

CERTIFICATE OF RECORDING:
 THIS DOCUMENT, FILED FOR RECORD
 IN PLAT CABINET 2, PAGE 1367

88-16
 DATE
Deborah DeLoach
 SIGNED
W. F. Edge
 LONOKE COUNTY CLERK

BA# 201607677

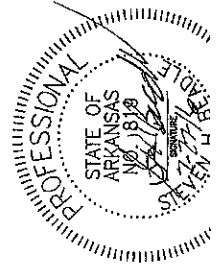
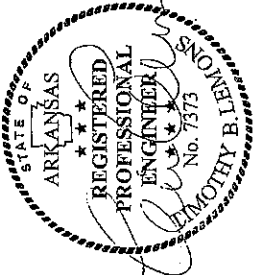
CERTIFICATE OF OWNERS:

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.

7-26-14
 DATE
Tom Weathers
 MT. TABOR PROPERTIES, INC.

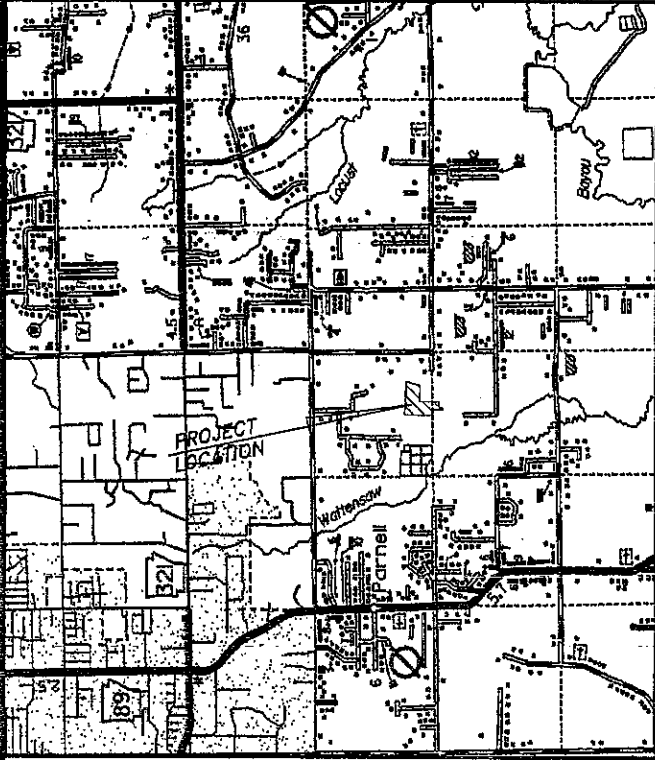
7-26-14
 DATE
Ray Weather
 WEATHERS, INC.

7-26-14
 DATE
Bernice Huest
 GUYOT CONSTRUCTION, INC.



CERTIFICATE OF ENGINEERING ACCURACY:
 I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT
 CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY
 SUPERVISION.
7-28-16
 DATE
Timothy B. Lemons
 TIMOTHY B. LEMONS, REGISTERED
 PROFESSIONAL ENGINEER
 NO. 7373, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:
 I, STEVEN H. BEADLE, 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.
7-27-16
Steven H. Beadle



VICINITY MAP
 SCALE: 1" = 2000'

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

AL PLAT
 TABOR ESTATES - LOT 50-70,
 OF SECTION 4, T-3-N, R-9-W, LONOKE COUNTY, ARKANSAS
 164, & L66-L70

| Revisions | Date | By | Prepared For |
|-----------|------|----|--------------|
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TIMOTHY B. LEMONS, REGISTERED
PROFESSIONAL ENGINEER
NO. 7373, ARKANSAS

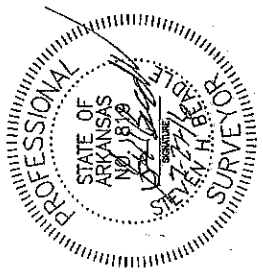
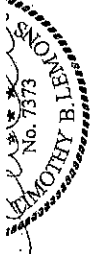
DATE

CERTIFICATE OF SURVEYING ACCURACY:

I, STEVEN H. BEADLE, 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.

7-27-16
DATE

Steven H. Beadle
STEVEN H. BEADLE, ARKANSAS
PROFESSIONAL SURVEYOR,
NO. 819



FLOOD CERTIFICATION:

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 125 OF 575, MAP #05085C0040E. EFFECTIVE DATE: JUNE 16, 2006, THE PROPERTY DEPICTED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE X. AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

GENERAL NOTES:

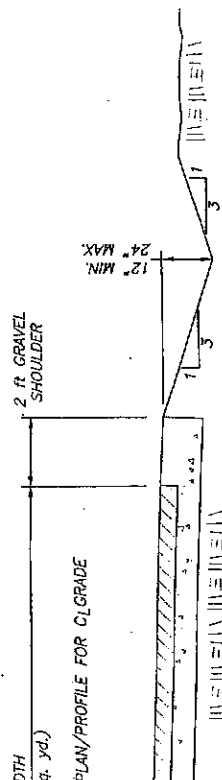
- 1.) IRON PINS SHALL BE SET AT ALL LOT CORNERS.
- 2.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
- 3.) ALL EASEMENTS TO BE 15' IN WIDTH, UNLESS OTHERWISE NOTED.
- 4.) ALL BUILDING LINES TO BE 25', UNLESS OTHERWISE NOTED.
- 5.) ALL CORNERS TO HAVE A RADIUS OF 25', UNLESS OTHERWISE NOTED.
- 6.) TRACTS L61-L64 AND L66-L70 SHALL BE A DRAINAGE, ACCESS, AND RECREATIONAL EASEMENT FOR LOT 61-64 & 66-70.
- 7.) ATTENTION IS CALLED TO THE BILL OF ASSURANCE FOR INFORMATION PERTAINING TO OWNERSHIP, MAINTENANCE, & USE OF TRACT L61-L64 & L66-L70.

PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 3 NORTH, RANGE 9 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SAID SECTION 4; THENCE N 01°12'04" E, 906.99 FEET TO A POINT ALONG THE SOUTH LINE OF MT. TABOR ESTATES AS RECORDED AT THE LONOKE COUNTY COURTHOUSE ON DEC. 4, 2013 IN PC 2: PAGE 1293; THENCE CONTINUING ALONG SOUTH LINE OF SAID SUBDIVISION, S 88°52'37" E, 190.57 FEET; THENCE N 01°07'17" E, 18.32 FEET; THENCE S 88°57'04" E, 925.00 FEET; THENCE LEAVING SOUTH LINE OF SAID

*August 8, 2016
County Clerk, Lonoke Co. AR
Christy H. Hurd*



FLOOD CERTIFICATION:

BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FIRM PANEL 125 OF 575, MAP #05085C0040E, EFFECTIVE DATE: JUNE 16, 2006, THE PROPERTY DEPICTED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GENERAL NOTES:

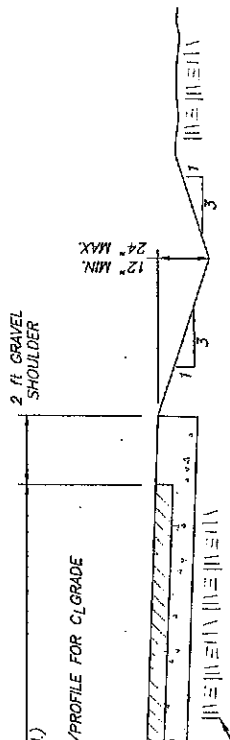
- 1.) IRON PINS SHALL BE SET AT ALL LOT CORNERS.
- 2.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE, UNLESS OTHERWISE NOTED.
- 3.) ALL EASEMENTS TO BE 15' IN WIDTH, UNLESS OTHERWISE NOTED.
- 4.) ALL BUILDING LINES TO BE 25', UNLESS OTHERWISE NOTED.
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PROPERTY DESCRIPTION:

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND A PART OF THE NORTHEAST QUARTER OF SECTION 9, ALL IN TOWNSHIP 3 NORTH, RANGE 9 WEST, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF THE SAID SECTION 4; THENCE N 01°12'04" E, 906.99 FEET TO A POINT ALONG THE SOUTH LINE OF MT TABOR ESTATES AS RECORDED AT THE LONOKE COUNTY COURTHOUSE ON DEC. 4, 2013 IN PC 2, PAGE 1293; THENCE CONTINUING ALONG SOUTH LINE OF SAID SUBDIVISION, S 88°52'37" E, 190.57 FEET; THENCE N 01°07'17" E, 18.32 FEET; THENCE S 88°57'04" E, 925.00 FEET; THENCE LEAVING SOUTH LINE OF SAID SUBDIVISION, S 25°41'25" W, 247.54 FEET; THENCE S 24°14'17" W, 244.78 FEET; THENCE S 42°31'21" W, 333.66 FEET; THENCE S 35°21'49" W, 302.68 FEET; THENCE S 61°04'20" W, 92.42 FEET; THENCE S 38°33'30" W, 99.36 FEET; THENCE N 88°57'04" W, 134.60 FEET; THENCE S 01°07'17" W, 102.63 FEET; THENCE N 88°57'04" W, 60.00 FEET; THENCE N 01°07'17" W, 256.63 FEET; THENCE S 89°50'11" W, 191.88 FEET TO THE POINT OF BEGINNING, CONTAINING 19.29 ACRES, MORE OR LESS.

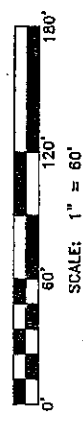
August 8, 2016
Christy Hargreaves
Lonoke Co Admin



IMPACT SUBGRADE TO 95% SP

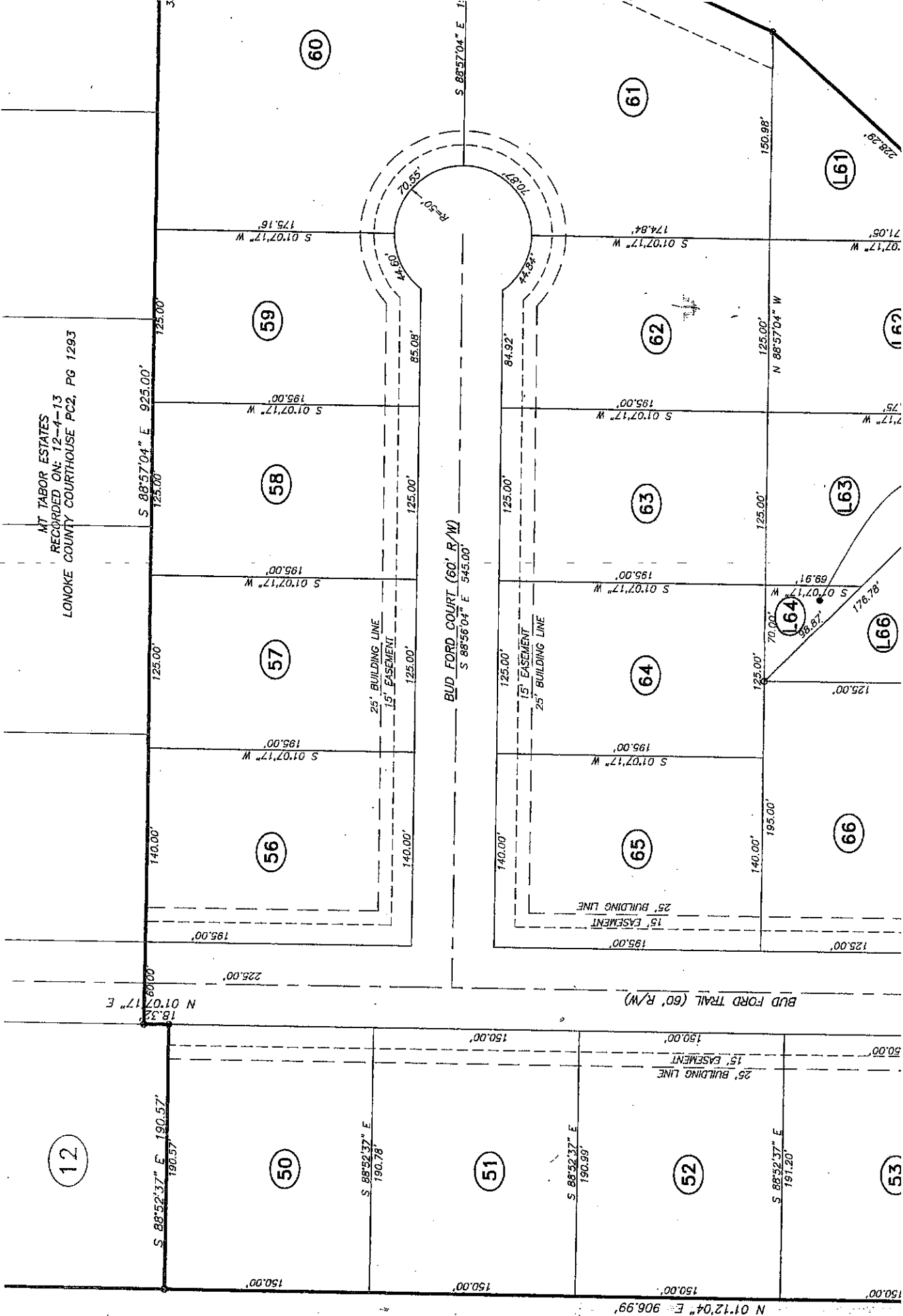
MOVEMENT

JUDGE



| | | | |
|----------------|----------|-----------|------------|
| Project No. | 15-007 | Date: | July 2016 |
| Final Plat,dwg | 1" = 60' | Scale: | 1" = 60' |
| Sheet | 1 of 1 | Drawn By: | L Hazeslip |

Prepared For:
 Weathers, Inc.,
 Guyot Construction, Inc.,
 Mt. Tabor Properties, Inc.,
 Cabot, AR 72023



MT TABOR ESTATES
 RECORDED ON: 12-4-13
 LONGKE COUNTY COURTHOUSE PC2, PG 1293

BUD FORD COURT (60' R/W)
 S 88°56'04" E 545.00'

BUD FORD TRAIL (60' R/W)
 N 01°12'04" E 906.99'

120

50

51

52

53

S 88°52'37" E 190.57'
 190.57'

S 88°52'37" E
 190.78'

S 88°52'37" E
 190.99'

S 88°52'37" E
 191.20'

N 01°07'17" E
 18.32'

140.00'

56

S 01°07'17" W
 195.00'

57

S 01°07'17" W
 195.00'

58

S 01°07'17" W
 195.00'

59

S 88°57'04" E 925.00'
 125.00'

125.00'

140.00'

180.00'

80.00'

150.00'

150.00'

150.00'

150.00'

150.00'

125.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 175.16'

60

S 88°57'04" E 111.00'

70.85'

44.63'

85.08'

125.00'

125.00'

140.00'

225.00'

150.00'

70.87'

44.64'

84.92'

125.00'

125.00'

140.00'

150.00'

150.00'

61

62

63

64

65

52

S 01°07'17" W
 174.84'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

N 01°12'04" E 906.99'

150.98'

125.00'

125.00'

125.00'

140.00'

50.00'

191.20'

S 01°07'17" W
 71.05'

S 01°07'17" W
 217.75'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 125.00'

25' BUILDING LINE
 15' EASEMENT
 50.00'

N 01°12'04" E 906.99'

161

162

163

164

66

53

S 01°07'17" W
 71.05'

S 01°07'17" W
 217.75'

S 01°07'17" W
 195.00'

S 01°07'17" W
 195.00'

S 01°07'17" W
 125.00'

25' BUILDING LINE
 15' EASEMENT
 50.00'

N 01°12'04" E 906.99'

228.29'

N 88°57'04" W
 150.98'

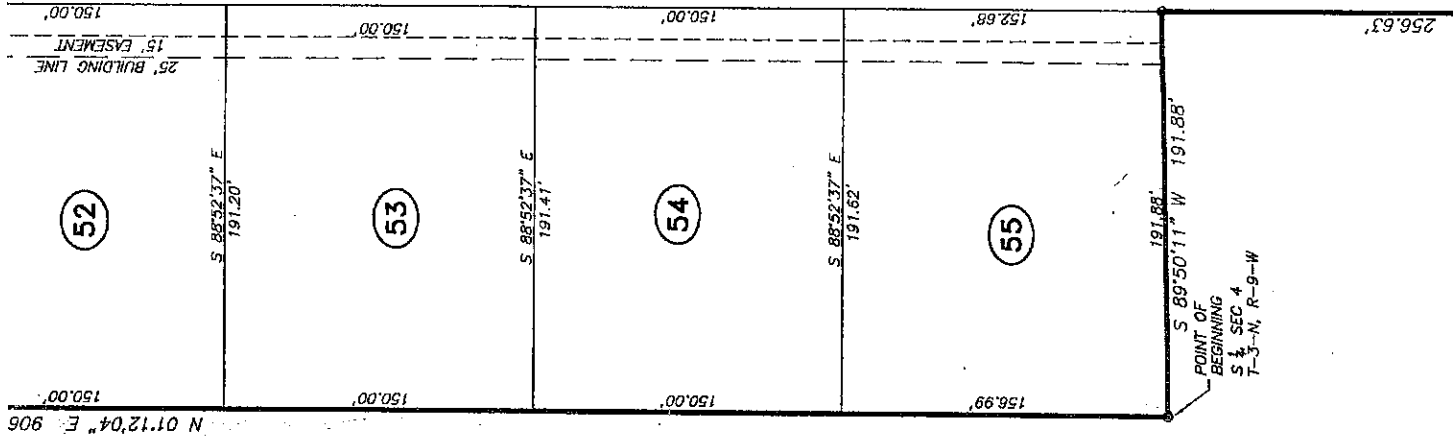
176.82'

82.91'

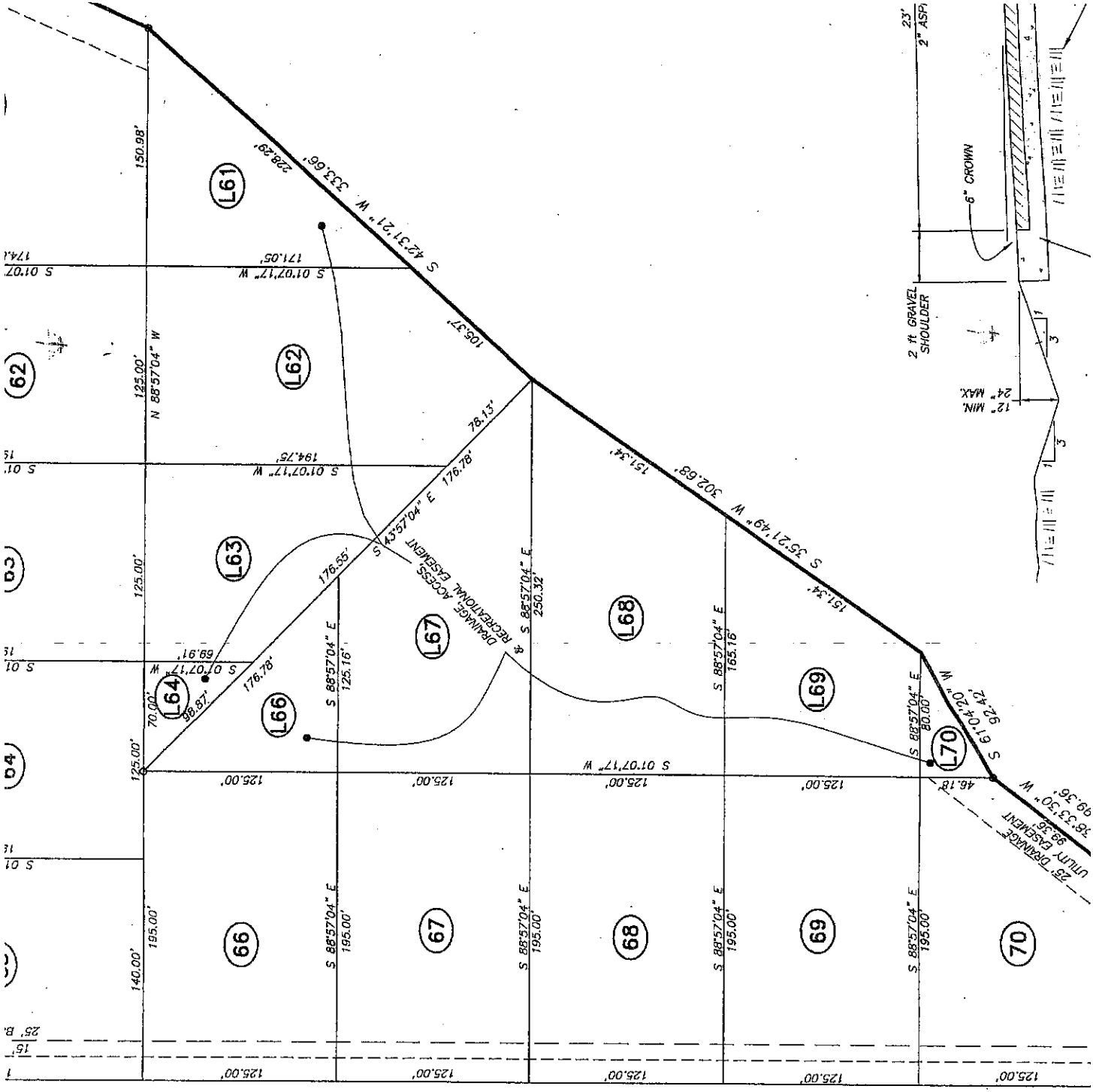
195.00'

50.00'

N 01°12'04" E 906.99'



BUD FORD TRAIL (60' R/W) 1000.00'



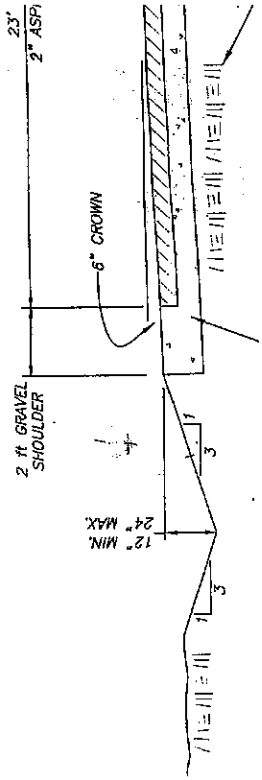
S 01°07'17\"/>

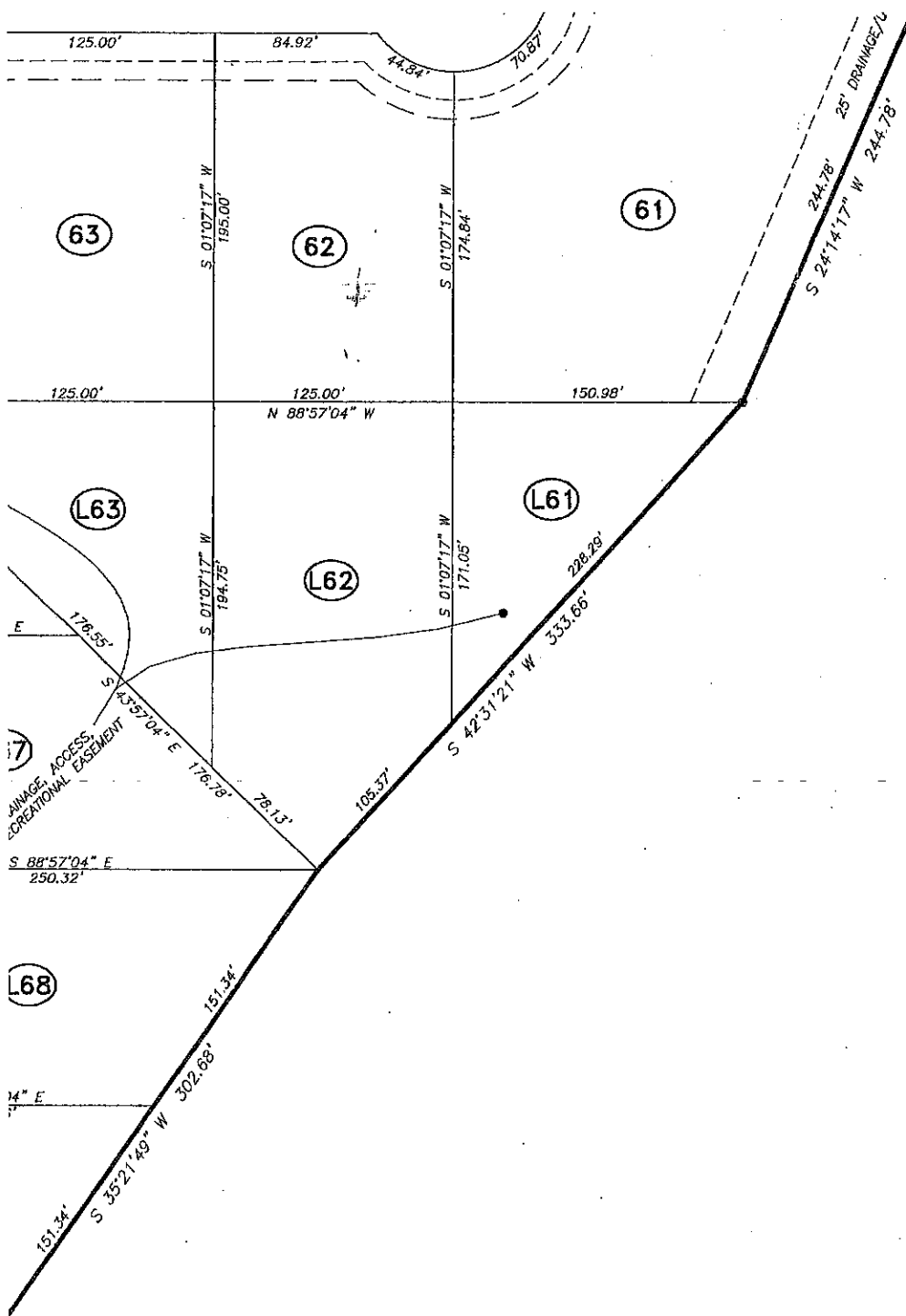
S 01°07'17\"/>

S 01°07'17\"/>

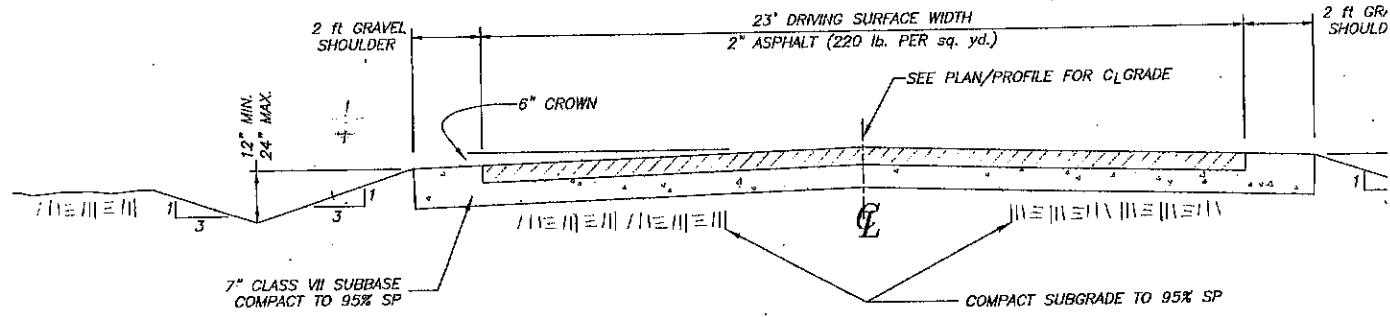
S 01°07'17\"/>

S 01°07'17\"/>





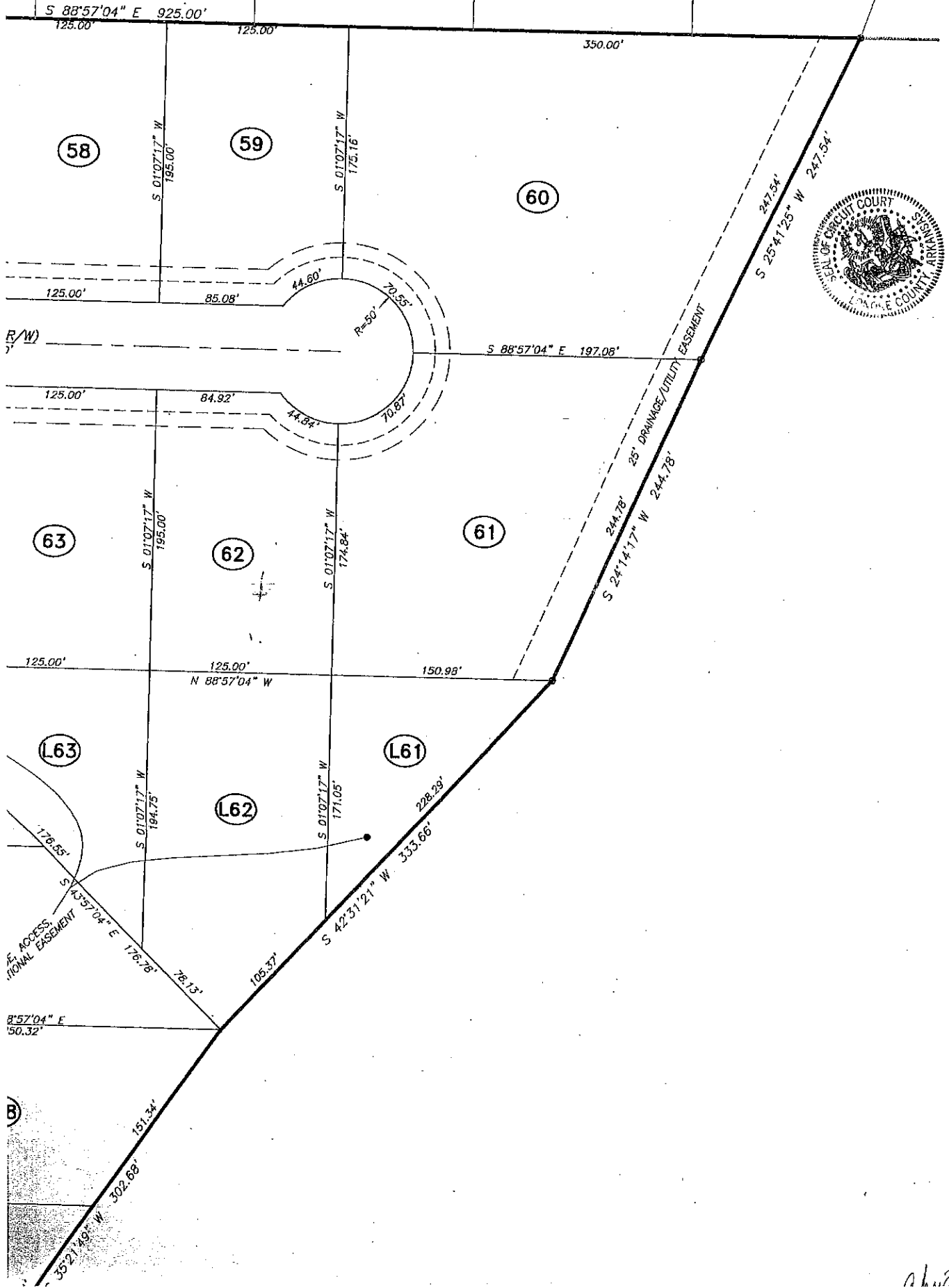
Christy



TYPICAL SECTION OF IMPROVEMENT
NTS

DATE OF EXECUTION _____ SIGNED: COUNTY JUDGE _____

MT TABOR ESTATES
 RECORDED ON: 12-4-13
 COUNTY COURTHOUSE PC2, PG 1293



CERTIFIED
 THIS IS A
 TRUE AND
 CORRECT
 COPY OF THE
 ORIGINAL
 RECORD IN THE
 PUBLIC RECORDS
 OF THIS COUNTY
 DATE 7-7-13
 CLERK

BAH

Shuster