

FINAL PLAT OF WHITE TAIL ESTATES (PAGE 1 OF 2)

MADISON COUNTY, ARKANSAS



SITE INFORMATION
 PARCEL NUMBER: 001-12170-002
 PROJECT SITE ADDRESS: HWY 45-295 HINDSVILLE, AR
 ZONING CLASSIFICATION: MADISON COUNTY SINGLE FAMILY RESIDENTIAL
 PROPOSED USE: 10.00 ACRES +/- BEFORE ROW DEDICATION
 TOTAL SITE AREA: 8.86 ACRES +/- AFTER ROW DEDICATION
 OWNER: ROBERT CRAINE
 6508 ELM SPRINGS RD.
 SPRINGDALE, AR 72762
 ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
 7330 N. PLASANT RIDGE DR.
 HUNTSVILLE, AR 72401
 PHONE: (479) 442-9350
 FAX: (479) 521-9350

CONTACT INFORMATION
WATER: MADISON COUNTY RURAL WATER
 479-238-2217
SOLID/WASTE: MADISON COUNTY SOLID WASTE & RECYCLING
 CURTIS BARBER
 MANAGER
 (479) 738-6351
ELECTRIC: CARROLL ELECTRIC
 707 SE WALTON BLVD
 P.O. BOX 379
 HUNTSVILLE, AR 72401-0379
 PHONE: (479) 272-2821
 FAX: (479) 273-1231
TELEPHONE: MADISON COUNTY CABLE
 1-800-464-7928

LEGEND:
 BOUNDARY LINE (PER ARKANSAS)
 PROPERTY LINE (PER ARKANSAS)
 RIGHT-OF-WAY LINE
 OVERHEAD POWER LINE
 TELEPHONE PERMANENT
 TELEPHONE PERMANENT
 WATER SERVICE LINE
 WATER LINE
 BELLINDO STRUCK
 UTILITY EASEMENT
 FENCE
 RAILROAD
 EASEMENT
 BOUNDARY LINE (PER ARKANSAS)
 PROPERTY LINE (PER ARKANSAS)
 RIGHT-OF-WAY LINE
 OVERHEAD POWER LINE
 TELEPHONE PERMANENT
 TELEPHONE PERMANENT
 WATER SERVICE LINE
 WATER LINE
 BELLINDO STRUCK
 UTILITY EASEMENT
 FENCE
 RAILROAD
 EASEMENT



RECORDER NUMBER DATE

1 Page

PLAT & SURVEYS

MAISON CO. A.F.F.E. \$15.00

RECORDED: 05-22-2024 01:24:20 PM

OFFICE: 05-22-2024 01:24:20 PM

CREATED: 05-22-2024 01:24:20 PM

TECHNICAL: 05-22-2024 01:24:20 PM

DATE: 05/20/24

SCALE: 1"=60'

SHEET: 1 OF 2

PROJECT: 27 WEST

TOWN: 19

RANGE: 27 WEST

SECTION: 19

COUNTY: MADISON COUNTY, ARKANSAS

ADDRESS: MADISON COUNTY HIGHWAY #45 & #95

FOR USE AND BENEFIT OF:
 ROBERT CRAINE

7730 S. Pleasant Ridge Dr., Fayetteville, Arkansas 72704 - 479-442-9350

BATES
 Engineers - Surveyors

BATES & ASSOCIATES, INC. (Company No. 4333)
 Registered Professional Surveyors
 Arkansas License No. 10373-0001
 The State of Arkansas has approved and authorized the use of this seal for the purposes of holding the position of Registered Professional Surveyor in the State of Arkansas. It is the duty of the Board of Surveying to ensure that all Registered Professional Surveyors in Arkansas are properly qualified and licensed to practice their profession in accordance with the provisions of the Surveying Act of 1979, Chapter 371, Arkansas Code Annotated, § 15-2-101. The Board has determined that the above-named surveyor is properly qualified and licensed to practice their profession in accordance with the provisions of the Surveying Act of 1979, Chapter 371, Arkansas Code Annotated, § 15-2-101.

LINE TABLE

LINE BEARING	DISTANCE
N 75° 00' 00" E	12.73
S 75° 00' 00" W	21.13

CURVE TABLE

CURVE	RADIUS (ARC LENGTH)	CHORD LENGTH	CHORD BEARING	DELTA ANGLE (ANGLES)
C	12.73	12.73	N 60° 32' 25" E	12.73
C	21.13	21.13	N 55° 30' 50" W	21.13
C	55.8035	55.8035	N 65° 58' 30" E	55.8035
C	55.8035	55.8035	N 69° 58' 50" W	55.8035
C	41.4007	41.4007	N 44° 00' 00" W	41.4007
C	42.68	42.68	N 54° 19' 26" W	42.68
C	60.00	60.00	S 89° 40' 00" W	60.00
C	60.00	60.00	S 89° 40' 00" W	60.00
C	60.00	60.00	N 88° 40' 57" E	60.00
C	41.29	41.29	N 88° 40' 57" E	41.29

APPROVAL OF REVIEW COMMITTEE
 APPROVAL OF QUORUM COURT
 APPROVAL OF STREETS BY COUNTY JUDGE
 OWNERSHIP AND DEDICATION
 ACCURACY OF REGISTERED ENGINEER AND/OR LICENSED SURVEYOR AS REQUIRED BY LAW
 ACTUAL MONUMENTATIONS OF LOT CORNERS
 REVIEW AND APPROVAL OF STREET NAMES AND ADDRESSES BY MADISON COUNTY 911

CERTIFICATIONS

DATE

05/17/2024

05/20/24

05/20/24

05/20/24

05/20/24

05/20/24

REFERENCE DOCUMENTS:
 1) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #806399
 2) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #202104105490
 3) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #20190828559
 4) PLAT OF SURVEY FILED AS STATE SURVEY DOC. #20190828559
 5) AUTO RIGHT-OF-WAY PLANS FOR NUMBER #9547
 6) WARRANTY DEED FILED IN BOOK L2023 AT PAGE 01781

SHORTHAND DESCRIPTION:
 A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 27 WEST, MADISON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST CORNER OF SAID TRACT OF SAID TRACT AND RUNNING THENCE 40.25' FROM THE NORTHEAST CORNER OF SAID TRACT AND RUNNING THENCE N87°39'59"W 621.63', THENCE S02°37'32"E 629.59' TO THE SOUTH RIGHT-OF-WAY OF ARKANSAS HIGHWAY #45; THENCE ALONG SAID RIGHT-OF-WAY, S86°27'28"E 775.80' TO THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE S15°58'40"W 281.28' TO THE POINT OF BEGINNING. THEREAFTER RUNNING S 88° 40' 57" E 60.00' TO THE POINT OF BEGINNING. MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
 FLOOD CERTIFICATION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN BE-COOP OR BE-BE ZONES AS DETERMINED BY THE HUD/FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP 14-01-0157 FOR MADISON CO, ARKANSAS COMMUNITY NO. 050499A, (PAGE #13, DATED 03/01/97).

PLAT NOTES:
 1) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
 2) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OR ABOVE GROUND APPURTENANCES, GIS, AND/OR SURVEY INFORMATION. ALL UTILITIES SHOWN ARE THE PROPERTY OF THE UTILITY COMPANIES THAT HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND, NEED TO BE LOCATED BY THE UTILITY COMPANIES CONCERNED. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.



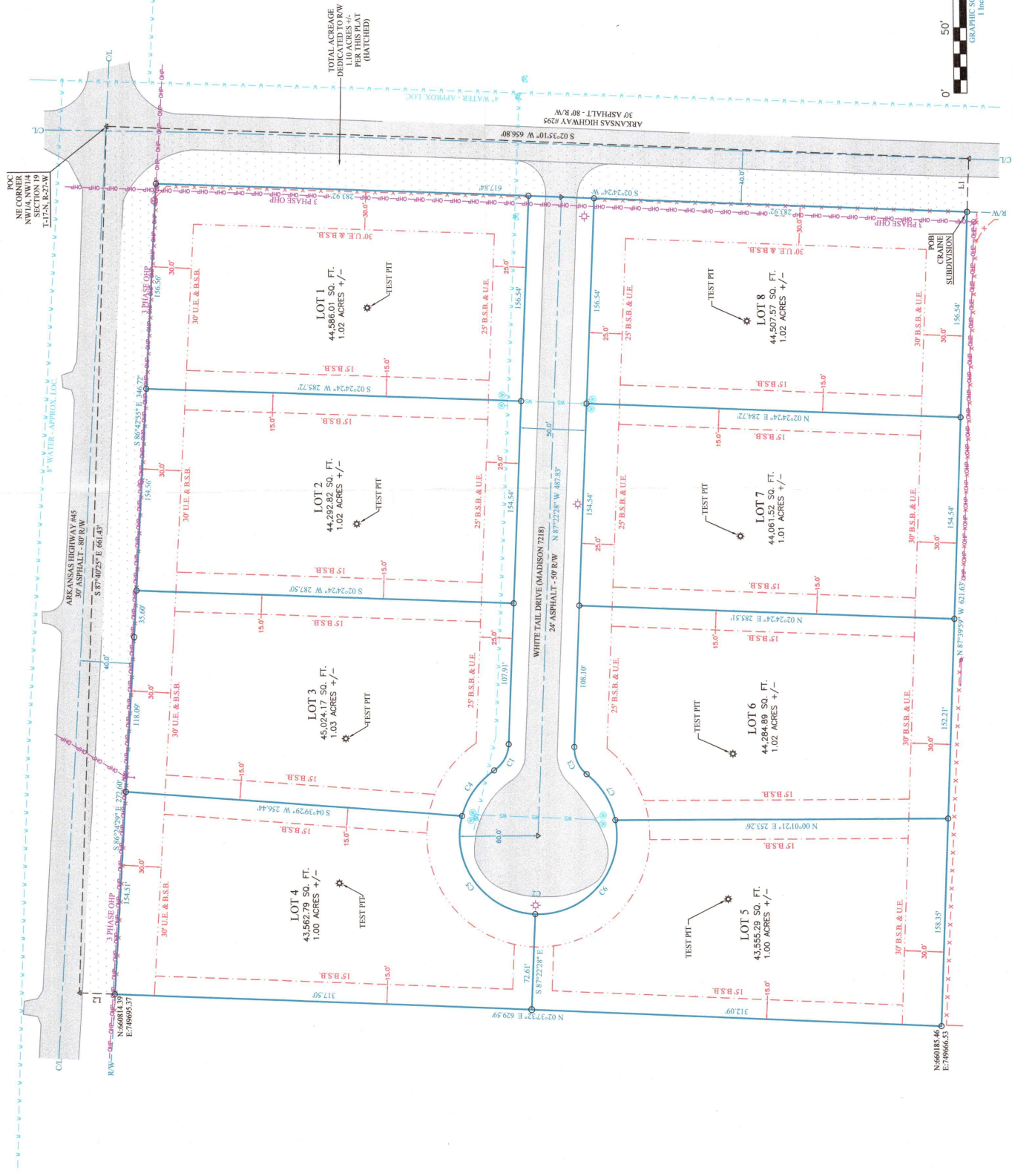
STATE RECORDING NUMBER:
 2024-12170-002-001

THIS PLAT IS SUBJECT TO ALL RIGHTS OF RECORD CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 17TH DAY OF MAY, 2024.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL SURVEYOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION IS VALID ONLY IF THE SIGNATURE BEARING THIS SEAL IS AN ORIGINAL SIGNATURE.

FINAL PLAT OF WHITE TAIL ESTATES (PAGE 2 OF 2)



RECORDING NUMBER/DATE