

LONOKE COUNTY SUBDIVISION

NAME: Mt. Tabae Estates

PROPERTY PT SE of 4 + PT NE of 9 - 3N-9W

RECORDING INFO: B.A. INSTRUMENT NO: 2017-09250

PLAT NO. PCD-1403

LOTS 71 THRU 106

LOTS L94 THRU L96

LOTS L98 THRU L99

LOTS \_\_\_\_\_ THRU \_\_\_\_\_

LOTS \_\_\_\_\_ THRU \_\_\_\_\_

LOTS \_\_\_\_\_ THRU \_\_\_\_\_

LOTS \_\_\_\_\_ THRU \_\_\_\_\_



CERTIFICATE OF ENGINEERING ACCURACY:

I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION.

DATE 9/13/17

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.

DATE 9-13-2017

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

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 9-18-17 OWNER My Weathers Mt. Tabor Properties, Inc.

DATE 9-18-17 OWNER My Weathers Weathers, Inc.

DATE 9-18-17 OWNER Randy Guyot Guyot Constr., Inc.

CORNER, SECTION 4, 3-N, R-9-W

DATE OF EXECUTION 9-20-17 SIGNED: Doug Lewis COUNTY JUDGE

DATE OF EXECUTION 9-20-17 SIGNED: Christy Kennel #11 COORDINATOR

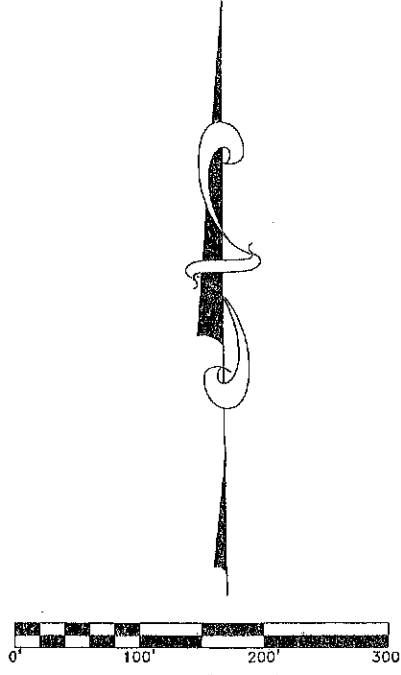
CORNERS, UTILITIES AND DRAINAGE.

ED. 25' UNLESS OTHERWISE NOTED.

DATE 9-20-17  
PAGE 1403  
Borah Ogloby  
R. Bryant  
COUNTY CLERK



Bill of Assurance # 2017-09250



FINAL PLAT - MT. TABOR ESTATES  
LOTS 71-106, L94-L96, L98 & L99  
PART OF THE SE 1/4 OF SECTION 4 & PART OF THE NE SECTION 9, T-3-N, R-9-W, LONOKE COUNTY, ARKANSAS

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

Project No.	Date:	Revisions	No.	By	Date
16-059	AUGUST 2017				
File:	Scale:				
Mt Tabor III FP.dwg	1" = 100'				
Sheet:	Drawn By:				
1	B. Deek				



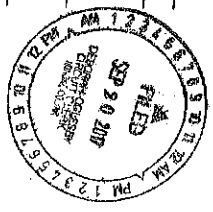
N 88°16'33" W 530.28'  
SECTION 4,  
T-3-N, R-9-W

SE CORNER

- GENERAL NOTES:
- 1.) IRON PINS ARE SET AT ALL LOT CORNERS.
  - 2.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
  - 3.) ALL EASEMENTS ARE AS NOTED.
  - 4.) ALL BUILDING LINES ARE AS NOTED.
  - 5.) ALL CORNERS HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.

CERTIFICATE OF RECORDING:

THIS DOCUMENT, FILED FOR RECORD \_\_\_\_\_ 9-20-17  
 IN PLAT CABINET PC2 PAGE 1403  
 DATE September 20, 2017  
 SIGNED Deborah Olysz  
 LONOKE COUNTY CLERK by Deborah Olysz



Bill of Assurances

# 2017-09250

CERTIFICATE OF OWNERS:

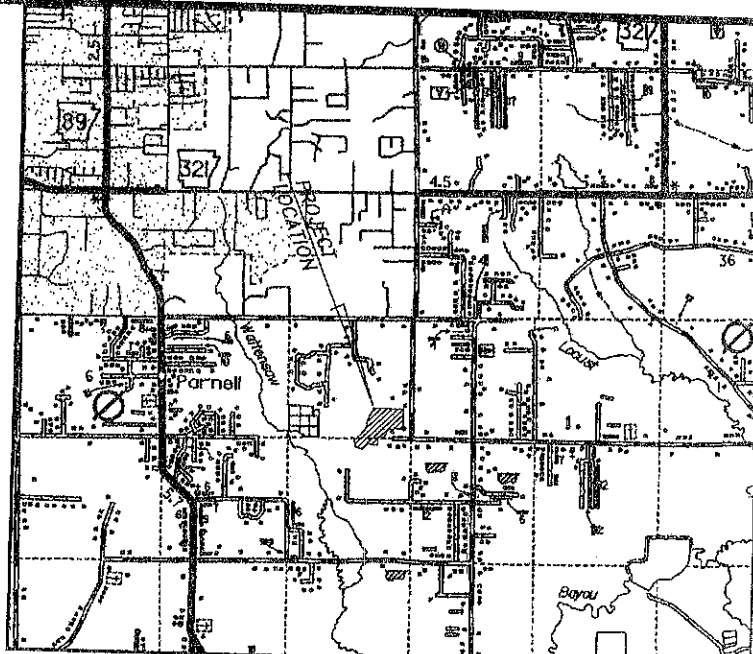
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DATE 9-18-17 OWNER John Weathers  
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 DATE 9-18-17 OWNER John Weathers Properties, Inc.  
 DATE \_\_\_\_\_ OWNER John Weathers Properties, Inc.  
 DATE \_\_\_\_\_ OWNER Guyot Construction, Inc.

DATE OF EXECUTION 9-20-17 SIGNED: John Weathers  
 DATE OF EXECUTION 9-20-17 SIGNED: Deborah Olysz  
 DATE OF EXECUTION \_\_\_\_\_ SIGNED: 911 COORDINATOR



Project No. 16-059	Date: AUGUST 2017	No.	Revisions	Date	By	Prepared For: Weathers, Inc. Guyot Constuction, inc.
File: MI Tabor III FP.dwg	Scale: 1" = 100'					



VICINITY MAP  
SCALE: 1" = 4000'

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

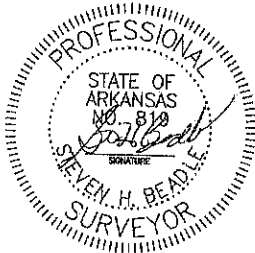


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9/13/17  
DATE

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



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9-13-2017  
DATE

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

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9-18-17  
DATE

*Jay Weathers*  
OWNER Mt. Tabor Properties, Inc.

9-18-17  
DATE

*Jay Weathers*  
OWNER Weathers, Inc.

9-18-17  
DATE

*George Guyot*  
OWNER Guyot Constr., Inc.

9-20-17  
DATE OF EXECUTION

*Doug Lewis*  
SIGNED: COUNTY JUDGE

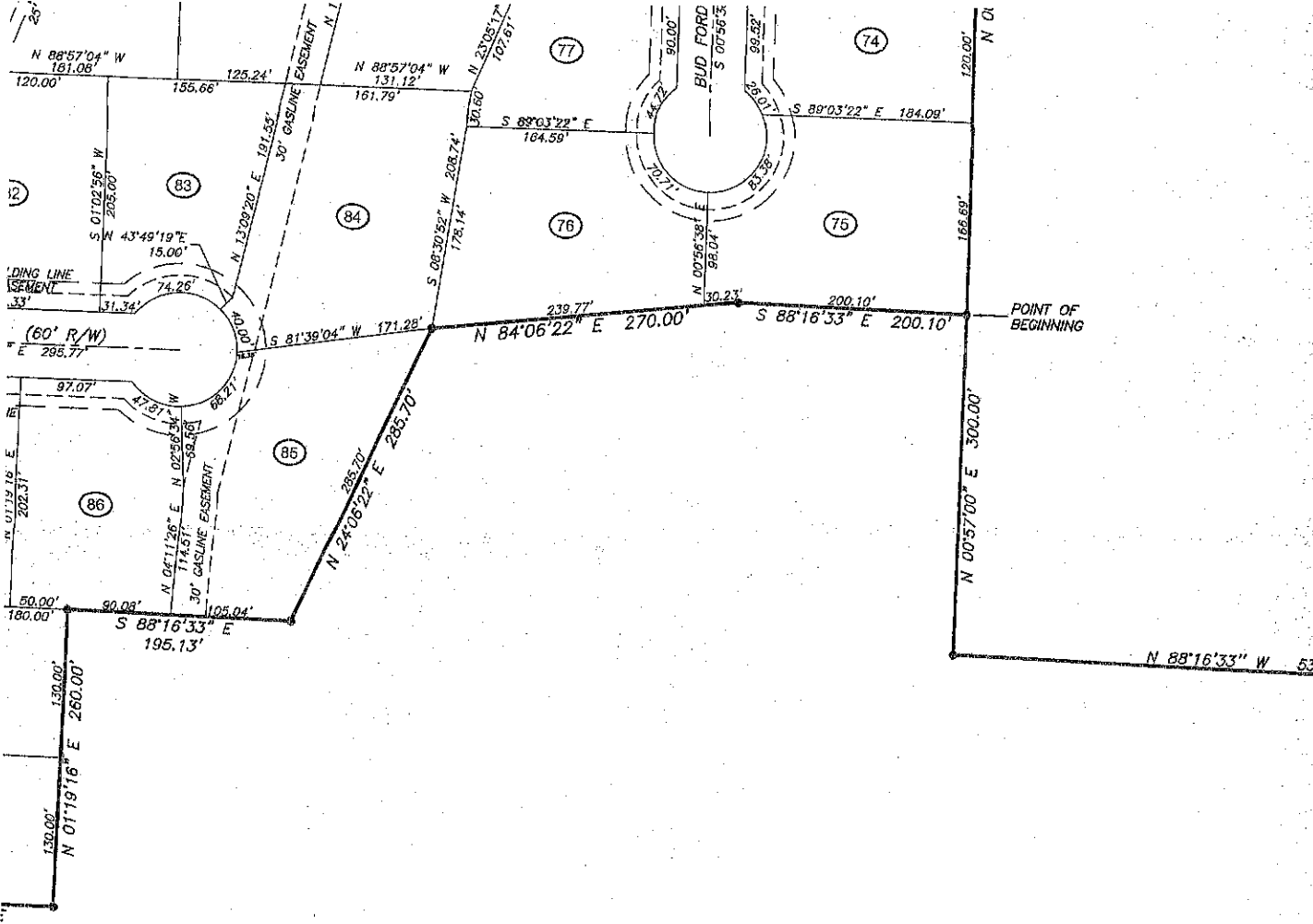
FINAL PLAT - MT. TABOR ESTATES  
LOTS 71-106, L94-L96, L98 & L99  
PART OF THE SE 1/4 OF SECTION 4 & PART OF THE NE 1/4 OF SECTION 9, T-3-N, R-9-W, LONOKE COUNTY, ARKANSAS

NER,  
4,  
R-9-W

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

By: \_\_\_\_\_





PROPERTY DESCRIPTION:

Part of the SE 1/4 of Section 4 and Part of the NE 1/4 of Section 9, T-3-N, R-9-W, Lonoke County, Arkansas being more particularly described as follows:

Commencing at the SE corner of Section 4, T-3-N, R-9-W; thence N 88°16'33" W, 530.28 feet; thence N 00°57'00" E, 300.00 feet to the point of beginning; thence N 00°57'00" E, 646.69 feet to the SE corner of Lot 1 Mount Tabor Estates, Lots 1-49 as recorded on 12-4-13 at the Lonoke County Courthouse; thence along the south line of said Mount Tabor Estates N 88°57'04" W, 957.27 feet to the NE corner of Lot 60 Mount Tabor Estates, Lots 50-70 as recorded on 8-8-16 at the Lonoke County Courthouse, PC2, Pg 1367; thence along the East line of said Mount Tabor Estates S 25°41'25" W, 247.54 feet; thence S 24°14'17" W, 244.78 feet to the SE corner of Lot 61 Mount Tabor Estates, Lots 50-70; 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 to the SE corner of Lot 70 Mount Tabor Estates, Lot 50-70; thence S 83°09'54" E, 146.67 feet; thence S 07°01'35" E, 193.11 feet; thence S 69°48'10" E, 263.31 feet; thence N 47°25'15" E, 274.99 feet; thence S 88°40'44" E, 53.06 feet; thence S 71°30'21" E, 62.80 feet; thence S 88°40'44" E, 180.00 feet; thence N 01°19'16" E, 260.00 feet; thence S 88°16'33" E, 195.13 feet; thence N 24°06'22" E, 285.70 feet; thence N 84°06'22" E, 270.00 feet; thence S 88°16'33" E, 200.10 feet; to the Point of Beginning, containing 28.6973 acres more or less.

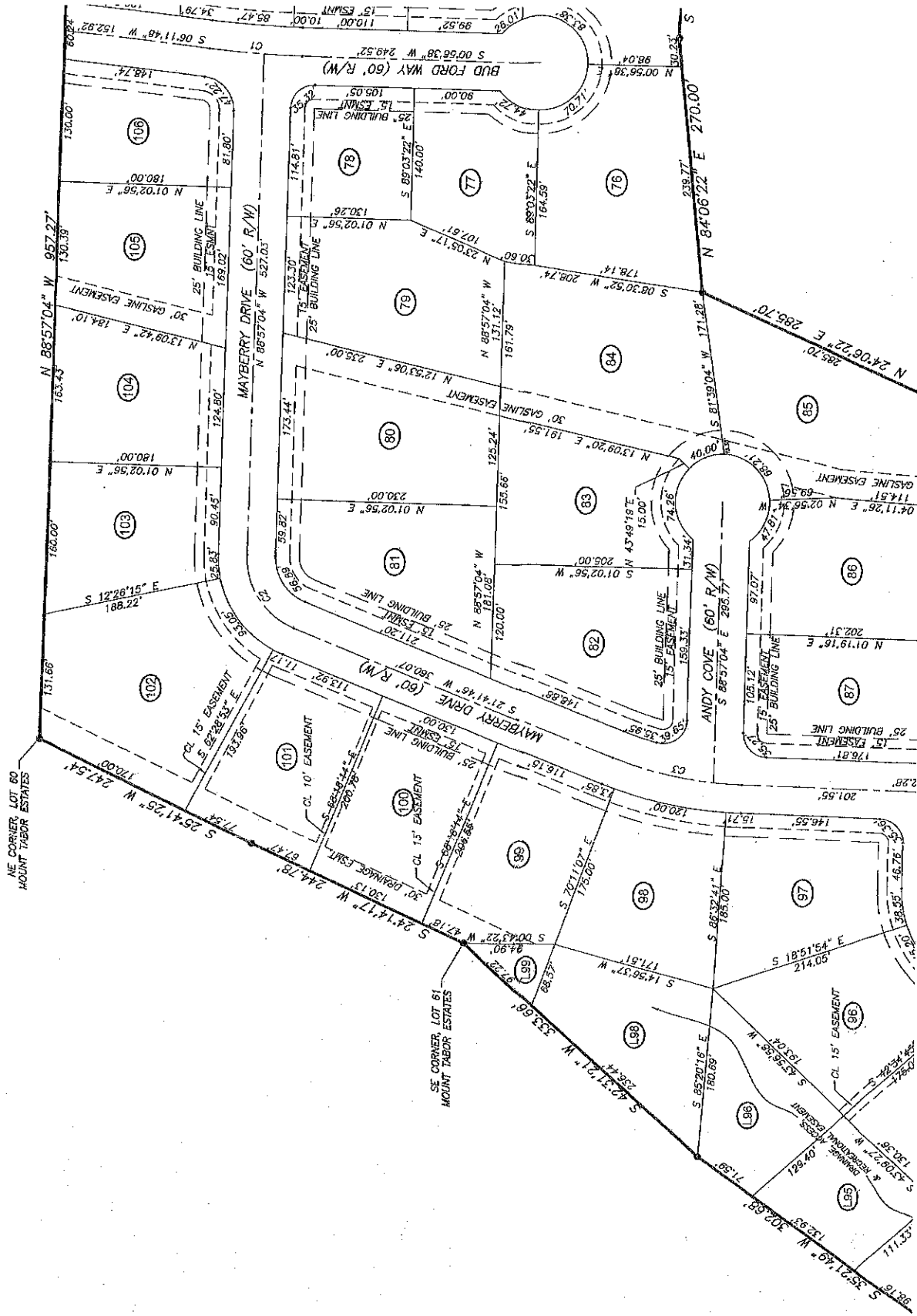
GENERAL NOTES:

- 1.) IRON PINS
- 2.) EASEMENTS
- 3.) ALL EASEMENTS
- 4.) ALL BUILDINGS
- 5.) ALL CORNERS



CERTIFICATE OF THIS DOCUMENT, IN PLAT CABINET

DATE September



NE CORNER LOT 80  
MOUNT THABOR ESTATES

SE CORNER LOT 81  
MOUNT THABOR ESTATES

N 86°57'04" W 957.27'

S 25°41'25" W 247.54'

S 24°14'17" W 244.78'

N 01°02'56" E 180.00'

S 88°28'53" E 173.26'

S 88°46'44" E 200.80'

N 13°09'42" E 184.10'

S 82°28'53" E 173.26'

S 88°46'44" E 200.80'

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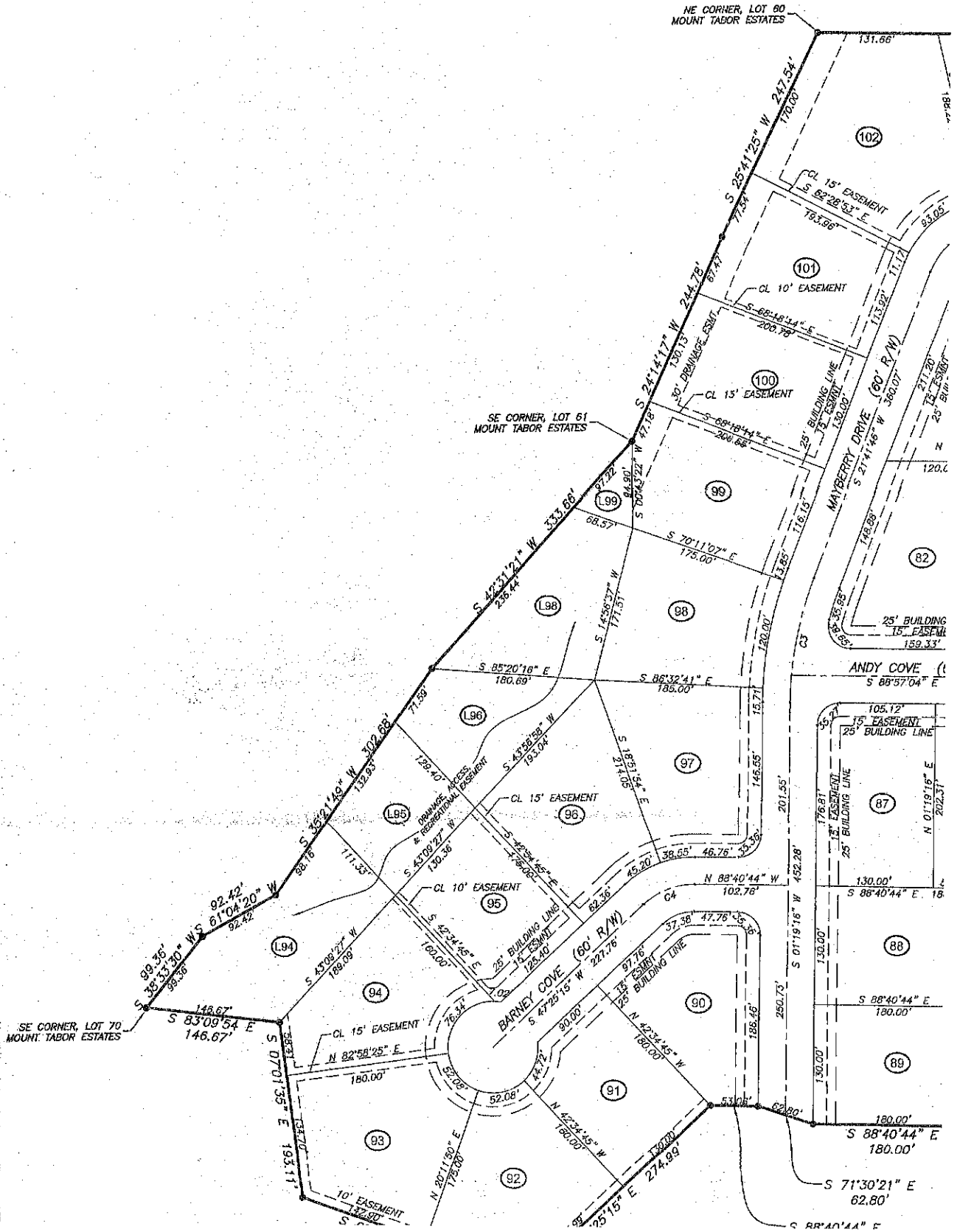
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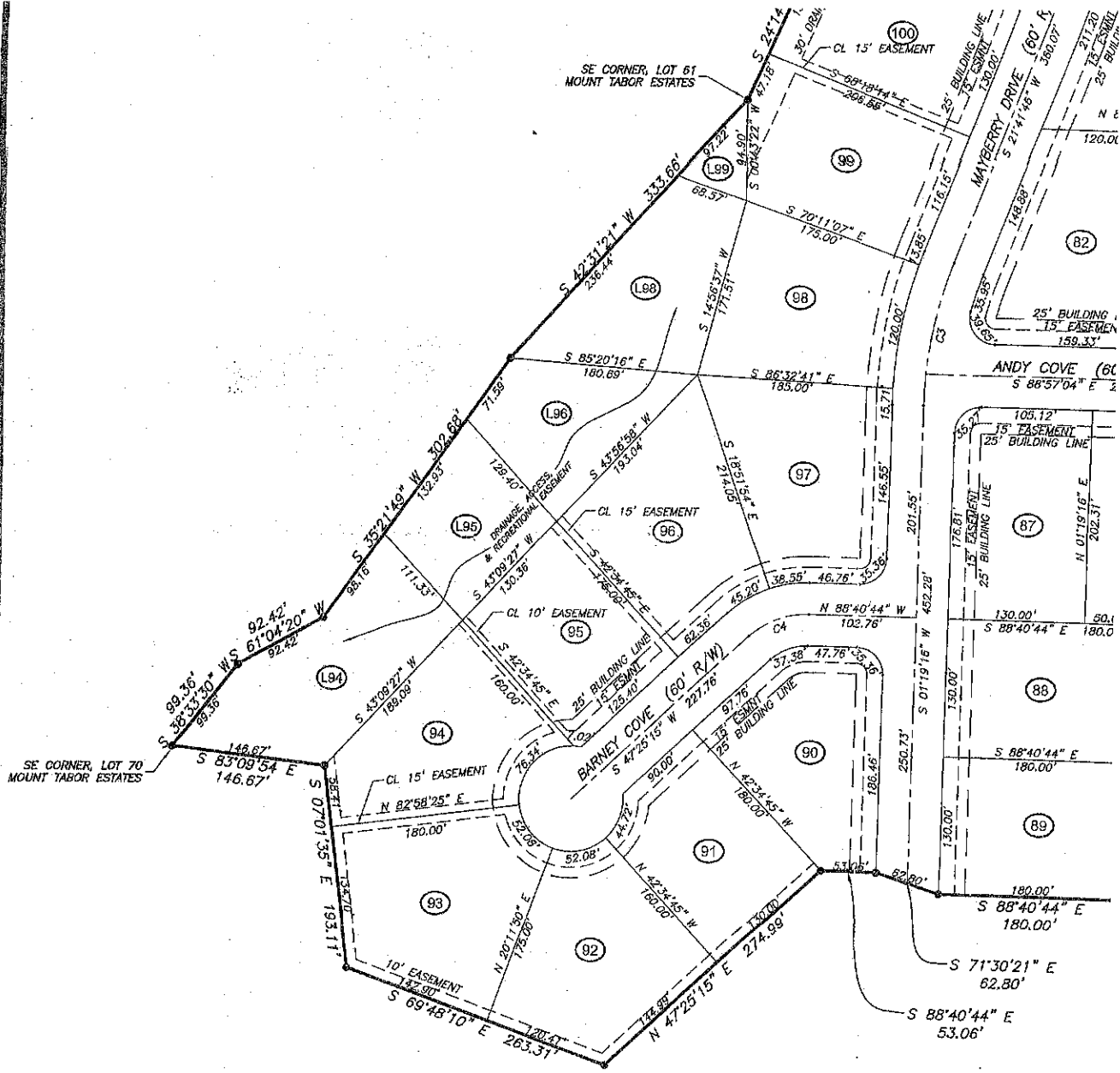
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1071.58'	98.24'	98.21'	S 03°34'13" W	05°15'11"
C2	80.00'	96.83'	91.03'	S 56°22'21" W	69°21'11"
C3	391.71'	139.30'	138.56'	S 11°30'31" W	20°22'30"
C4	80.00'	61.30'	59.81'	S 69°22'16" W	43°54'01"

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.