN PARKER	515 N GOOSE XING - FARMINGTON, AR 72730
760-04846-000	D R HORTON - NW ARKANSAS LLC	510 N GOOSE XING - FARMINGTON, AR 72730
760-04845-000	D R HORTON - NW ARKANSAS LLC	5502 W WALSH LN - ROGERS, AR 72758
760-04844-000	D R HORTON - NW ARKANSAS LLC	5502 W WALSH LN - ROGERS, AR 72758
760-04843-000	PIPKIN, SAMANTHA KAYCE	527 N GOOSE XING - FARMINGTON, AR 72730
760-04842-000	SREAVES, LINDSAY & THOMAS, CHANNON	401 CANADA DR - FARMINGTON, AR 72730
760-04841-000	FARMINGTON, AR 72730	365 W TAVERNER KING - FARMINGTON, AR 72730
760-04840-000	WURZER, RALPH A TRUST	200 NW TALL OAKS AVE - BENTONVILLE, AR 72712
760-04839-000	KENNEDY, ALEX BROCK & KIRBY LEIGH	379 W TAVERNER KING - FARMINGTON, AR 72730
760-04838-000	SAMPLES, TYLER DUNNE & CARDONE, KATIE ELIZABETH	418 W CACKLING BND - FARMINGTON, AR 72730
760-04837-000	CARROLL, JAMES RAYMOND & AMY DIANE	3517 N GULLEY RD - FAYETTEVILLE, AR 72703
760-04836-000	NOVAK, MARK A	406 W CACKLING BND - FARMINGTON, AR 72730
760-04835-000	FILES, CHRISTIAN ARHNDT & MALLORY DAWN	402 W CACKLING BND - FARMINGTON, AR 72730
760-04834-000	CLARK, TERRY LEE & JULIA ANN	394 W CACKLING BND - FARMINGTON, AR 72730
760-04833-000	PENNE, PHILIP J, MACKLEM, MELISSA A	592 N MCLEOD DR - FARMINGTON, AR 72730
760-04832-000	BLAKELY, ROBERT ALLEN & STEPHANIE THOMPSON, BEAU P & KATHERINE P	429 W HYDRANGEA DR - FARMINGTON, AR 72730
760-04831-000	MATHIAS, SAM; PEARCY, JAY D & HAVEN E	443 W HYDRANGEA DR - FARMINGTON, AR 72730
760-04830-000	ISHAII, MOHAMMAD & ROSHAN ARA	471 W HYDRANGEA DR - FARMINGTON, AR 72730
760-04829-000	PEARCY, JAY D & HAVEN E	483 W HYDRANGEA DR - FARMINGTON, AR 72730
760-04828-000	PEARCY, JAY D & HAVEN E	483 W HYDRANGEA DR - FARMINGTON, AR 72730
760-04827-000	MCCONNELL, DAVID C & MICHELE L	14489 DRAIN RD - FARMINGTON, AR 72730-8707
760-04826-000	YOUNG, PHYLLIS ANN	546 GOOSE CREEK RD - FARMINGTON, AR 72730
760-04825-000	YOUNG, PHYLLIS ANN	546 GOOSE CREEK RD - FARMINGTON, AR 72730

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72705
Office: 479.443.9177
Fax: 479.583.4807
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
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5" SIDEWALK
- UTILITY CROSSING
- UTILITY
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT TITLE:
GOOSE CREEK VILLAGE
PHASE V

PROJECT LOCATION:
FARMINGTON, AR

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 01.14.2025
DRAWN BY: PMM
PROJECT #: 2022169
FILE PATH: Z:\SUBD\2022169\GOOSE 5
SHEET SIZE: 22" x 34"
SCALE: 1"=60'

SHEET TITLE

FINAL PLAT

SHEET NUMBER

C1.02