

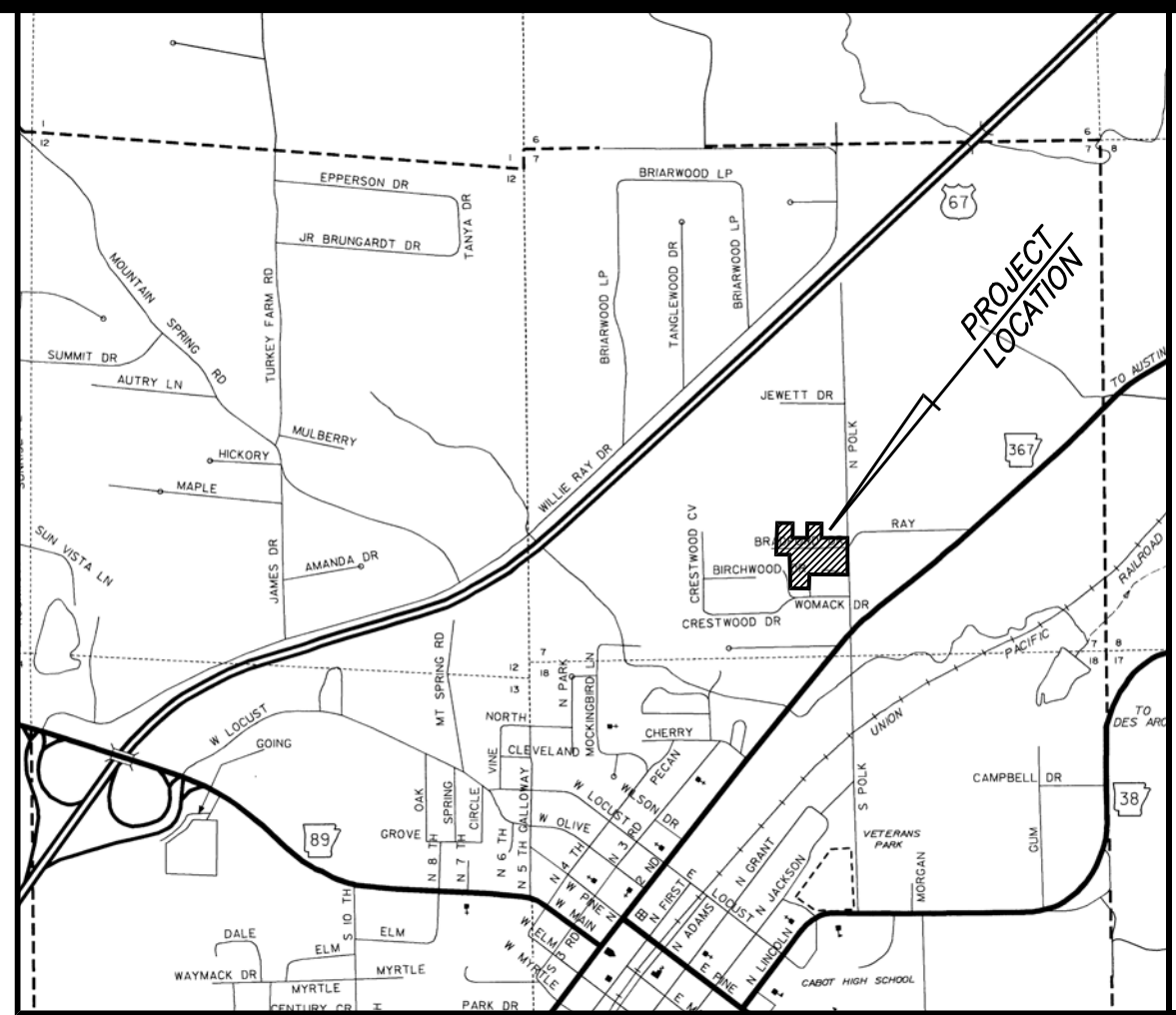
SETBACK TABLE			
LOT #	FRONT	SIDE	REAR
1-12	25'	8'	20'*
13	25'	8'/25'	25'
14-17	25'	8'	25'
18-19	25'	8'/25'	25'
20-21	25'	8'	25'
22	25'	8'/25'	25'

*AS PER ORDINANCE # 15 OF 2022.

SIDEWALK TABLE		
LOT #	WIDTH	LOCATION (ALONG STREET SIDE)
1-4	5'	SOUTH
5-12	5'	NORTH
13	5'	NORTH & EAST
14-15	5'	SOUTH
16	5'	SOUTHEAST
17	5'	EAST
18	5'	EAST & SOUTH
19	5'	WEST & NORTH
20-21	5'	NORTH
22	5'	NORTH & EAST

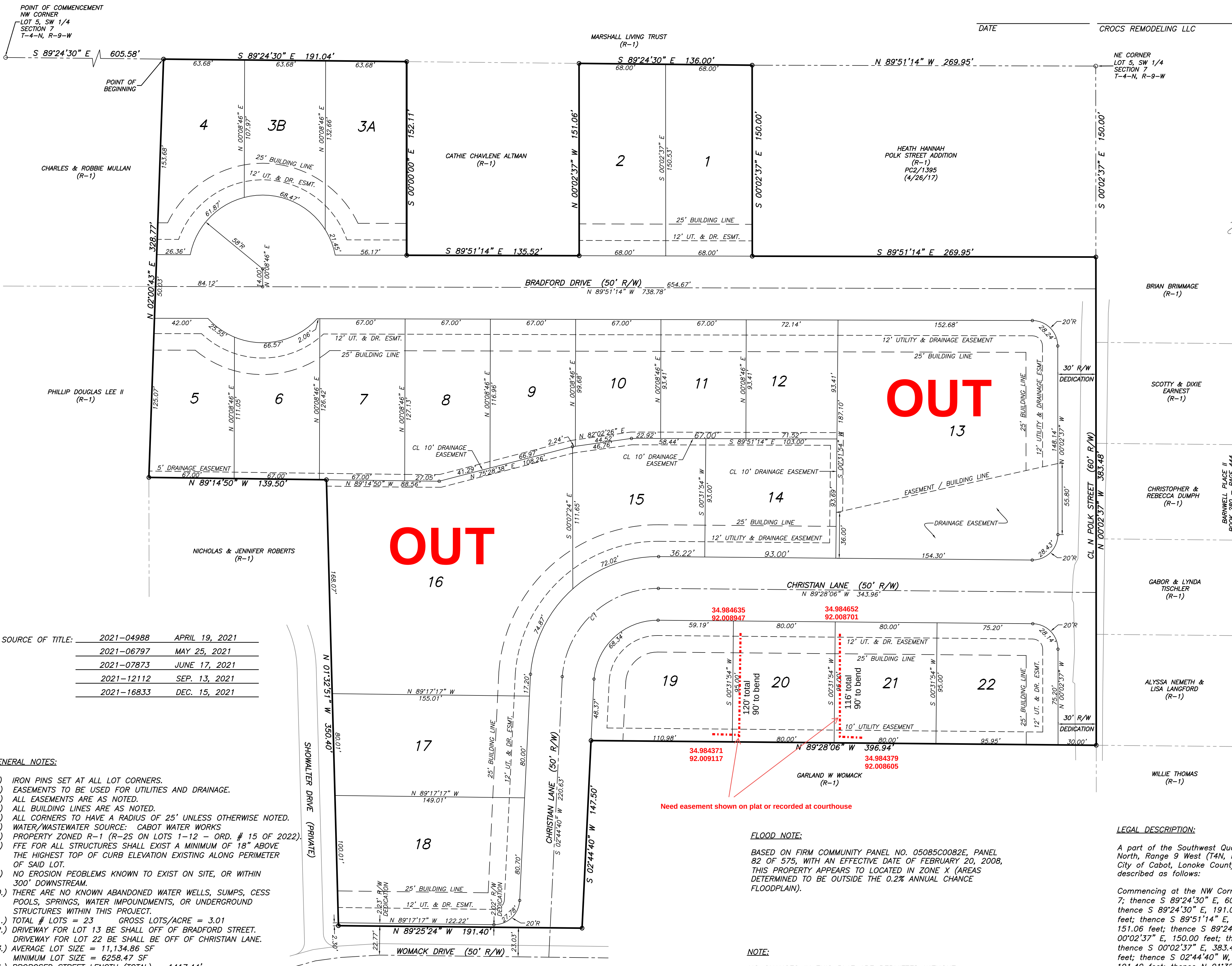
ERRORS AND OMISSIONS CLAUSE:

REVIEW OF THESE PLANS/PLAT ARE LIMITED TO GENERAL COMPLIANCE WITH THE CITY OF CABOT CODES AND REGULATIONS AND DOES NOT WARRANTY THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS IMPOSED BY FEDERAL, STATE, OR LOCAL LAWS OR REGULATIONS, EVEN IF SUCH REQUIREMENT IS NOT DISCOVERED OR RAISED UNTIL AFTER PLANS/PLAT APPROVAL. AN APPROVAL OF A PLAN/PLAT DOES NOT CONSTITUTE A LEGAL WAIVER OF ANY LAW OR REGULATION UNLESS MANDATED BY LAW SPECIFICALLY STATED ON THE APPROVED PLAN/PLAT. THE CITY MAY SEEK TO ENFORCE ANY SUCH LAW OR REGULATION NOTWITHSTANDING ITS OMISSION FROM AN APPROVED PLAN/PLAT. THIS CLAUSE IS OPERATIVE AND ENFORCEABLE ON EACH PROJECT ONLY UNTIL CONSTRUCTION IS FINALIZED AND THE PROJECT IS COMPLETED IN ITS ENTIRETY.



VICINITY MAP
SCALE: 1" = 2000'

LEMONS ENGINEERING CONSULTANTS, INC.
2010 CHERRY STREET
CABOT, ARKANSAS 72023
(501) 843-5081 • Fax (501) 941-0959
ENGINEERING + SURVEYING
WATER • SEWER • TRANSPORTATION • SUBDIVISIONS



CERTIFICATE OF ENGINEERING ACCURACY:

I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE CABOT UNIFIED DEVELOPMENT CODE HAVE BEEN COMPLIED WITH.

DATE MAY 20, 2022

TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER
NO. 7373, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:

I, NICHOLAS B. TUCKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE

NICHOLAS B. TUCKER, ARKANSAS PROFESSIONAL SURVEYOR,
NO. 1755

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE CABOT UNIFIED DEVELOPMENT CODE, 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

SIGNED: CHAIRMAN,
CABOT PLANNING COMMISSION

CERTIFICATE OF OWNERS:

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 THIS PLAT.

DATE

CROCS REMODELING LLP
357 WATTENSAW ROAD
LONOKE, ARKANSAS 72086

SOURCE OF TITLE:	2021-04988	APRIL 19, 2021
	2021-06797	MAY 25, 2021
	2021-07873	JUNE 17, 2021
	2021-12112	SEP. 13, 2021
	2021-16833	DEC. 15, 2021

GENERAL NOTES:

- IRON PINS SET AT ALL LOT CORNERS.
- EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
- ALL EASEMENTS ARE AS NOTED.
- ALL BUILDING LINES ARE AS NOTED.
- ALL CORNERS TO HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- WATER/WASTEWATER SOURCE: CABOT WATER WORKS
- PROPERTY ZONED R-1 (R-2S ON LOTS 1-12 - ORD. # 15 OF 2022).
- FFE FOR ALL STRUCTURES SHALL EXIST A MINIMUM OF 18' ABOVE THE HIGHEST TOP OF CURB ELEVATION EXISTING ALONG PERIMETER OF SAID LOT.
- NO EROSION PROBLEMS KNOWN TO EXIST ON SITE, OR WITHIN 300' DOWNSTREAM.
- THERE ARE NO KNOWN ABANDONED WATER WELLS, SUMPS, CESS POOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THIS PROJECT.
- TOTAL # LOTS = 23 GROSS LOTS/ACRE = 3.01
- DRIVEWAY FOR LOT 13 BE SHALL OFF OF BRADFORD STREET. DRIVEWAY FOR LOT 22 BE SHALL BE OFF OF CHRISTIAN LANE.
- AVERAGE LOT SIZE = 11,134.86 SF MINIMUM LOT SIZE = 6258.47 SF
- PROPOSED STREET LENGTH (TOTAL) = 1417.44'
- TYPE OF SUBDIVISION - R-1 (SINGLE FAMILY DETACHED), (R-2S REQ ON LOTS 1-12).
- OWNER OF LOT 13 SHALL BE RESPONSIBLE FOR MAINTAINING DETENTION AREA.

FLOOD NOTE:

BASED ON FIRM COMMUNITY PANEL NO. 05085C0082E, PANEL 82 OF 575, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008, THIS PROPERTY APPEARS TO LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

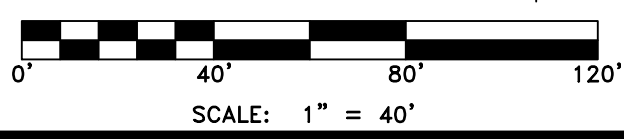
NOTE:

NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF THE CABOT PLANNING COMMISSION.

LEGAL DESCRIPTION:

A part of the Southwest Quarter (SW¹/₄) of Section 7, Township 4 North, Range 9 West (T4N, R9W) of the Fifth Principal Meridian, City of Cabot, Lonoke County, Arkansas, being more particularly described as follows:

Commencing at the NW Corner of Lot 5 of the SW¹/₄, Section 7; thence S 89°24'30" E, 605.58 feet to the Point of Beginning; thence S 89°24'30" E, 191.04 feet; thence S 00°00'00" E, 152.11 feet; thence S 89°51'14" E, 135.52 feet; thence N 00°02'37" W, 151.06 feet; thence S 89°24'30" E, 136.00 feet; thence S 00°02'37" E, 150.00 feet; thence S 89°51'14" E, 269.95 feet; thence S 00°02'37" E, 383.48 feet; thence N 89°28'06" W, 396.94 feet; thence S 02°44'40" W, 147.50 feet; thence N 89°25'24" W, 191.40 feet; thence N 01°32'51" W, 350.40 feet; thence N 89°14'50" W, 139.50 feet; thence N 02°00'43" E, 328.77 feet to the point of beginning, containing 7.65 acres, more or less.



FINAL PLAT
CADEN PLACE
Part of the SW 1/4 of Section 7, T-4-N, R-9-W
City of Cabot, Lonoke County, Arkansas

Crocs Remodeling LLP
357 WATTENSAW ROAD
LONOKE, ARKANSAS 72086

Project No.	21-053	Date	APRIL 25, 2023
File	Caden Final	Scale	1" = 40'
Sheet	1	Drawn By	B. Judd