

- GENERAL NOTES:
1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 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. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
 3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 4. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
 5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 6. ALL LOT CORNERS ARE MARKED WITH 1/2"x1/8" REBAR WITH CAP STAMPED "AR 122" (UNLESS NOTED OTHERWISE).
 7. BUILDING SETBACK LINES ARE ALL AS FOLLOWS: 25 FEET FRONT YARD, 10 FEET SIDE YARD, AND 20 FEET REAR YARD UNLESS OTHERWISE NOTED HEREON.
 8. EASEMENT LINES ARE ALL AS FOLLOWS: 25 FEET ON RIGHTS-OF-WAY, 20 FEET ON REAR LINE AND 10 FEET ON SIDE LINES UNLESS OTHERWISE NOTED HEREON.
 9. ALL ROAD RIGHTS-OF-WAY ARE 60 FEET IN WIDTH UNLESS NOTED HEREON.
 10. EACH INDIVIDUAL LOT DEVELOPER SHALL OBTAIN APPROVAL OF SEPTIC SYSTEM FROM THE WASHINGTON COUNTY HEALTH DEPARTMENT SANITARIAN DIVISION.
 11. ANY FURTHER SPLITTING, USE OR LAND DEVELOPMENT NOT CONSIDERED WITH THIS APPROVAL MUST COME BEFORE THE PLANNING BOARD FOR A SEPARATE APPROVAL.
 12. REVIEW OF THIS PLAT IS LIMITED TO GENERAL COMPLIANCE WITH WASHINGTON COUNTY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERROR, OMISSIONS OR ANY INADEQUACIES ARE DISCOVERED AFTER THE PLAT APPROVAL. ANY CONDITIONS DETERMINED IN THE FIELD THAT REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION TO BE PAID FOR BY THE DEVELOPER.

POINT OF BEGINNING

Tract 2A
Set 2 1/2" Aluminum Monument
on Existing 1/2" Rebar
SW Corner
SW 1/4 of NW 1/4 of
Section 15, T-17-N, R-31-W
(Previous Survey by RLS1443, Job #
48,856, Dated: 04-11-2024)
References:
1. N53°13'47"W 37.85', Set 1/2" Rebar
is 1.0' South of Existing Gate Post.
2. S54°31'22"W 90.77', Set 1/2" Rebar.

SITE OWNER/DEVELOPER:
HARMON ROAD ESTATES, LLC
ROD GARMAN
1477 S HWY 59
WATTS, OK 74964

SITE ENGINEER:
CRAFTON TULL
CAROLINE GARDNER, P.E.
300 N. COLLEGE AVE., SUITE 317
FAYETTEVILLE, AR 72701
PHONE: 479-636-4838

LAND SURVEYOR:
ANDERSON SURVEYING, INC.
ANTHONY P. ANDERSON
P.O. BOX 129
VAN BUREN, AR 72957
PHONE: 479-474-4247

WATER:
WASHINGTON WATER AUTHORITY
FARMINGTON, AR
PHONE: 479-267-2111

CABLE / TELEPHONE:
AT&T
JEFF HAMILTON
FAYETTEVILLE, AR
PHONE: 479-442-3107

OZARKS GO
WES MAHAFFEY
P.O. BOX 848
FAYETTEVILLE, AR 72702
PHONE: 479-521-2900

ELECTRIC:
OZARKS ELECTRIC COOPERATIVE
CORP.
WES MAHAFFEY
P.O. BOX 848
FAYETTEVILLE, AR 72702
PHONE: 479-521-2900

WASHINGTON COUNTY ROAD DEPARTMENT:
WASHINGTON COUNTY ROAD DEPARTMENT
JEFF CROWDER
2615 SOUTH BRINK DRIVE
FAYETTEVILLE, AR 72701
PHONE: 479-444-1610

Parcel ID #: 001-17154-000

Set 2 1/2" Aluminum Monument
on Existing 1/2" Rebar
SW Corner
NW 1/4 of SW 1/4 of
Section 15, T-17-N, R-31-W
References:
1. S87°05'45"E 24.84', Existing
Rebar (RLS1443).

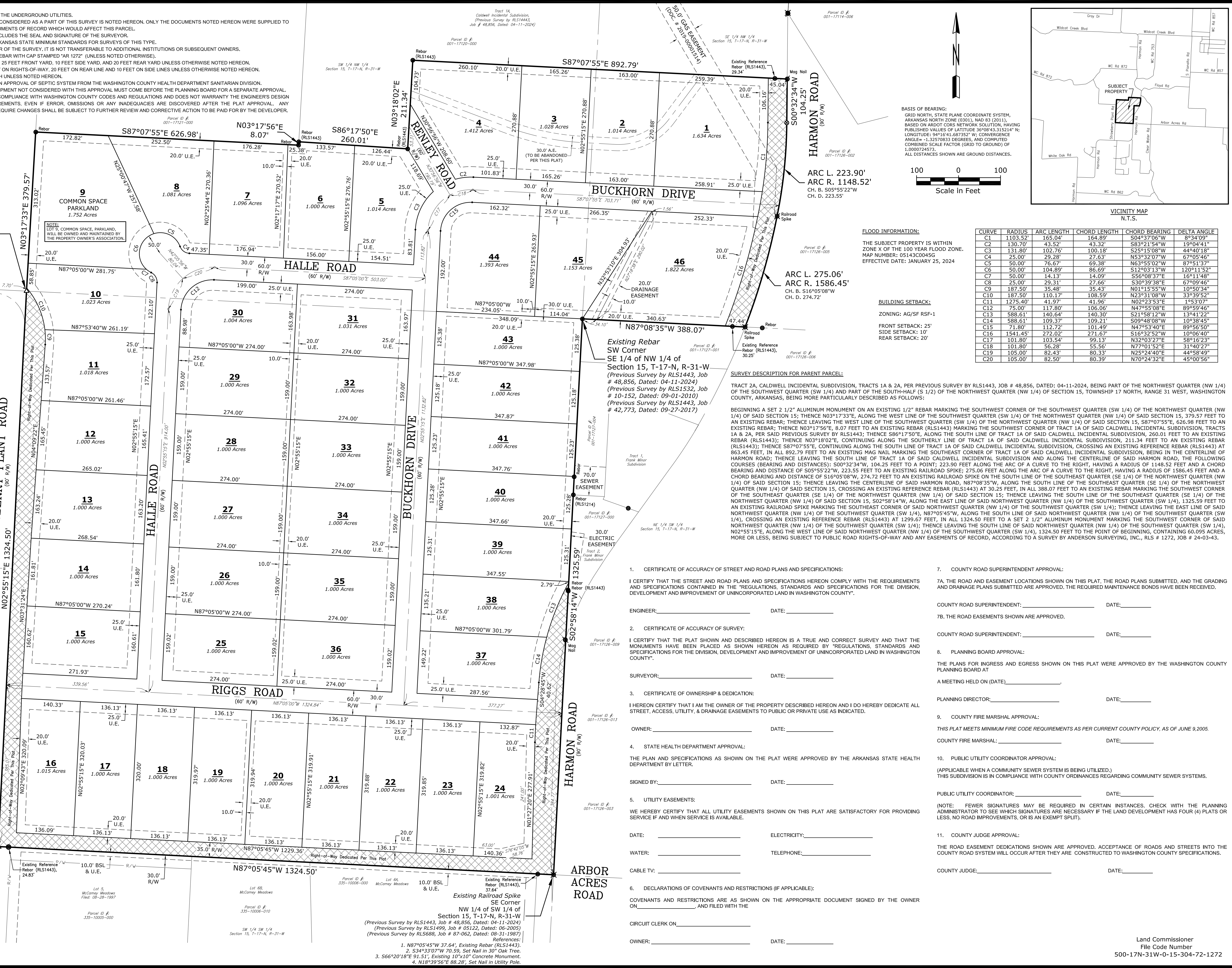
Parcel ID #: 001-17154-001

Parcel ID #: 001-17126-000

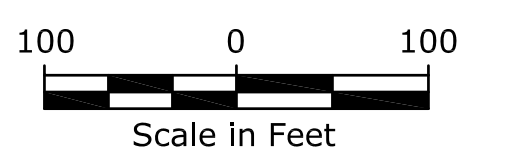
Parcel ID #: 001-17126-001

Parcel ID #: 001-17126-002

Parcel ID #: 001-17126-003



BASIS OF BEARING:
GRID NORTH, STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE (0301), NAD 83 (2011),
BASED ON ARDOT CORS NETWORK SOLUTION, HAVING
PUBLISHED VALUES OF SATELLITE POSITIONING
LONGITUDE: 94°16'41.68732" W; CONVERGENCE
ANGLE = -1.32570831 DEGREES, AND COMPUTED
COMBINED SCALE FACTOR (GRID TO GROUND) OF
1.0000724573.
ALL DISTANCES SHOWN ARE GROUND DISTANCES.



FLOOD INFORMATION:
THE SUBJECT PROPERTY IS WITHIN
ZONE X OF THE 100 YEAR FLOOD ZONE.
MAP NUMBER: 05143C0045G
EFFECTIVE DATE: JANUARY 25, 2024

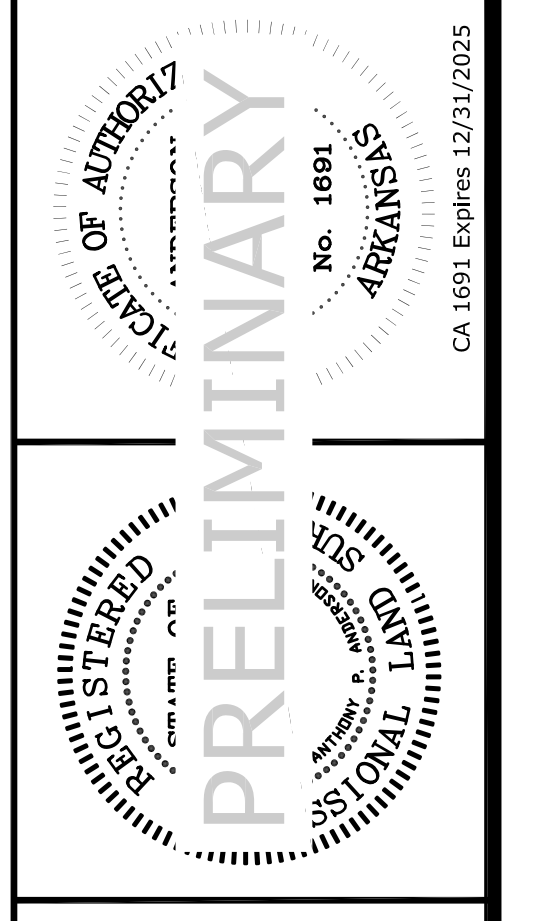
BUILDING SETBACK:
ZONING: AG/SF RSF-1
FRONT SETBACK: 25'
SIDE SETBACK: 10'
REAR SETBACK: 20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1103.52'	165.04'	164.89'	S04°37'06"W	8°34'09"
C2	130.70'	43.52'	43.32'	S83°21'54"W	19°04'41"
C3	131.80'	102.76'	100.18'	S25°15'08"W	44°40'18"
C4	25.00'	29.28'	27.63'	N53°32'07"W	67°05'46"
C5	50.00'	76.67'	69.38'	N65°02'07"W	87°51'37"
C6	50.00'	104.89'	86.69'	S12°03'13"W	120°11'52"
C7	50.00'	14.13'	14.09'	S56°08'37"E	16°11'48"
C8	25.00'	29.31'	27.66'	S30°39'38"E	67°09'46"
C9	187.50'	35.48'	35.43'	N01°15'55"W	10°50'34"
C10	187.50'	110.17'	108.59'	N23°31'08"W	33°39'52"
C11	1275.40'	41.97'	41.96'	N02°23'53"E	1°53'07"
C12	75.00'	117.80'	106.06'	N47°55'08"E	89°59'46"
C13	588.61'	140.64'	140.30'	S21°55'08"E	13°41'22"
C14	588.61'	109.37'	109.21'	S09°48'08"W	10°38'45"
C15	71.80'	112.72'	101.49'	N47°53'40"E	89°55'50"
C16	1541.45'	272.02'	271.67'	S16°32'52"W	10°06'40"
C17	101.80'	103.54'	99.13'	N32°03'27"E	58°16'23"
C18	101.80'	56.28'	55.56'	N77°01'52"E	31°40'27"
C19	105.00'	82.43'	80.33'	N25°24'40"E	44°58'49"
C20	105.00'	82.50'	80.39'	N70°24'32"E	45°00'56"

SURVEY DESCRIPTION FOR PARENT PARCEL:
TRACT 2A, CALDWELL INCIDENTAL SUBDIVISION, TRACTS 1A & 2A, PER PREVIOUS SURVEY BY RLS1443, JOB # 48,856, DATED: 04-11-2024, BEING PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE SOUTH-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A SET 2 1/2" ALUMINUM MONUMENT ON AN EXISTING 1/2" REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 15; THENCE N03°17'33"E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, 379.57 FEET TO AN EXISTING REBAR; THENCE LEAVING THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, S87°07'55"E, 626.98 FEET TO AN EXISTING REBAR; THENCE N03°17'56"E, 8.07 FEET TO AN EXISTING REBAR (RLS1443) MARKING THE SOUTHWEST CORNER OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, TRACTS 1A & 2A, PER SAID PREVIOUS SURVEY BY RLS1443; THENCE S86°17'50"E, ALONG THE SOUTH LINE OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, 260.01 FEET TO AN EXISTING REBAR (RLS1443); THENCE N03°18'02"E, CONTINUING ALONG THE SOUTHERLY LINE OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, 211.34 FEET TO AN EXISTING REBAR (RLS1443); THENCE S87°07'55"E, CONTINUING ALONG THE SOUTH LINE OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, CROSSING AN EXISTING RAILROAD SPIKE AT 863.45 FEET, IN ALL 892.79 FEET TO AN EXISTING MAG NAIL MARKING THE SOUTHWEST CORNER OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, BEING IN THE CENTERLINE OF HARMON ROAD; THENCE LEAVING THE SOUTH LINE OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION AND ALONG THE CENTERLINE OF SAID HARMON ROAD, THE FOLLOWING COURSES (BEARING AND DISTANCES): S00°32'34"W, 104.25 FEET TO A POINT; 223.90 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1148.52 FEET AND A CHORD BEARING AND DISTANCE OF S05°55'22"W, 223.55 FEET TO AN EXISTING RAILROAD SPIKE; 275.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1586.45 FEET AND A CHORD BEARING AND DISTANCE OF S16°05'08"W, 274.72 FEET TO AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, BEING IN THE CENTERLINE OF HARMON ROAD, N87°08'35"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, CROSSING AN EXISTING REFERENCE REBAR (RLS1443) AT 302.25 FEET, IN ALL 388.07 FEET TO AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 15; THENCE LEAVING THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, S02°58'14"W, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 15, 1325.59 FEET TO AN EXISTING RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF TRACT 1A OF SAID CALDWELL INCIDENTAL SUBDIVISION, BEING IN THE CENTERLINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), N87°05'45"W, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), CROSSING AN EXISTING REFERENCE REBAR (RLS1443) AT 1299.67 FEET, IN ALL 1324.50 FEET TO A SET 2 1/2" ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE LEAVING THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), N02°55'15"E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 1234.50 FEET TO THE POINT OF BEGINNING, CONTAINING 60.095 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 1272, JOB # 24-03-43.

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.
ENGINEER: _____ DATE: _____
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.
SURVEYOR: _____ DATE: _____
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.
OWNER: _____ DATE: _____
4. STATE HEALTH DEPARTMENT APPROVAL:
THE PLAN AND SPECIFICATIONS AS SHOWN ON THE PLAT WERE APPROVED BY THE ARKANSAS STATE HEALTH DEPARTMENT BY LETTER.
SIGNED BY: _____ DATE: _____
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.
DATE: _____ ELECTRICITY: _____
WATER: _____ TELEPHONE: _____
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
OWNER: _____ DATE: _____
7. COUNTY ROAD SUPERINTENDENT APPROVAL:
7A. THE ROAD AND EASEMENT LOCATIONS SHOWN ON THIS PLAT, THE ROAD PLANS SUBMITTED, AND THE GRADING AND DRAINAGE PLANS SUBMITTED ARE APPROVED. THE REQUIRED MAINTENANCE BONDS HAVE BEEN RECEIVED.
COUNTY ROAD SUPERINTENDENT: _____ DATE: _____
7B. THE ROAD EASEMENTS SHOWN ARE APPROVED.
COUNTY ROAD SUPERINTENDENT: _____ DATE: _____
8. PLANNING BOARD APPROVAL:
THE PLANS FOR INGRESS AND EGRESS SHOWN ON THIS PLAT WERE APPROVED BY THE WASHINGTON COUNTY PLANNING BOARD AT
A MEETING HELD 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:
(APPLICABLE WHEN A COMMUNITY SEWER SYSTEM IS BEING UTILIZED.)
THIS SUBDIVISION IS IN COMPLIANCE WITH COUNTY ORDINANCES REGARDING COMMUNITY SEWER SYSTEMS.
PUBLIC UTILITY COORDINATOR: _____ DATE: _____
(NOTE: FEWER SIGNATURES MAY BE REQUIRED IN CERTAIN INSTANCES. CHECK WITH THE PLANNING ADMINISTRATOR TO SEE WHICH SIGNATURES ARE NECESSARY IF THE LAND DEVELOPMENT HAS FOUR (4) PLATS OR LESS, NO ROAD IMPROVEMENTS, OR IS AN EXEMPT SPLIT.)
11. COUNTY JUDGE APPROVAL:
THE ROAD EASEMENT DECLARATIONS 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: _____



- LEGEND**
- = OVER HEAD POWER LINE
 - = WATER MAIN HOLE
 - = WATER METER
 - = ELECTRIC TELEPHONE
 - = REBARS
 - = SET MAG NAIL
 - = SET GAS METER
 - = ACCESS EASEMENT
 - = EXISTING STONE
 - = EXISTING MONUMENT
 - = EXISTING FENCE
 - = EXISTING FENCE POST
 - = SET 1/2"x1/8" REBAR
 - = EXISTING IRON PIN
 - = SET REBAR SPIKE
 - = EXISTING REBAR SPIKE
 - = SET MAG NAIL
 - = EXISTING STONE
 - = EXISTING MONUMENT
 - = EXISTING FENCE
 - = EXISTING FENCE POST

ANDERSON SURVEYING, INC.
Arkansas — Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479) 474-4247
Fax (479) 410-5333
tony@and-survey.com

WASHINGTON COUNTY, ARKANSAS
SURVEY OF
BUCK HORN ESTATES
TRACT 2A, CALDWELL INCIDENTAL SUBDIVISION
PART OF THE W 1/2 OF SECTION 15, T-17-N, R-31-W
FOR USE BY:
HARMON ROAD ESTATES, LLC
DATE: 10-06-2025
JOB NO: 24-03-43
SCALE: 1" = 100'