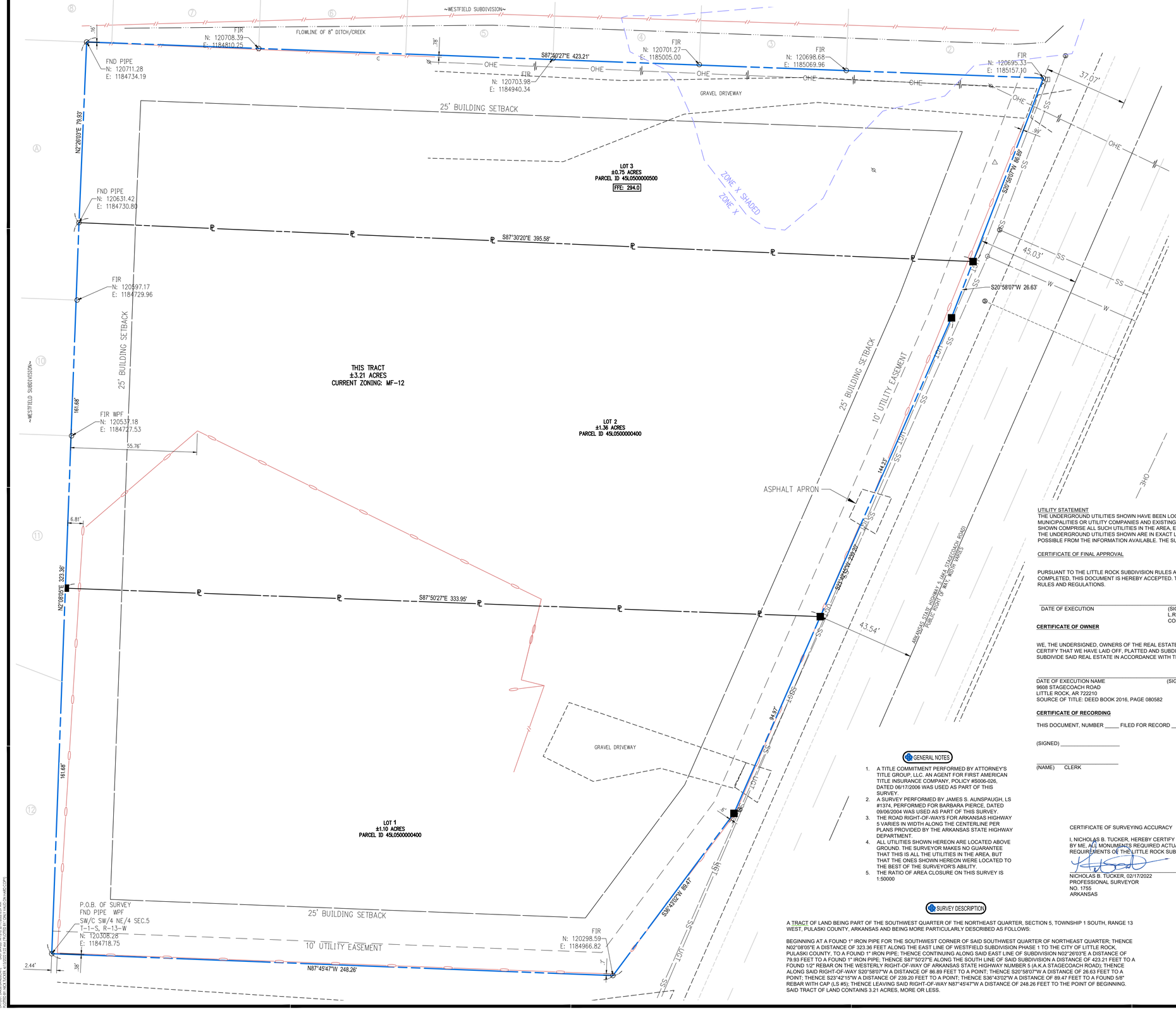
GOOD EARTH SUBDIVISION



LEGEND

- PROPERTY LINE
- SETBACK LINE
- CHAINLINK FENCE
- WOODEN PRIVACY FENCE
- EASEMENT
- ASPHALT
- SANITARY SEWER
- GAS LINE
- WATER LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- UNDERGROUND TELEVISION
- FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE
- APPROXIMATE FLOODPLAIN BOUNDARY
- FLOWLINE OF CREEK
- PROPOSED LOT LINES
- SET 5/8" REBAR WITH CAP (PS# 1747)
- FOUND MONUMENT (AS NOTED)
- CALCULATED POSITION
- CAGIS MONUMENT
- SANITARY SEWER MANHOLE
- SANITARY STORM SEWER
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- WATER METER
- ELECTRIC PEDESTAL
- FLAGGED FIBER OPTIC

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 1.000064098754'
CONVERGENCE ANGLE:
-0° 14' 48.90729646"
***VALUES TAKEN AT THE P.O.B.**

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

CERTIFICATE OF FINAL APPROVAL

PURSUANT TO THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION (SIGNATURE)
L.R. PLANNING
COMMISSION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION NAME (SIGNATURE)
9608 STAGECOACH ROAD
LITTLE ROCK, AR 722210
SOURCE OF TITLE: DEED BOOK 2016, PAGE 080582

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____, 20___, IN PLAT BOOK _____, PAGE _____.

(SIGNED) _____

_____
(NAME) CLERK

GENERAL NOTES

1. A TITLE COMMITMENT PERFORMED BY ATTORNEY'S TITLE GROUP, LLC. AN AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY #S006-026, DATED 06/17/2006 WAS USED AS PART OF THIS SURVEY.
2. A SURVEY PERFORMED BY JAMES S. AUNSPAUGH, LS #1374, PERFORMED FOR BARBARA PIERCE, DATED 09/06/2004 WAS USED AS PART OF THIS SURVEY.
3. THE ROAD RIGHT-OF-WAYS FOR ARKANSAS HIGHWAY 5 VARIES IN WIDTH ALONG THE CENTERLINE PER PLANS PROVIDED BY THE ARKANSAS STATE HIGHWAY DEPARTMENT.
4. ALL UTILITIES SHOWN HEREON ARE LOCATED ABOVE GROUND. THE SURVEYOR MAKES NO GUARANTEE THAT THIS IS ALL THE UTILITIES IN THE AREA, BUT THAT THE ONES SHOWN HEREON WERE LOCATED TO THE BEST OF THE SURVEYOR'S ABILITY.
5. THE RATIO OF AREA CLOSURE ON THIS SURVEY IS 1:50000

CERTIFICATE OF SURVEYING ACCURACY

I, NICHOLAS B. TUCKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME, ALL MONUMENTS REQUIRED ACTUALLY EXIST AND ARE CORRECTLY SHOWN HEREON AND THAT ALL SURVEYING REQUIREMENTS OF THE LITTLE ROCK SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

NICHOLAS B. TUCKER, 02/17/2022
PROFESSIONAL SURVEYOR
NO. 1755
ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1755
NICHOLAS B. TUCKER
SIGNATURE
04/13/2022

SURVEY DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON PIPE FOR THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF NORTHEAST QUARTER; THENCE N02°08'05"E A DISTANCE OF 323.36 FEET ALONG THE EAST LINE OF WESTFIELD SUBDIVISION PHASE 1 TO THE CITY OF LITTLE ROCK, PULASKI COUNTY, TO A FOUND 1" IRON PIPE; THENCE CONTINUING ALONG SAID EAST LINE OF SUBDIVISION N02°26'03"E A DISTANCE OF 79.93 FEET TO A FOUND 1" IRON PIPE; THENCE S87°50'27"E ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 423.21 FEET TO A FOUND 1/2" REBAR ON THE WESTERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY NUMBER 5 (A.K.A STAGECOACH ROAD); THENCE ALONG SAID RIGHT-OF-WAY S20°58'07"W A DISTANCE OF 88.89 FEET TO A POINT; THENCE S20°58'07"W A DISTANCE OF 26.63 FEET TO A POINT; THENCE S23°42'15"W A DISTANCE OF 239.20 FEET TO A POINT; THENCE S36°43'02"W A DISTANCE OF 89.47 FEET TO A FOUND 5/8" REBAR WITH CAP (LS #5); THENCE LEAVING SAID RIGHT-OF-WAY N87°45'47"W A DISTANCE OF 248.26 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 3.21 ACRES, MORE OR LESS.

RECORD INFORMATION

1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. WARRANTY DEED AS PROVIDED BY THE CLIENT
4. SUBDIVISION PLAT FOR WESTFIELD SUB., PLAT BOOK F, PAGE 333
5. SURVEY BY JAMES S. AUNSPAUGH DATED 09/08/04
6. SURVEY BY NICHOLAS B. TUCKER DATED 12/14/2016

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONES ZONE X. (ZONE X IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE X SHADED (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0441G, DATED JULY 6, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

GRAPHIC SCALE IN FEET
20' 0 20'

SUBDIVISION PLAT
PART OF THE SW/4 OF THE NE/4
SECTION 5, TOWNSHIP 1 SOUTH, RANGE 13 WEST
9608 STAGECOACH ROAD

PREPARED FOR:
GOOD EARTH INVESTMENTS, LLC

LITTLE ROCK, PULASKI COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

1000 Ledgelawn Dr.
Conway, Arkansas 72034
Crafton Tull
engineering | surveying
501.328.3316 t 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

2021 Crafton, Tull & Associates, Inc.

PROJECT NO:	21299905
ISSUE DATE:	01/12/2022
DRAWN BY:	C.MORGAN
APPROVE BY:	N.TUCKER
SHEET NO.:	

DRAWING CLT-21299905 - GOOD EARTH GARDEN NEW ATLANTA GOOD EARTH GARDEN REPLAT.DWG
LAYOUT: 1 SAVED: 1/12/2022 4:13 PM ACADVER: 24.0S (LMS TECH) PAGESETUP: ---
PLOTTED BY: CHRIS MORGAN AT JAN 12, 2022 - 4:13PM XREFS: ---