

# FINAL PLAT

FOR

## WAGON WHEEL WEST SUBDIVISION

IN THE CITY OF

### FARMINGTON, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1 OF 3	COVER
2 OF 3	FINAL PLAT
3 OF 3	FINAL PLAT

**OWNER:**  
 MAILING ADDRESS: D.R. HORTON - NW ARKANSAS, LLC  
 5502 W WALSH LN STE 201  
 ROGERS, AR 72758  
 PHYSICAL ADDRESS: 11828 CLYDE CARNES RD  
 FARMINGTON, AR 72730

**SURVEYOR:**  
 ENGINEERING SERVICES, INC.  
 1207 S. OLD MISSOURI ROAD  
 P.O. BOX 282  
 SPRINGDALE, AR 72765

**WORK ORDER #:** 20968

**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:	DATE _____ SIGNATURE _____
PUBLIC PROTECTION PROVISIONS:	BUILDING INSPECTOR _____
PUBLIC INFRASTRUCTURE:	FIRE CHIEF _____
	POLICE CHIEF _____
	CITY'S ENGINEER CONSULTANT _____

**CERTIFICATE OF APPROVAL FOR RECORDING:**

THIS PLAT WAS APPROVED BY THE FARMINGTON PLANNING COMMISSION AT A MEETING HELD \_\_\_\_\_, 20\_\_

DATE \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS:**

THE SEWAGE COLLECTION SYSTEM INSTALLED IN THIS SUBDIVISION IS HEREBY APPROVED AND ACCEPTED BY THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:**

THE UTILITY EASEMENTS ARE SATISFACTORY FOR PROVIDING PROPER SERVICE.

ELECTRICITY \_\_\_\_\_, 20\_\_  
 WATER \_\_\_\_\_, 20\_\_  
 TELEPHONE \_\_\_\_\_, 20\_\_  
 GAS \_\_\_\_\_, 20\_\_  
 SEWER \_\_\_\_\_, 20\_\_

**CERTIFICATE OF OWNERSHIP & DEDICATION:**

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FARMINGTON AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FARMINGTON) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

DATE \_\_\_\_\_ D.R. HORTON - NW ARKANSAS, LLC \_\_\_\_\_

**NOTES:**

- 1) 1/2" REBAR WITH CAP "PS 1156" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE MONUMENTED.
- 2) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.
- 3) ALL SIDEWALKS ARE 5' UNLESS OTHERWISE NOTED AND SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY FARMINGTON CITY ORDINANCE. DEVELOPER SHALL PLACE SIDEWALK ON ALL PORTIONS OF THE STREETS THAT DO NOT HAVE LOT FRONTAGE.
- 4) ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6" FROM THE SIDE PROPERTY LINE.
- 5) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND MAINTAINED/BILLED BY THE CITY.
- 6) LOTS 1, 41-48, AND 74 SHALL NOT HAVE ACCESS TO CLYDE CARNES ROAD.
- 7) LOT 14, 61, AND 123 SHALL BE DEDICATED AS POA LOTS.
- 8) ALL LOTS WHERE THE FFE IS LESS THAN 18" HIGHER THAN THE UPSTREAM MANHOLE SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL NO. 97304.)

February 17, 2025

BY  
**ENGINEERING SERVICES INC.**



CONSULTING ENGINEERS  
 SPRINGDALE, ARKANSAS  
 PHONE: 479-751-8733  
 FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

**SURVEYOR'S NOTES:**

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR.

**FEMA FLOOD PLAIN ZONE:**

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD, AS SHOWN ON THE F.I.R.M. MAP # 05143C0195G, PANEL 195 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

(NOTE: FLOOD STATEMENT DOES NOT GUARANTEE AGAINST LOCALIZED FLOODING.)

**UTILITIES:**

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND THE WASHINGTON WATER AUTHORITY G.I.S. ONLY. NO ONE CALL PROVIDED.

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 DECREEES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. NO TITLE COMMITMENT OR BII EXCEPTIONS HAVE BEEN PROVIDED TO SURVEYOR.

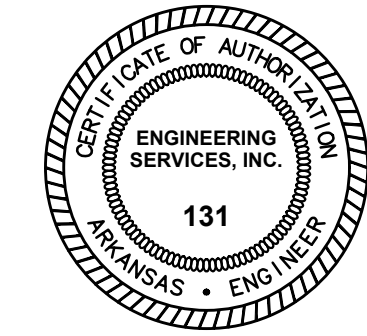
ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

1. **SPECIAL WARRANTY DEED:** D.R. HORTON - NW ARKANSAS, LLC, RECORDED DECEMBER 15, 2022, FILE NO. 2022-40115.
2. **BOUNDARY SURVEY:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, COMPLETED DECEMBER 14, 2020, RECORDED WITH THE STATE LAND SURVEYOR'S OFFICE AS FILE NO. 202005091854.

**SURVEYOR'S DECLARATION:**

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND POSSIBLE ENCROACHMENTS ARE AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

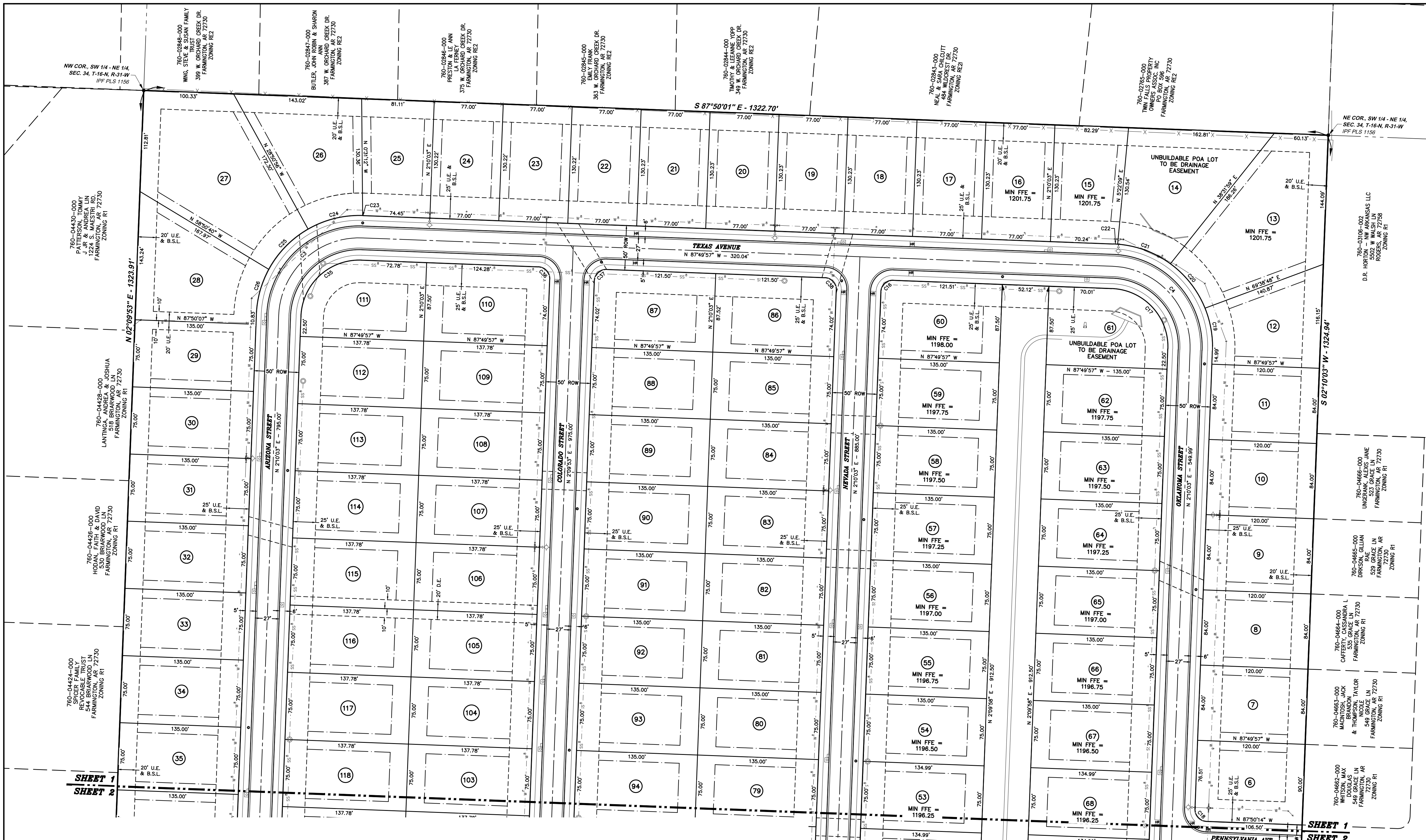
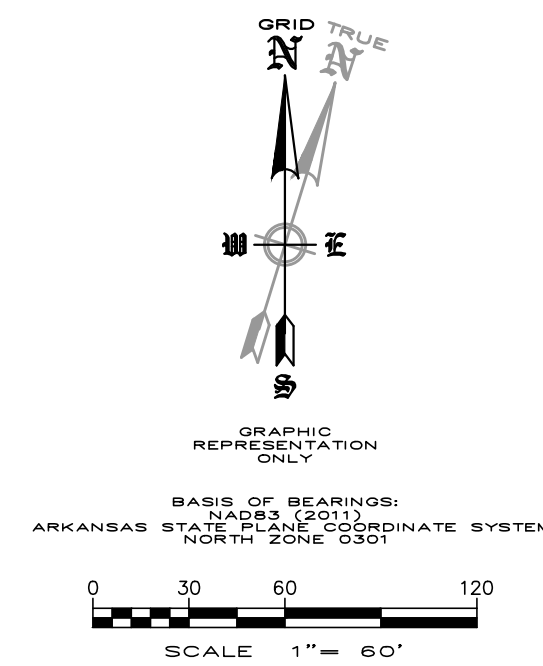
S. CRAIG DAVIS, L.P.S. NO. 1156, AR. DATE \_\_\_\_\_



SHEET 1 of 3

PLAT CODE: 500-16N-31W-0-34-130-72-1156

**FINAL PLAT**  
**WAGON WHEEL WEST SUBDIVISION**  
**FARMINGTON, ARKANSAS**



**OWNER:** D.R. HORTON - NW ARKANSAS LLC  
 5502 W WALSH LN SUITE 201  
 ROGERS, AR 72758

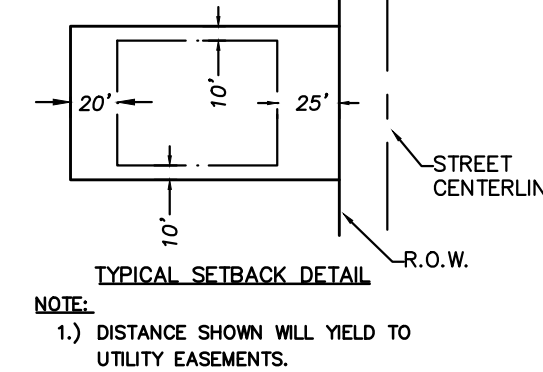
**ENGINEER/SURVEYOR:** ENGINEERING SERVICES, INC.  
 1207 S. OLD MISSOURI RD.  
 P.O. BOX 282  
 SPRINGDALE, AR 72762

**EXISTING ZONING:** R-1  
**PROPOSED ZONING:** R-1

**SETBACKS:** FRONT SETBACK = 25'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 20'

**NET AREA:** 40.22 ACRES  
**GROSS AREA:** 40.22 ACRES

**PROPOSED LOTS:** 123 (120 BUILDABLE)  
 1 DETENTION AREA  
 2 POA DRAINAGE LOTS



**LEGEND**

- IRON PIN FOUND
- IRON PIN SET PLS 1156
- ⊕ SET MAGNAIL W/WASHER
- C. PROPERTY LINE
- - - EX. EASEMENT LINE
- - - EX. ROAD CENTERLINE
- - - EX. CURB & GUTTER
- - - EX. 8" SEWER LINE
- - - EX. STORM DRAIN LINE
- - - EX. WATER LINE
- - - EX. WATER METER
- - - EX. FIRE HYDRANT
- - - EX. SEWER MANHOLE
- - - EX. POWER POLE
- - - EX. WATER VALVE
- - - EX. LIGHT POLE
- - - EX. SIGN
- - - EX. TELEPHONE BOX
- - - EX. GAS METER
- - - BUILDING SETBACK LINE
- - - EASEMENT LINE
- - - EX. FENCE LINE
- - - HR HANDICAP RAMP
- - - STORM BOX
- - - F.E.S. & PIPE
- SEWER MANHOLE
- STREET LIGHT (TO BE INSTALLED BY THE DEVELOPER)
- B.S.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- - - SECTION LINE

**ROAD CENTERLINE CURVE DATA**

CURVE	R	Δ	T	L
C1	90.0'	90°00'00"	90.0000'	141.3717'
C2	90.0'	90°00'00"	89.9999'	141.3716'
C3	90.0'	90°00'00"	90.0000'	141.3716'
C4	90.0'	90°00'00"	90.0000'	141.3717'

**LOT CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	13.50'	21.20'	N47°09'55"E	19.09'
C6	13.50'	22.17'	N44°52'28"W	19.76'
C7	13.50'	18.60'	N41°38'32"E	17.16'
C8	357.41'	37.22'	N86°10'21"E	37.20'
C9	357.41'	18.88'	S89°19'51"E	18.88'
C10	13.00'	18.15'	N37°49'45"W	16.71'
C11	13.50'	21.21'	N47°09'58"E	19.09'
C12	115.00'	35.57'	N83°16'24"E	35.43'
C13	115.00'	75.00'	N85°45'48"E	73.67'
C14	115.00'	15.56'	S33°12'20"W	15.54'
C15	115.00'	54.52'	S15°44'51"W	54.02'
C16	13.50'	21.21'	N47°09'58"E	19.09'
C17	65.00'	102.10'	S42°49'57"E	91.92'
C18	13.50'	21.21'	N42°50'05"W	19.09'
C19	115.00'	48.63'	N09°56'51"W	48.27'
C20	115.00'	63.62'	N37°54'37"W	62.81'
C21	115.00'	63.63'	N69°38'30"W	62.82'
C22	115.00'	4.77'	N86°38'43"W	4.77'
C23	115.00'	0.55'	N87°58'12"W	0.55'
C24	115.00'	63.63'	S76°02'33"W	62.82'

**LOT CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C25	115.00'	63.63'	S44°20'29"W	62.82'
C26	115.00'	52.84'	S15°19'40"W	52.38'
C27	115.00'	36.31'	S06°52'47"E	36.16'
C28	115.00'	57.36'	S30°12'47"E	56.77'
C29	115.00'	57.51'	S58°49'44"E	56.92'
C30	115.00'	29.46'	S80°29'40"E	29.38'
C31	13.50'	21.21'	S42°49'57"E	19.09'
C32	13.00'	20.13'	N47°51'53"E	18.18'
C33	13.50'	21.21'	S47°09'58"W	19.09'
C34	65.00'	102.10'	N42°50'02"W	91.92'
C35	65.00'	102.10'	N47°09'58"E	91.93'
C36	13.50'	21.21'	S42°50'02"E	19.09'
C37	13.50'	21.21'	N47°09'58"E	19.09'
C38	13.50'	21.21'	S42°50'02"E	19.09'
C39	65.00'	102.10'	N47°09'58"W	91.93'
C40	13.50'	21.21'	N42°50'02"W	19.09'

**SURVEY DESCRIPTION PARCEL NO. 760-03107.000**

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING AN IRON PIN WITH CAP "PLS 1156";

**THENCE** ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156";

**THENCE** LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156";

**THENCE** LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S02°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156";

**THENCE** LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLOVE CARRIES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
1	11842	0.27	
2	10376	0.24	
3	10376	0.24	
4	10379	0.24	
5	11361	0.26	
6	10761	0.25	
7	10080	0.23	
8	10080	0.23	
9	10080	0.23	
10	10080	0.23	
11	10080	0.23	
12	11130	0.26	
13	20832	0.48	
14	15986	0.37	
15	10243	0.24	
16	10028	0.23	
17	10028	0.23	
18	10028	0.23	
19	10028	0.23	
20	10028	0.23	
21	10027	0.23	

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
22	10027	0.23	
23	10027	0.23	
24	10027	0.23	
25	10165	0.23	
26	14358	0.33	
27	23028	0.53	
28	14527	0.33	
29	10125	0.23	
30	10125	0.23	
31	10125	0.23	
32	10125	0.23	
33	10125	0.23	
34	10125	0.23	
35	10125	0.23	
36	10125	0.23	
37	10125	0.23	
38	10125	0.23	
39	12597	0.29	
40	19600	0.45	
41	23649	0.54	
42	11238	0.26	

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
43	10125	0.26	
44	13444	0.31	
45	13513	0.31	
46	11356	0.26	
47	11449	0.26	
48	13602	0.31	
49	10341	0.24	
50	10124	0.23	
51	10124	0.23	
52	10124	0.23	
53	10124	0.23	
54	10125	0.23	
55	10125	0.23	
56	10125	0.23	
57	10125	0.23	
58	10125	0.23	
59	10125	0.23	
60	10125	0.23	
61	10906	0.25	
62	10125	0.23	
63	10125	0.23	

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
64	10125	0.23	
65	10125	0.23	
66	10125	0.23	
67	10125	0.23	
68	10124	0.23	
69	10124	0.23	
70	10124	0.23	
71	10124	0.23	
72	10124	0.23	
73	10406	0.24	
74	15728	0.36	
75	10904	0.25	
76	10125	0.23	
77	10125	0.23	
78	10125	0.23	
79	10125	0.23	
80	10125	0.23	
81	10125	0.23	
82	10125	0.23	
83	10125	0.23	
84	10125	0.23	

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
85	10125	0.23	
86	11776	0.27	
87	11776	0.27	
88	10125	0.23	
89	10125	0.23	
90	10125	0.23	
91	10125	0.23	
92	10125	0.23	
93	10125	0.23	
94	10125	0.23	
95	10125	0.23	
96	10125	0.23	
97	10125	0.23	
98	11771	0.27	
99	12017	0.28	
100	10334	0.24	
101	10334	0.24	
102	10334	0.24	
103	10334	0.24	
104	10334	0.24	
105	10334	0.24	

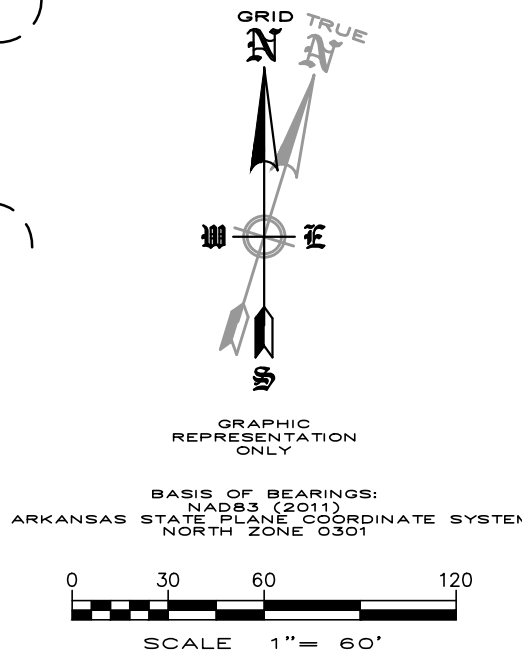
LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
106	10334	0.24	
107	10334	0.24	
108	10334	0.24	
109	10334	0.24	
110	12017	0.28	
111	11149	0.26	
112	10334	0.24	
113	10334	0.24	
114	10334	0.24	
115	10334	0.24	
116	10334	0.24	
117	10334	0.24	
118	10334	0.24	
119	10334	0.24	
120	10334	0.24	
121	10334	0.24	
122	11149	0.26	
123	90732	2.08	

SCALE: 1"=60'  
 DATE: Feb 17, 2025  
 DRAWN BY: JRC  
 W.O. #: 20968



ENGINEERING SERVICES, INC.  
2007 SOUTH OLD MISSOURI RD.  
SPRINGDALE, ARKANSAS 72764

# FINAL PLAT WAGON WHEEL WEST SUBDIVISION FARMINGTON, ARKANSAS



OWNER:  
D.R. HORTON - NW ARKANSAS LLC  
5502 W WALSH LN SUITE 201  
ROGERS, AR 72758

ENGINEER/SURVEYOR:  
ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI RD.  
P.O. BOX 282  
SPRINGDALE, AR 72762

EXISTING ZONING:  
R-1

PROPOSED ZONING:  
R-1

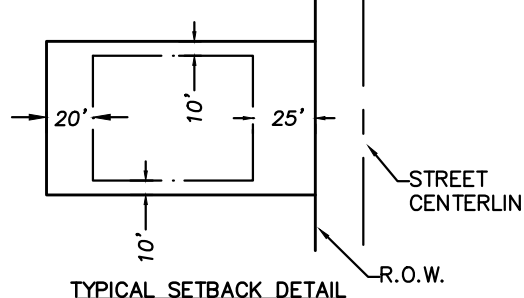
SETBACKS:  
FRONT SETBACK = 25'  
SIDE SETBACK = 10'  
REAR SETBACK = 20'

NET AREA:  
40.22 ACRES

GROSS AREA:  
40.22 ACRES

PROPOSED LOTS:  
123 (120 BUILDABLE)  
1 DETENTION AREA  
2 POA DRAINAGE LOTS

**SURVEY DESCRIPTION PARCEL NO. 760-03107-000:**  
THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 34, SAID POINT BEING AN IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4, N02°09'53"E A DISTANCE OF 1323.91 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4, S87°50'01"E A DISTANCE OF 1322.70 FEET TO THE NORTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID SW 1/4 OF THE NE 1/4, S05°10'03"W A DISTANCE OF 1324.94 FEET TO THE SOUTHEAST CORNER OF SAID SW 1/4 OF THE NE 1/4 AND AN IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID SW 1/4 OF THE NE 1/4, N87°47'21"W A DISTANCE OF 1322.64 FEET TO THE POINT OF BEGINNING, CONTAINING 40.22 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF CLYDE CARNES ROAD ALONG THE SOUTH SIDE THEREOF, AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.



TYPICAL SETBACK DETAIL  
NOTE:  
1) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.

LOT #	LOT SQ. FT.	LOT ACRES
1	11842	0.27
2	10376	0.24
3	10376	0.24
4	10379	0.24
5	11361	0.26
6	10761	0.25
7	10080	0.23
8	10080	0.23
9	10080	0.23
10	10080	0.23
11	10080	0.23
12	11130	0.26
13	20832	0.48
14	15986	0.37
15	10243	0.24
16	10028	0.23
17	10028	0.23
18	10028	0.23
19	10028	0.23
20	10028	0.23
21	10027	0.23

LOT #	LOT SQ. FT.	LOT ACRES
22	10027	0.23
23	10027	0.23
24	10027	0.23
25	10165	0.23
26	14358	0.33
27	23028	0.53
28	14527	0.33
29	10125	0.23
30	10125	0.23
31	10125	0.23
32	10125	0.23
33	10125	0.23
34	10125	0.23
35	10125	0.23
36	10125	0.23
37	10125	0.23
38	10125	0.23
39	12597	0.29
40	19600	0.45
41	23649	0.54
42	11238	0.26

LOT #	LOT SQ. FT.	LOT ACRES
43	11230	0.26
44	13444	0.31
45	13513	0.31
46	11356	0.26
47	11449	0.26
48	13602	0.31
49	10341	0.24
50	10124	0.23
51	10124	0.23
52	10124	0.23
53	10124	0.23
54	10125	0.23
55	10125	0.23
56	10125	0.23
57	10125	0.23
58	10125	0.23
59	10125	0.23
60	11774	0.27
61	10906	0.25
62	10125	0.23
63	10125	0.23

LOT #	LOT SQ. FT.	LOT ACRES
64	10125	0.23
65	10125	0.23
66	10125	0.23
67	10125	0.23
68	10124	0.23
69	10124	0.23
70	10124	0.23
71	10124	0.23
72	10124	0.23
73	10406	0.24
74	15728	0.36
75	10904	0.25
76	10125	0.23
77	10125	0.23
78	10125	0.23
79	10125	0.23
80	10125	0.23
81	10125	0.23
82	10125	0.23
83	10125	0.23
84	10125	0.23

LOT #	LOT SQ. FT.	LOT ACRES
85	10125	0.23
86	11776	0.27
87	11776	0.27
88	10125	0.23
89	10125	0.23
90	10125	0.23
91	10125	0.23
92	10125	0.23
93	10125	0.23
94	10125	0.23
95	10125	0.23
96	10125	0.23
97	10125	0.23
98	11771	0.27
99	12017	0.28
100	10334	0.24
101	10334	0.24
102	10334	0.24
103	10334	0.24
104	10334	0.24
105	10334	0.24

LOT #	LOT SQ. FT.	LOT ACRES
106	10334	0.24
107	10334	0.24
108	10334	0.24
109	10334	0.24
110	12017	0.28
111	11149	0.26
112	10334	0.24
113	10334	0.24
114	10334	0.24
115	10334	0.24
116	10334	0.24
117	10334	0.24
118	10334	0.24
119	10334	0.24
120	10334	0.24
121	10334	0.24
122	11149	0.26
123	90732	2.08

LOT CURVE DATA			
RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C5	13.50'	21.20'	N47°09'55"E 19.90'
C6	13.50'	22.17'	N44°52'28"W 19.76'
C7	13.50'	18.60'	N41°38'32"E 17.16'
C8	357.41'	37.22'	N86°10'21"E 37.20'
C9	357.41'	18.88'	S89°19'51"E 18.88'
C10	13.00'	18.15'	N37°49'45"W 16.71'
C11	13.50'	21.21'	N47°09'58"E 19.09'
C12	115.00'	35.57'	N83°18'24"E 35.43'
C13	115.00'	75.00'	N55°45'48"E 73.67'
C14	115.00'	15.56'	S33°12'20"W 15.54'
C15	115.00'	54.52'	S15°44'51"W 54.02'
C16	13.50'	21.21'	N47°09'58"E 19.09'
C17	65.00'	102.10'	S42°49'57"E 91.92'
C18	13.50'	21.21'	N42°50'05"W 19.09'
C19	115.00'	48.63'	N09°56'51"W 48.27'
C20	115.00'	63.62'	N37°54'37"W 62.81'
C21	115.00'	63.63'	N69°36'30"W 62.82'
C22	115.00'	4.77'	N86°38'43"W 4.77'
C23	115.00'	0.55'	N87°58'12"W 0.55'
C24	115.00'	63.63'	S76°02'33"W 62.82'

ROAD CENTERLINE CURVE DATA				
R	L	T	L	
C1	90.0'	90°00'00"	90.0000'	141.3717'
C2	90.0'	90°00'00"	89.9998'	141.3719'
C3	90.0'	90°00'00"	90.0000'	141.3717'
C4	90.0'	90°00'00"	90.0000'	141.3717'

REVISION	DATE	DESCRIPTION

SCALE: 1"=60'  
DATE: Feb 17, 2025  
DRAWN BY: JRC  
W.O. #: 20968