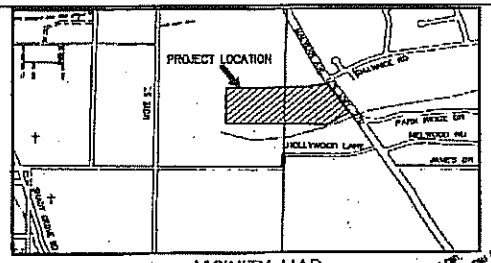
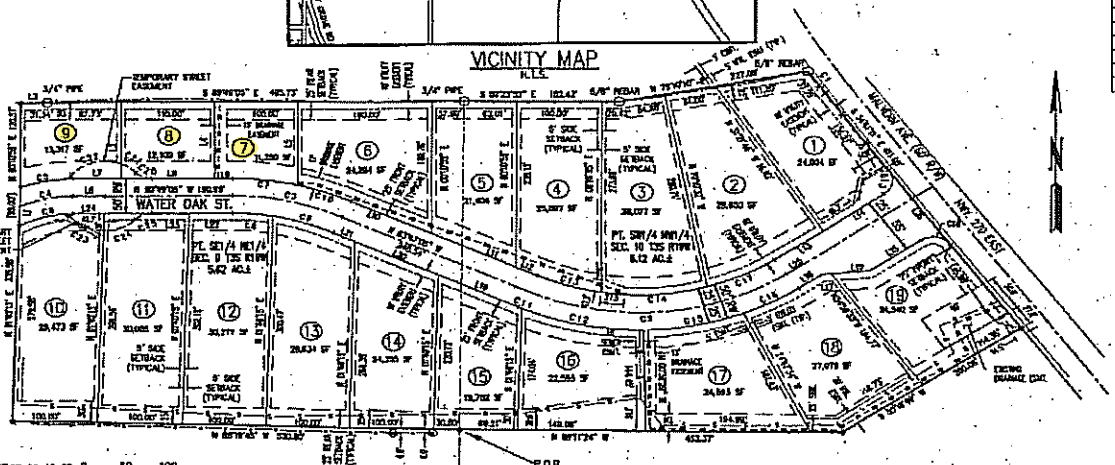
SURVEYOR'S NOTES:

1. BASIS OF BEARINGS ARE BASED ON A SURVEY BY JOHN M. THORNTON, PLS #864, DATED SEPTEMBER 27, 1999.

2. ALL LOT CORNERS ARE SET 5/8" REBAR WITH ALUMINUM CAP, P.S. #864.



VICINITY MAP
N.T.S.



BUILDING SETBACK TABLE				
LOT #	N	S	E	W
1	25'	*	25'	5'
2	25'	25'	5'	5'
3	25'	25'	5'	5'
4	25'	25'	5'	5'
5	25'	25'	5'	5'
6	25'	25'	5'	5'
7	25'	25'	5'	15'
8	25'	25'	5'	5'
9	25'	25'	5'	5'
10	*	30'	5'	5'
11	25'	25'	5'	5'
12	25'	25'	5'	5'
13	25'	25'	5'	5'
14	25'	25'	5'	5'
15	25'	30'	5'	5'
16	25'	*	30'	5'
17	25'	25'	5'	15'
18	25'	25'	5'	5'
19	25'	21'	*	5'

NOTES FOR SETBACK AND EASEMENT TABLES:

LOTS 1-9
NORTH SIDE = REAR
SOUTH SIDE = FRONT

LOTS 10-19
NORTH SIDE = FRONT
SOUTH SIDE = REAR

N = NORTH
S = SOUTH
E = EAST
W = WEST

* SEE DWG. FOR DIMENSIONS.

UTILITY EASEMENT TABLE				
LOT #	N	S	E	W
1	10'	*	10'	5'
2	10'	25'	5'	5'
3	10'	*	5'	5'
4	10'	25'	5'	5'
5	10'	25'	5'	5'
6	10'	17'	5'	5'
7	10'	25'	5'	15'
8	10'	25'	5'	5'
9	10'	25'	5'	5'
10	*	30'	5'	5'
11	10'	25'	5'	5'
12	10'	25'	5'	5'
13	10'	25'	5'	5'
14	10'	25'	5'	5'
15	10'	30'	5'	5'
16	10'	*	30'	5'
17	10'	15'	5'	15'
18	10'	20'	5'	5'
19	10'	*	*	5'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 89°47'55" E	50.03'
L2	N 88°41'15" E	32.34'
L3	N 09°07'53" E	115.03'
L4	N 09°07'53" E	110.00'
L5	N 09°07'53" E	118.50'
L6	N 88°49'05" W	3.53'
L7	S 87°11'07" E	50.05'
L8	S 88°11'07" E	110.00'
L9	S 88°08'05" E	21.87'
L10	S 87°47'55" E	106.50'
L11	S 87°47'55" E	111.24'
L12	S 87°47'55" E	27.48'
L13	N 02°08'27" E	11.00'
L14	N 88°08'27" E	90.30'
L15	S 87°07'27" W	25.87'
L16	S 88°58'16" W	48.05'
L17	S 87°08'16" W	10.96'
L18	S 02°07'27" W	34.74'
L19	N 87°47'55" W	105.86'
L20	N 87°47'55" W	108.83'
L21	N 87°47'55" W	26.73'
L22	N 88°48'27" W	91.37'
L23	N 88°48'27" W	100.03'
L24	N 88°48'27" W	38.83'
L25	S 88°08'27" W	214.21'
L26	S 34°41'11" E	130.00'

CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	02°30'00"	S 87°33'27" E	825.94	37.29	37.26
C2	87°11'28"	S 43°26'11" W	300.00	270.40	261.44
C3	23°06'00"	N 76°43'55" W	300.00	138.34	137.14
C4	54°47'38"	S 77°49'00" W	150.00	84.53	81.33
C5	20°46'21"	S 79°47'54" W	175.00	63.90	63.55
C6	32°31'07"	S 79°57'38" W	175.00	98.88	97.60
C7	13°37'50"	N 63°30'47" W	325.00	76.21	76.01
C8	10°07'34"	N 84°43'18" W	275.00	48.60	48.54
C9	15°34'37"	S 71°47'18" W	275.00	74.73	75.10
C10	13°34'10"	S 87°47'10" W	325.00	69.08	68.94
C11	00°13'00"	S 84°08'55" E	325.00	4.07	4.07
C12	28°58'34"	S 77°31'17" E	325.00	168.00	166.21
C13	16°30'05"	S 77°31'17" E	275.00	79.20	78.93
C14	28°58'33"	N 88°31'38" E	275.00	139.00	137.53
C15	27°10'38"	N 78°47'17" E	225.00	106.69	105.69
C16	13°54'31"	N 87°37'42" E	325.00	74.33	74.18
C17	18°38'00"	N 84°17'27" E	275.00	89.41	88.98
C18	80°18'22"	S 79°30'22" E	25.00	35.03	32.45
C19	88°41'38"	N 10°08'38" E	25.00	38.71	35.05
C20	48°11'33"	N 87°37'27" W	125.00	21.03	20.41
C21	25°37'48"	N 34°18'05" W	50.00	22.15	21.97
C22	84°38'18"	S 31°34'25" W	50.00	73.84	68.32
C23	34°30'31"	S 88°08'31" E	50.00	30.11	29.74
C24	88°48'13"	N 44°48'34" E	50.00	43.23	43.61
C25	48°11'33"	N 87°37'27" E	25.00	21.03	20.41

LEGEND

- FOUND CORNER AS NOTED
- SET 5/8" REBAR W/CAP
- PROPERTY LINE
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SANITARY SEWER MAIN
- GAS MAIN
- WATER MAIN
- UNDERGROUND ELECTRIC
- STORM DRAIN
- FENCE LINE

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST 1/4, NORTHEAST 1/4 OF SECTION 9, AND A PART OF THE SOUTHWEST 1/4, NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4, NORTHWEST 1/4, SAID POINT BEING A FOUND 3/4" IRON PIPE; THENCE NORTH 01°56'25" EAST, 320.54 FEET (RECORD NORTH, 320.00 FEET) TO A 1/2" IRON PIN; THENCE NORTH 00°48'36" EAST, 250.00 FEET TO A 5/8" REBAR AND THE POINT OF BEGINNING; THENCE NORTH 87°11'40" WEST, 500.00 FEET; THENCE NORTH 01°07'07" EAST, 330.00 FEET; THENCE NORTH 01°07'07" EAST, 140.00 FEET; THENCE NORTH 88°41'15" EAST, 32.34 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 88°41'05" EAST, 410.73 FEET TO A 3/4" IRON PIPE; THENCE SOUTH 88°25'02" EAST, 103.43 FEET TO A 5/8" REBAR; THENCE NORTH 79°10'10" EAST, 327.08 FEET TO A 5/8" REBAR ON THE WEST RIGHT-OF-WAY OF HIGHWAY 270 EAST; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°30'00", A RADIUS OF 825.94 FEET, AND AN ARC LENGTH OF 37.29 FEET; THENCE SOUTH 34°41'11" EAST, 411.95 FEET TO A 5/8" REBAR; THENCE LEAVING SAID WEST RIGHT-OF-WAY, SOUTH 88°48'48" WEST, 330.00 FEET TO A 5/8" REBAR; THENCE NORTH 87°11'24" WEST, 453.37 FEET TO THE POINT OF BEGINNING. CONTAINING 5.12 ACRES, MORE OR LESS, IN SAID SOUTHWEST 1/4, NORTHWEST 1/4, AND 5.12 ACRES MORE OR LESS IN SAID SOUTHEAST 1/4, NORTHEAST 1/4, FOR A TOTAL OF 11.76 ACRES MORE OR LESS THE AGGREGATE.

NOTE:
PROPERTY BOUNDARY SHOWN HEREON IS BASED ON WARRANTY DEED RECORDED IN BOOK 2654 PAGE 875 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS.

EASEMENTS
WATER AND SEWER EASEMENTS ARE RESERVED FIVE FEET EACH SIDE OF CENTERLINE OF PIPE, AS INSTALLED.
DRAINAGE EASEMENTS ARE RESERVED SIXTEEN AND ONE-HALF FEET EACH SIDE OF PIPE AS INSTALLED.
IN ADDITION TO THE ABOVE EASEMENTS, WATER, SEWER, DRAINAGE, AND UTILITY EASEMENTS ARE RESERVED ALONG ALL PROPERTY LINES AS FOLLOWS: TEN (10) FEET ALONG STREET RIGHTS-OF-WAY AND PERIMETER BOUNDARY LINES, AND FIVE (5) FEET ALONG ALL INTERIOR PROPERTY LINES.

SETBACKS
BUILDING SETBACKS ARE 25' FRONT, 25' REAR AND 5' SIDE YARD, EXCEPT WHERE NOTED BY ADDITIONAL DRAINAGE AND UTILITY EASEMENTS.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 3163
DONALD E. BEAVERS

CERTIFICATE OF OWNERSHIP

THIS DOCUMENT NO. 22464-96, FILED FOR RECORD
May 15, 20 07, AT 10:36 O'CLOCK
A. M. GARLAND COUNTY, AR. RECORDED IN BOOK OF
ASSURANCE, DEED BOOK VOL. 2834, PAGE 457
IN
PLAT BOOK 14, PAGE 65

Vicki E. Rima
VICKI E. RIMA
GARLAND COUNTY CIRCUIT CLERK

CERTIFICATE OF SURVEYOR ACCURACY

I, JOHN M. THORNTON, 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 HOT SPRINGS SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

4-12-2007
DATE OF EXECUTION
JOHN M. THORNTON
ARKANSAS REGISTERED PROFESSIONAL SURVEYOR NO. 864

CERTIFICATE OF ENGINEERING ACCURACY

I, DONALD E. BEAVERS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAN MADE BY ME, AND THAT TO THE BEST OF MY KNOWLEDGE THE ENGINEERING REQUIREMENTS OF THE HOT SPRINGS SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH.

04-12-2007
DATE OF EXECUTION
DONALD E. BEAVERS
ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 3163

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE HOT SPRINGS SUBDIVISION REGULATIONS, AND ALL 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.

5-14-07
DATE OF EXECUTION
KATHLEEN A. SULLIVAN, HOT SPRINGS PLANNING DIRECTOR

CERTIFICATE OF OWNER & DEVELOPER

WE THE UNDERSIGNED OWNERS & DEVELOPERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

REDWOOD OAK PROPERTIES, LLC

DATE OF EXECUTION
CHRIS POLTCHRON, MANAGING MEMBER
214 BURTON
HOT SPRINGS, AR 71913

SOURCE OF TITLE: DEED RECORD 2861 PAGE 876

CERTIFICATE OF AUTHORIZATION
B&F ENGINEERING, INC.
No. 199
ARKANSAS

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
NO. 864
JOHN M. THORNTON

	BY	DATE
Design	DEB	3/07
Drawn	MCD/AP	4/07
Checked	JMT	4/07
As Built		
Plan		
Survey	KWR	3/06

B&F ENGINEERING, INC.
928 AIRPORT ROAD, HOT SPRINGS, ARKANSAS 71913
(PH) 501-767-2388 (FAX) 501-767-6859

RECORD PLAT – UNIT ONE
OAKTREE PARK

1/1
DRAWING NUMBER
JOB NO: 7-3321-0101
ACAD NO: 019 4/12/07
SCALE: 1" = 100'