# FINAL PLAT
# STOKENBURY FARMS III
# ELKINS, ARKANSAS

OWNER/DEVELOPER:
LOT 81 STOKENBURY FARMS PHASE II
NWA LD, LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044
479-455-9090

OWNER/DEVELOPER:
LOT 82 STOKENBURY FARMS PHASE II
STOKENBURY FARMS PROPERTY OWNERS ASSOCIATION
PO BOX 1036
JENKS, OK 74037

SITE SURVEYOR:
CRAFTON TULL
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

BUILDING SETBACK:
70' LOTS
FRONT = 25'
EXTERIOR SIDE = 15'
INTERIOR SIDE = 7'
REAR = 20'

80', 85' & 100' LOT WIDTHS
FRONT = 25'
EXTERIOR SIDE = 15'
INTERIOR SIDE = 7'
REAR = 25'

SITE AREA: ±69.44 ACRE
ZONING: PUD
PROPERTY USE: RESIDENTIAL

OWNER:
LOT 81 STOKENBURY FARMS PHASE II
NWA LD LLC
PO BOX 10560 FAYETTEVILLE AR 72703

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF ELKINS FOR APPROVAL AND ACCEPTANCE, AND CERTIFY TO BE THE OWNERS OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS. ALL AREAS, FIXTURES AND EASEMENTS ASSIGNED TO THE POA SHALL REMAIN THE RESPONSIBILITY OF THE OWNER OR DEVELOPER UNTIL A VIABLE, STAFFED AND SOLVENT POA IS ESTABLISHED AND APPROVED BY THE CITY TO TAKE OVER RESPONSIBILITY. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY.

POA

THE PROPERTY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ALL POND MAINTENANCE INCLUDING, WATER QUALITY, MOWING, GROOMING, MAINTAINING THE SURFACE SOILS, MAINTAINING ALL MACHINERY INCLUDING AERATORS AS WELL AS MAINTAINING EASEMENTS AND ALL OTHER COMMON AREAS.

2/26/24 DATE — OWNER

2/26/24 DATE — OWNER

STATE OF ARKANSAS }
COUNTY OF Washington } SS
SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF February 2024
MY COMMISSION EXPIRES 7/3/2026
NOTARY PUBLIC Mindy Espindola

MINDY ESPINDOLA NOTARY PUBLIC ARKANSAS BENTON COUNTY COMMISSION EXPIRES 7-3-2026

OWNER:
LOT 82 STOKENBURY FARMS PHASE II
STOKENBURY FARMS PROPERTY OWNERS ASSOCIATION
PO BOX 1036 JENKS OK 74037

CERTIFICATE OF OWNERSHIP AND DEDICATION:

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POA

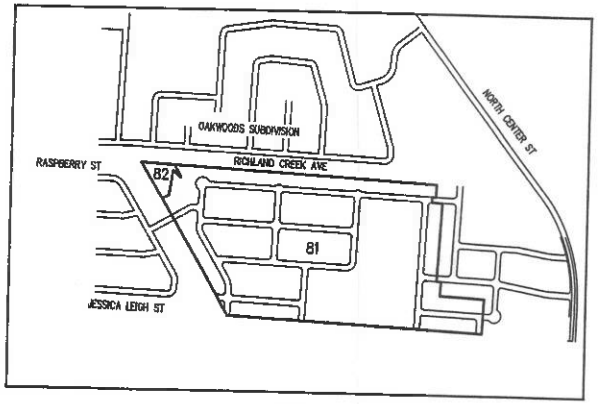
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NOTARY PUBLIC Mindy Espindola

MINDY ESPINDOLA NOTARY PUBLIC ARKANSAS BENTON COUNTY COMMISSION EXPIRES 7-3-2026




VICINITY MAP NTS

ACCEPTANCE OF DEDICATIONS:

3/11/24 DATE — MAYOR OF ELKINS Vereon Graves

3/11/24 DATE — RECORDER/TREASURER OF ELKINS

CERTIFICATE OF ACCEPTANCE:

3-11-24 DATE — ELKINS WATER AND SEWER SUPERINTENDENT

3-11-24 DATE — ELKINS STREET SUPERINTENDENT

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE ELKINS PLANNING COMMISSION AT A MEETING HELD 2-27-24, 20 24

3-11-24 DATE — CHAIRMAN

ALL PUBLIC INFRASTRUCTURE WATER DISTRIBUTION SYSTEM, SEWAGE COLLECTION SYSTEM, STREETS, SIDEWALKS, AND DRAINAGE SYSTEMS INSTALLED IN THIS SUBDIVISION ARE PER PLANS AND MEET CITY OF ELKINS DEVELOPMENT CODE.

2/29/2024 DATE — ENGINEER OF RECORD

DESCRIPTION:

LOT 81 AND LOT 82 OF STOKENBURY FARMS PHASE II, AS PER PLAT RECORD 024A-00000390 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

NOTES:

THE WORD "CERTIFY" AS SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE WASHINGTON COUNTY GIS SITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED 2018-18285, DEED 2023-00001327 AND PLAT 024A-00000390.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

NO ATTEMPT WAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05143C0204F, EFFECTIVE DATE APRIL 2, 2008.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY DECLARE THAT ON THE 22ND DAY OF FEBRUARY, 2024 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1460 KEVIN J. MONTGOMERY

CRAFTON, TULL, & ASSOCIATES, INC.
BY: KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS-1460
PROFESSIONAL LAND SURVEYOR

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

0024-548

Doc ID: 021486750007 Type: REL
Kind: PLAT
Recorded: 03/11/2024 at 11:24:02 AM
Fee Amt: Page 1 of 7
Washington County, AR
Kyle Sylvester Circuit Clerk
File 0024-00000548

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

FINAL PLAT STOKENBURY FARMS PHASE III — ELKINS, ARKANSAS

PREPARED FOR: NWA LD LLC

DATE: 02/22/2024
PROJECT NO: 19106903
CONTACT: K.MONTGOMERY


901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 |
www.craftontull.com


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

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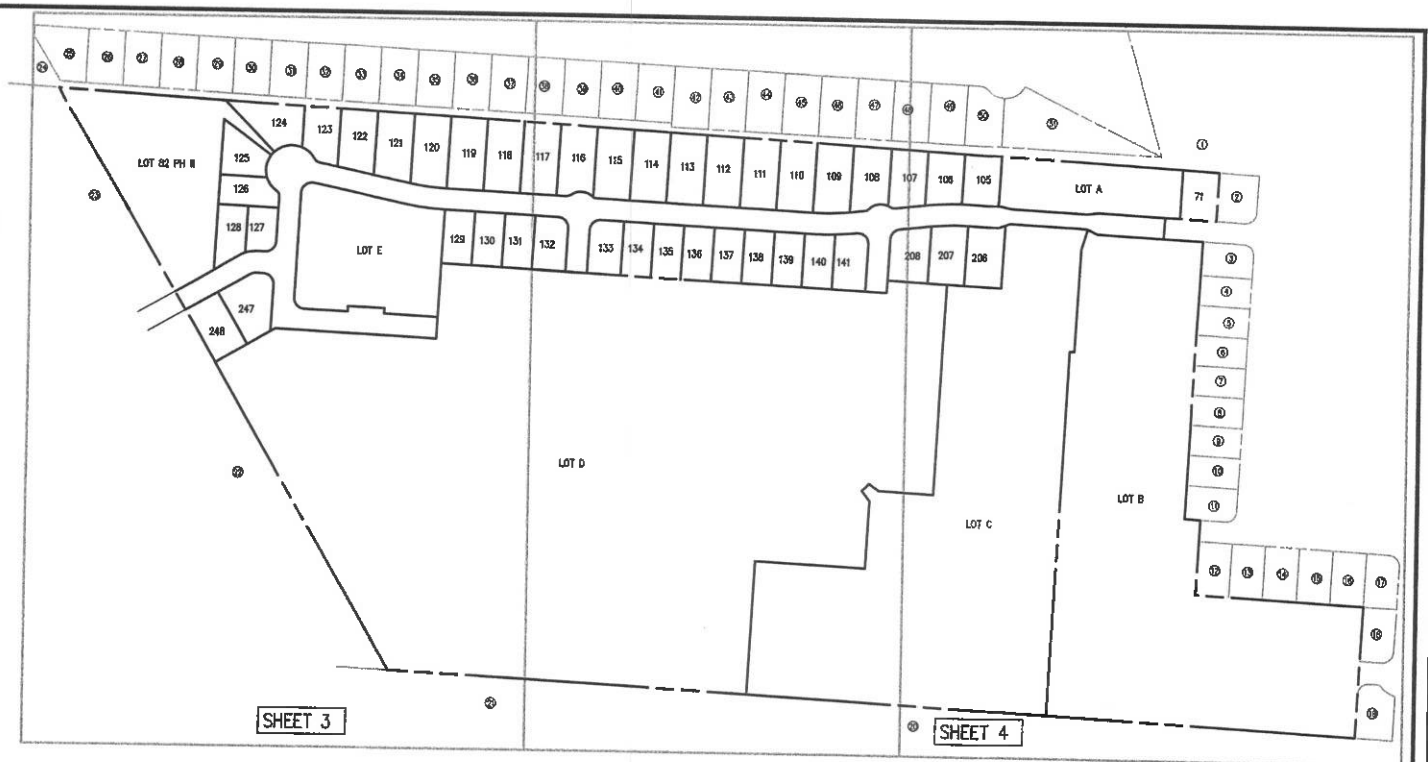
| DELTA | DESCRIPTION | DATE |
|---|---|---|

SHEET NO.: 1 OF 7

GRAPHIC SCALE IN FEET

200' 0 200'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°10'22.53"
COMBINED SCALE FACTOR: 0.99990029
VALUE CALCULATED AT THE FOLLOWING POINT:
N 618422.927 E 716250.654 Z 1210.740




ADJOINER LIST:

① PARCEL 745-00421-000
FORSYTH, AUSTIN & JOY
1755 S HOOT OWL LN FAYETTEVILLE AR 72701

② PARCEL 745-01476-000
SEXSON, JIMMIE L & BOBBYE S
1624 S MALLY WAGNON RD FAYETTEVILLE AR 72701

③ PARCEL 745-01477-000
SKAGGS, MICHAEL & JENNIFER
1103 JENNIFER ANN LN ELKINS AR 72727

④ PARCEL 745-01478-000
LOCKARD, TAYLOR & CARLIE
1089 JENNIFER ANN LN ELKINS AR 72727

⑤ PARCEL 745-01479-000
HICKS, CARSON M & EMILY
1075 JENNIFER ANN LN ELKINS AR 72727

⑥ PARCEL 745-01480-000
WELSH, BRADLEY & NATALIE
1063 JENNIFER ANN LN ELKINS AR 72727

⑦ PARCEL 745-01481-000
JOHNSON, DEVANTE
1049 JENNIFER ANN LN ELKINS AR 72727

⑧ PARCEL 745-01482-000
KROHN CONSORTIUM IV LLC
1201 N 800 E OREM UT 84097

⑨ PARCEL 745-01483-000
PARMELE, CHRISTOPHER GREGG
1021 JENNIFER ANN LN ELKINS AR 72727

⑩ PARCEL 745-01484-000
STAHMAN, KENNETH J II & GAYLA
12190 SNAKE BRANCH RD FAYETTEVILLE AR 72701-3759

⑪ PARCEL 745-01485-000
SCOTT, BRAYDEN R
995 JENNIFER ANN LN ELKINS AR 72727

⑫ PARCEL 745-01439-000
DAVID, KADEN & SAMANTHA
317 STINSON ST ELKINS AR 72727

⑬ PARCEL 745-01438-000
HUDSON, DONNIE JONATHAN & AMANDA LEE
303 STINSON ST ELKINS AR 72727

⑭ PARCEL 745-01437-000
SCOTT, JENNIFER N
289 STINSON ST ELKINS AR 72727

ADJOINER LIST:

⑮ PARCEL 745-01436-000
TOCCO, ELIZABETH RAE; TOCCO, MARK ANTHONY &
275 STINSON ST ELKINS AR 72727

⑯ PARCEL 745-01435-000
BEVERLY, DORTHY; LAND, DONALD
257 STINSON ST ELKINS AR 72727

⑰ PARCEL 745-01434-000
LUTTRELL, REBECCA J REVOCABLE LIVING TRUST
406 ANGEL FALLS LN SPRINGDALE AR 72762

⑱ PARCEL 745-01433-000
GILLESPIE, COLE & KARI
474 N CORAL CANYON LOOP APT 309
FAYETTEVILLE AR 72704

⑲ PARCEL 745-01432-000
HINKLE, CANDICE; HINKLE, DEBORAH
241 TROY ST ELKINS AR 72727

⑳ PARCEL 745-00429-200
KING, BARBARA REVOCABLE TRUST
819 N CENTER ST ELKINS AR 72727

㉑ PARCEL 745-00398-800
BARNETT, MARK; BARNETT, JEFFREY; LLOYD, JOE W
720 STOKENBURY RD ELKINS AR 72727

㉒ PARCEL 745-01213-000
STOKENBURY FARMS PROPERTY OWNERS ASSOCIATION
PO BOX 8232 FAYETTEVILLE AR 72703

㉓ PARCEL 745-01212-000
STOKENBURY FARMS PROPERTY OWNERS ASSOCIATION
PO BOX 8232 FAYETTEVILLE AR 72703

㉔ PARCEL 745-00414-020
CORSO, BRIGHAM
329 OLIVER ST CONWAY AR 72034

㉕ PARCEL 745-00738-000
FELTON, MIKA A
797 RICHLAND CREEK AVE ELKINS AR 72727

㉖ PARCEL 745-00737-000
WALKER, DIANE M & MICHAEL
769 RICHLAND CREEK AVE ELKINS AR 72727

㉗ PARCEL 745-00736-000
SIMON, JACKIE S
755 RICHLAND CREEK AVE ELKINS AR 72727

ADJOINER LIST:

㉘ PARCEL 745-00735-000
CHITWOOD, GLEN H
747 RICHLAND CREEK AVE ELKINS AR 72727

㉙ PARCEL 745-00734-000
HAYES, JAMMIE ELIANN
735 RICHLAND CREEK AVE ELKINS AR 72727

㉚ PARCEL 745-00733-000
JACKSON, THOMAS J & JUDY K
721 RICHLAND CREEK AVE ELKINS AR 72727

㉛ PARCEL 745-00732-000
FRYE, MELISSA MARIE; FRYE, THELMA LOU
707 RICHLAND CREEK AVE ELKINS AR 72727

㉜ PARCEL 745-00731-000
WILCOX, BONNIE JEAN
693 RICHLAND CREEK AVE ELKINS AR 72727-8428

㉝ PARCEL 745-00730-000
NOEL, ALISSA & FRALEY, ALAN
679 RICHLAND CREEK AVE ELKINS AR 72727

㉞ PARCEL 745-00729-000
NORTHWEST LAND INVESTMENT LLC
PO BOX 1405 FAYETTEVILLE AR 72702

㉟ PARCEL 745-00728-000
MOORE, JESSE JAMES
651 RICHLAND CREEK AVE ELKINS AR 72727

㊱ PARCEL 745-00727-000
SLUPPICK, THERESA J & BORGARDING, CARMEN
637 RICHLAND CREEK AVE ELKINS AR 72727

㊲ PARCEL 745-00726-000
KASNICKA, DAVID M & APRIL D
621 RICHLAND CREEK AVE ELKINS AR 72727

㊳ PARCEL 745-00725-000
MORGAN, SARAH MCKINNEY
615 RICHLAND CREEK AVE ELKINS AR 72727

㊴ PARCEL 745-00724-000
SCHULZ, BRANDON & ASHLEY R
607 RICHLAND CREEK AVE ELKINS AR 72727

㊵ PARCEL 745-00723-000
BADER, OWEN & SOPHIE
593 RICHLAND CREEK AVE ELKINS AR 72727

㊶ PARCEL 745-00722-000
GOMEZ, TERESA G
587 RICHLAND CREEK AVE ELKINS AR 72727

ADJOINER LIST:

㊷ PARCEL 745-00893-000
KEYS, BRADFORD GOODLOE
575 RICHLAND CREEK AVE ELKINS AR 72727-8410

㊸ PARCEL 745-00892-000
SESSIONS, JUSTIN L
553 RICHLAND CREEK AVE ELKINS AR 72727

㊹ PARCEL 745-00891-000
WILSON, MARTIE L
537 RICHLAND CREEK AVE ELKINS AR 72727-8410

㊺ PARCEL 745-00890-000
ENNELLIS, JOHN D & MELISSA
515 RICHLAND CREEK AVE ELKINS AR 72727

㊻ PARCEL 745-00689-000
SMITH, BOBBIE R & RITA JANE
499 RICHLAND CREEK AVE ELKINS AR 72727

㊼ PARCEL 745-00688-000
CALDERON, HUGO & ANDREA
481 RICHLAND CREEK AVE ELKINS AR 72727-8411

㊽ PARCEL 745-00687-000
TORRES, NICOLAS
465 RICHLAND CREEK AVE ELKINS AR 72727

㊾ PARCEL 745-00686-010
WILLIAMS, JAMES & BRUCE, TAMMY
449 RICHLAND CREEK AVE ELKINS AR 72727

㊿ PARCEL 745-00685-010
SULLINS, JESSE D; SULLINS, CINDY
433 RICHLAND CREEK AVE ELKINS AR 72727-8411

(51) PARCEL 745-00684-010
REYES, ELPIDIO & MARIA GUADALUPE
425 RICHLAND CREEK AVE ELKINS AR 72727-8411

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED STATE OF ARKANSAS NO. 14680 KEVIN L. MONTGOMERY PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

ELKINS ARKANSAS

PREPARED FOR:
NWA LD LLC

DATE: 02/22/2024
PROJECT NO: 19106903
CONTACT: K.MONTGOMERY


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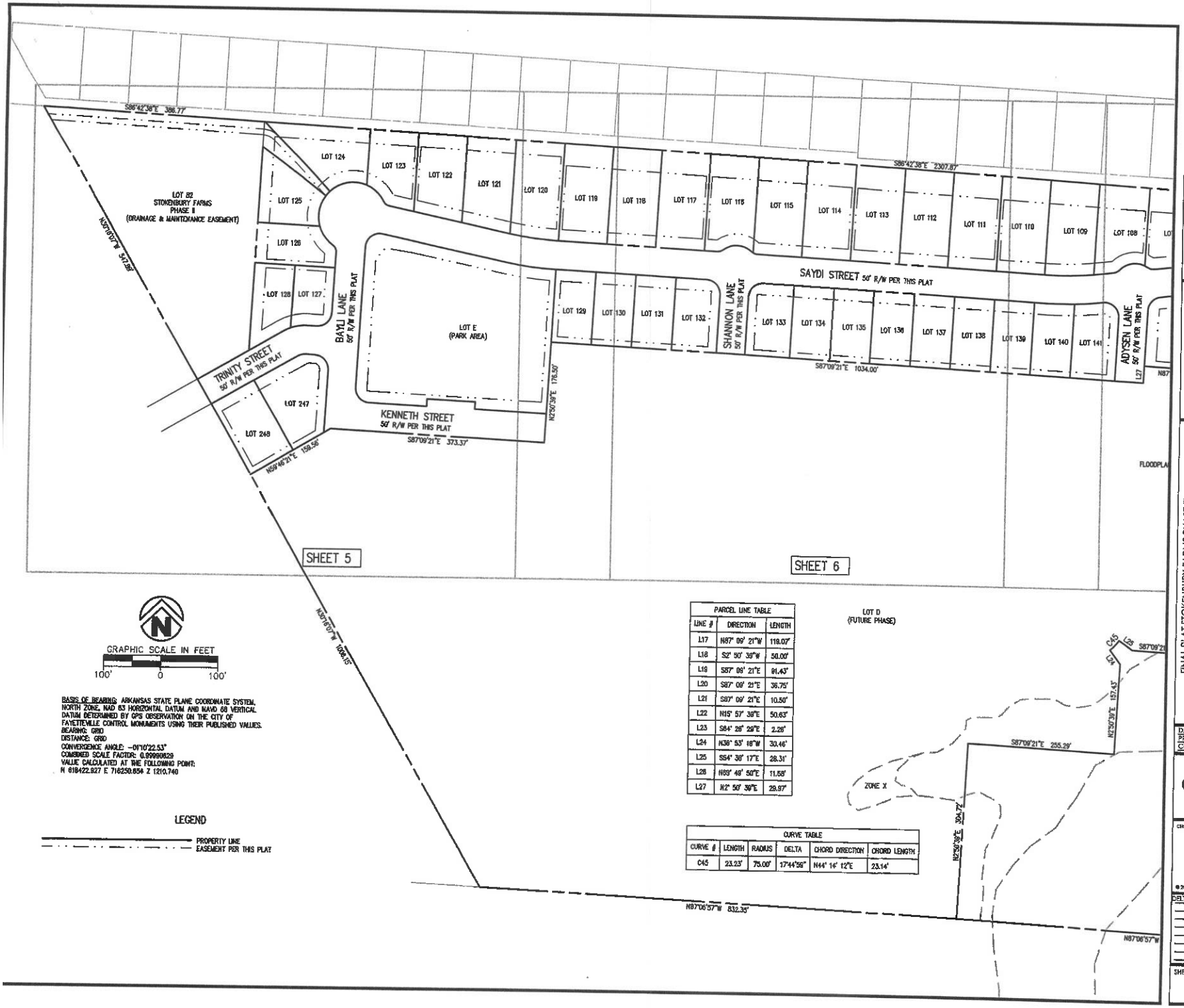

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 159 ARKANSAS

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| DELTA | DESCRIPTION | DATE |
|---|---|---|

SHEET NO.:
2 OF 7




GRAPHIC SCALE IN FEET

100' 0 100'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°10'22.53"
COMBINED SCALE FACTOR: 0.99990829
VALUE CALCULATED AT THE FOLLOWING POINT:
N 618422.927 E 716250.854 Z 1210.740

LEGEND

PROPERTY LINE
EASEMENT PER THIS PLAT

| PARCEL LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L17 | N87° 09' 21"W | 119.07' |
| L18 | S2° 50' 39"W | 50.00' |
| L19 | S87° 09' 21"E | 91.43' |
| L20 | S87° 09' 21"E | 36.75' |
| L21 | S87° 09' 21"E | 10.50' |
| L22 | N15° 57' 38"E | 50.63' |
| L23 | S84° 26' 29"E | 2.26' |
| L24 | N36° 53' 18"W | 30.46' |
| L25 | S54° 36' 17"E | 28.31' |
| L26 | N89° 48' 50"E | 11.58' |
| L27 | N2° 50' 39"E | 29.97' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C45 | 23.23' | 75.00' | 17°44'56" | N44° 16' 12"E | 23.14' |

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1480
STEVE L. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

PREPARED FOR:
NWA LD LLC

ARKANSAS

ELKINS

DATE: 02/22/2024
PROJECT NO: 19106903
CONTACT: K MONTGOMERY


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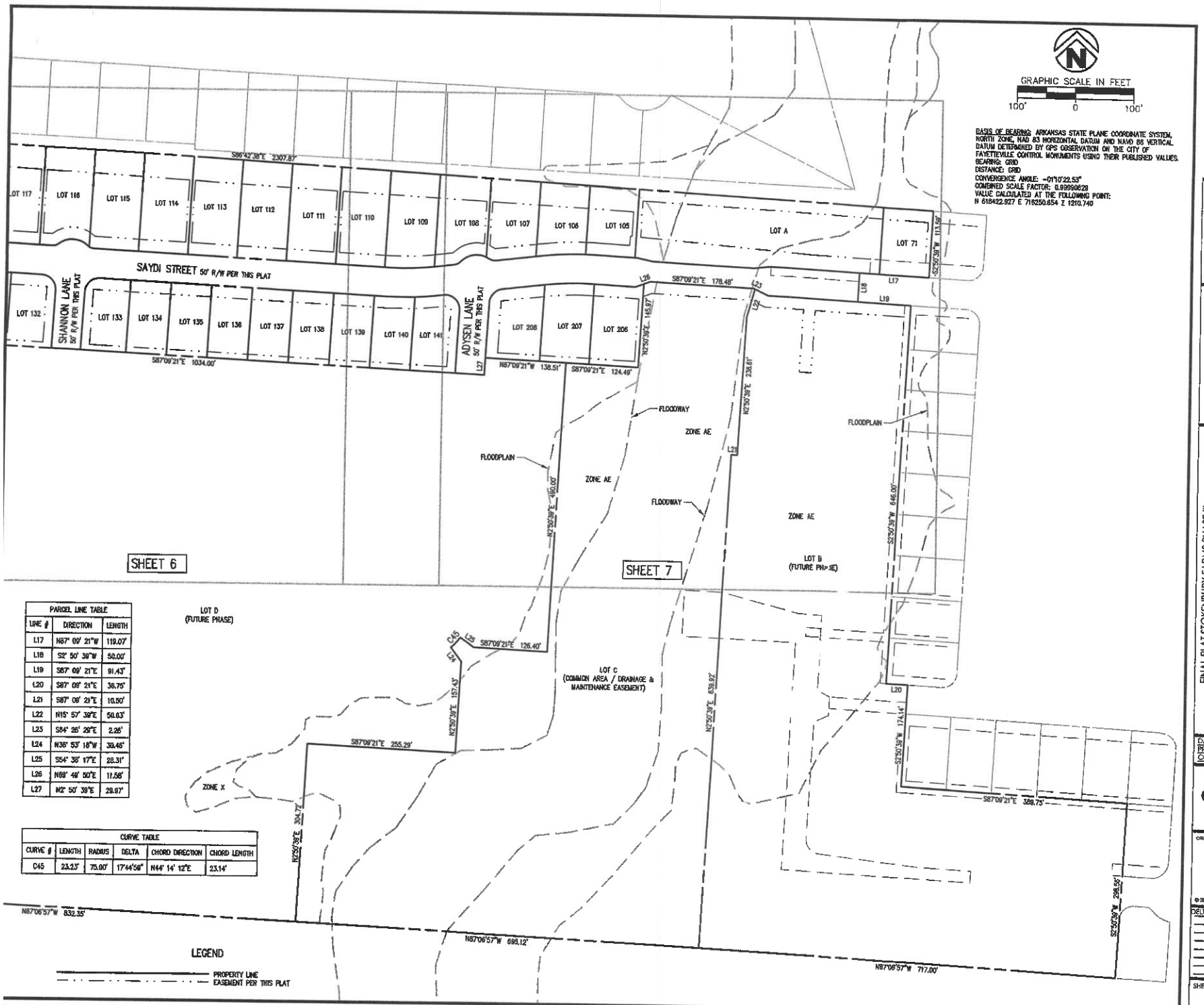

CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
NO. 109

© 2024 Crafton, Tull & Associates, Inc.

| DELTA | DESCRIPTION | DATE |
|---|---|---|

SHEET NO.:
3 OF 7




| PARCEL LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L17 | N87° 09' 21"W | 119.07' |
| L18 | S2° 50' 39"W | 50.00' |
| L19 | S87° 09' 21"E | 91.43' |
| L20 | S87° 09' 21"E | 36.75' |
| L21 | S87° 09' 21"E | 10.50' |
| L22 | N15° 57' 39"E | 50.63' |
| L23 | S84° 25' 29"E | 2.26' |
| L24 | N36° 53' 16"W | 39.45' |
| L25 | S54° 38' 17"E | 28.31' |
| L26 | N89° 48' 50"E | 11.56' |
| L27 | N2° 50' 39"E | 29.97' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
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| C45 | 23.23' | 75.00' | 17°44'58" | N44° 14' 12"E | 23.14' |

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED STATE OF ARKANSAS NO. 1460 SURVEYOR KEVIN L. MONTGOMERY PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

PREPARED FOR:
NWA LD LLC

ELKINS ARKANSAS

DATE: 02/22/2024
PROJECT NO: 19106903
CONTACT: K MONTGOMERY

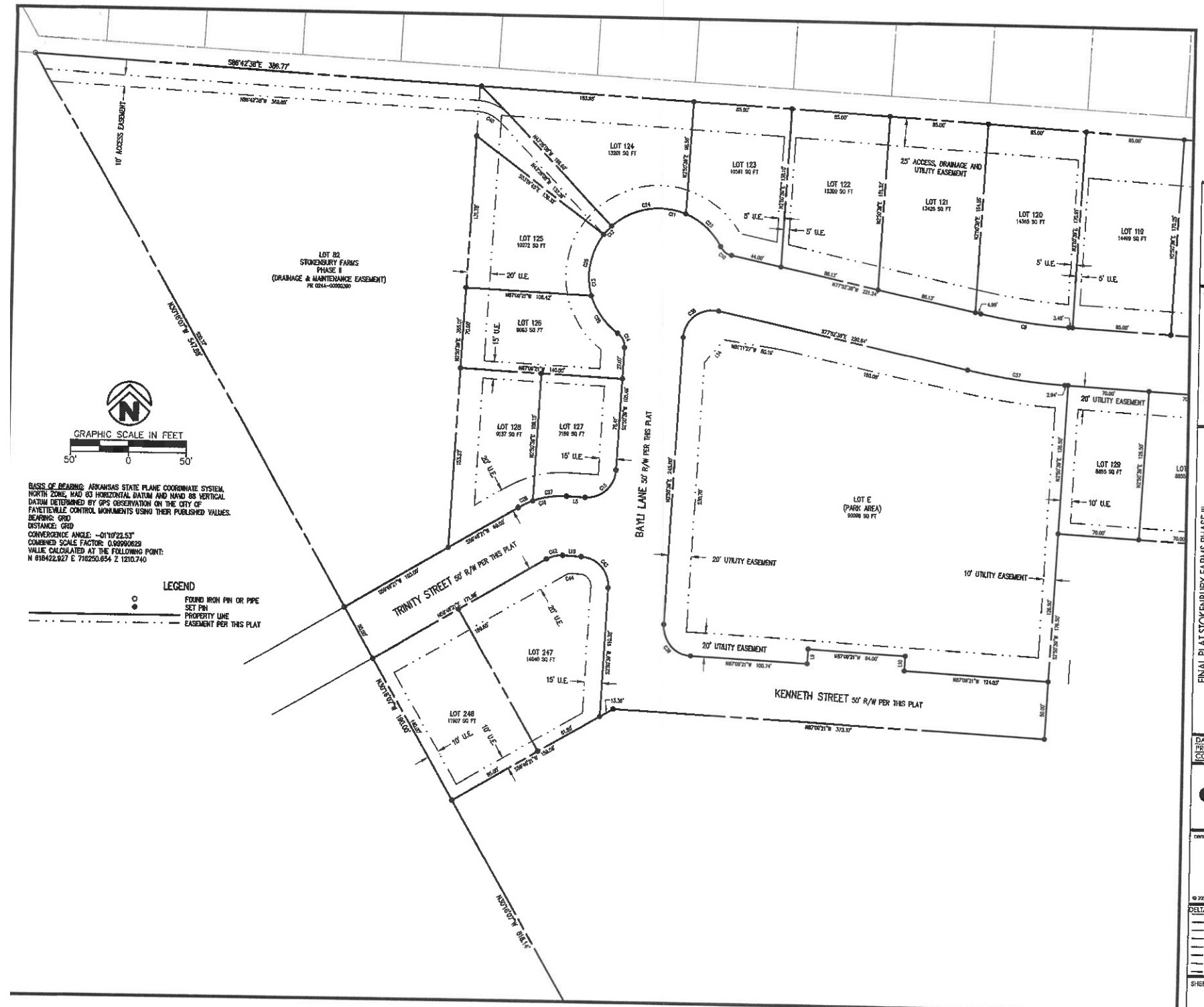

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.464.6830 |
www.craftontull.com


CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC. No. 201

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| DELTA | DESCRIPTION | DATE |
|---|---|---|

SHEET NO.:
4 OF 7




RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 1460
KEVIN J. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

ELKINS, ARKANSAS

PREPARED FOR:
NWA LD LLC

DATE: 02/22/2024
PROJECT NO: 19106903
CONTACT: K.MONTGOMERY

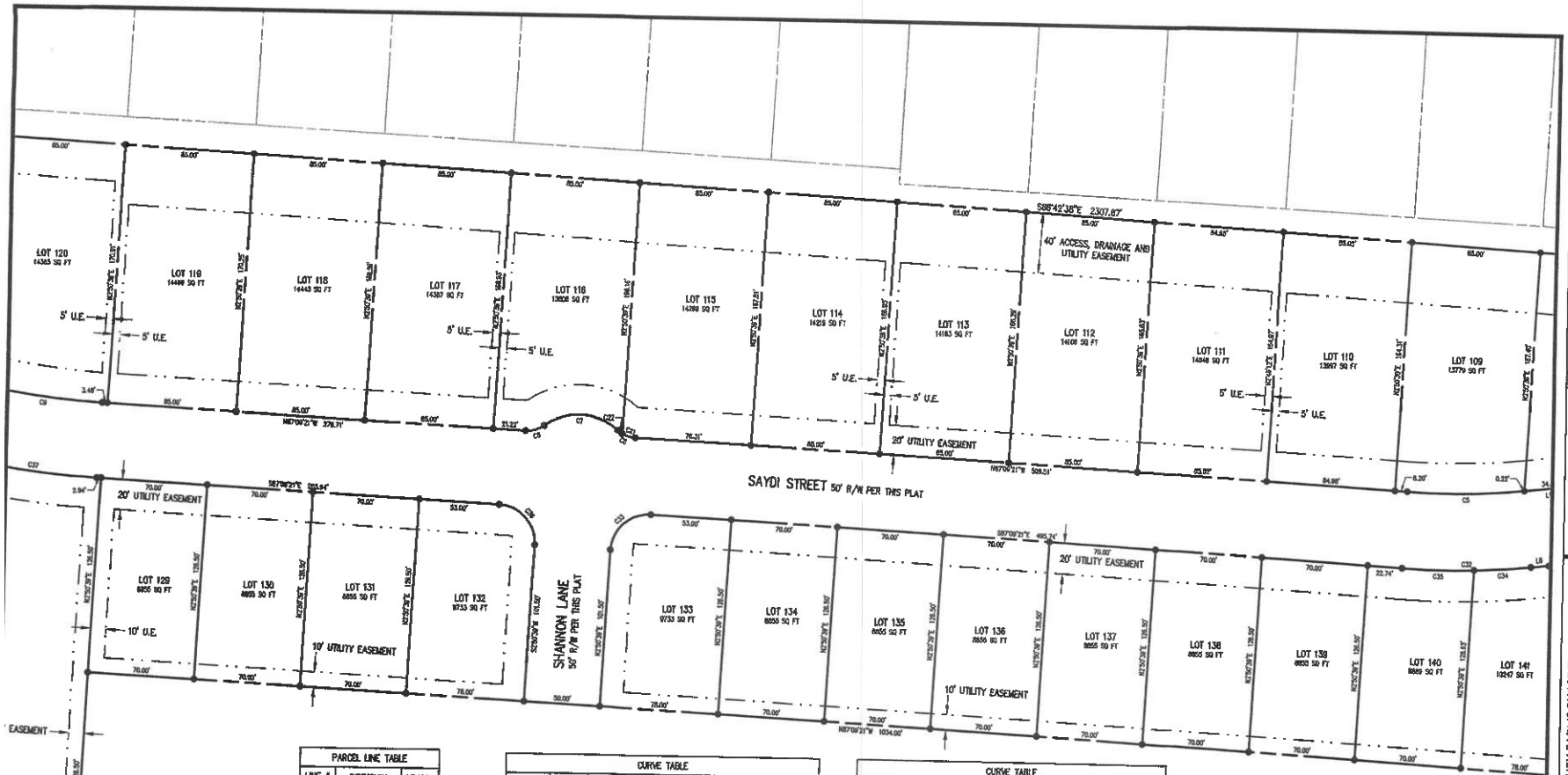

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
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CERTIFICATE OF AUTHORIZATION:
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CRAFTON, TULL & ASSOCIATES, INC.
No. 109

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| DELTA | DESCRIPTION | DATE |
|---|---|---|
| | | |

SHEET NO.:
5 OF 7




| PARCEL LINE TABLE | | |
|---|---|---|
| LINE # | DIRECTION | LENGTH |
| L1 | S2° 50' 39"W | 50.00' |
| L2 | S2° 50' 39"W | 29.97' |
| L3 | S83° 34' 00"W | 27.91' |
| L4 | N77° 43' 08"W | 27.45' |
| L5 | N87° 09' 21"W | 16.23' |
| L6 | S84° 26' 29"E | 27.16' |
| L7 | N89° 49' 56"E | 26.86' |
| L8 | N83° 33' 56"E | 11.75' |
| L9 | S2° 50' 39"W | 13.00' |
| L10 | N2° 50' 39"E | 13.00' |
| L11 | S87° 09' 21"E | 10.50' |
| L12 | S4° 42' 04"W | 15.44' |
| L13 | N87° 09' 21"W | 20.00' |
| L14 | S40° 36' 49"W | 25.86' |
| L15 | S87° 09' 21"E | 16.23' |
| L16 | S83° 33' 56"W | 34.33' |
| L17 | N85° 16' 05"W | 2.64' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 85.02' | 525.00' | 9°16'43" | S88° 12' 18"W | 84.93' |
| C2 | 13.09' | 19.00' | 39°28'21" | N76° 41' 53"W | 12.83' |
| C3 | 52.36' | 38.00' | 78°56'42" | S83° 33' 56"W | 48.31' |
| C4 | 13.09' | 19.00' | 39°28'21" | S63° 45' 48"W | 12.83' |
| C5 | 78.92' | 475.00' | 9°16'43" | S88° 12' 18"W | 78.84' |
| C6 | 13.09' | 19.00' | 39°28'21" | N67° 25' 10"W | 12.83' |
| C7 | 52.36' | 38.00' | 78°56'42" | N87° 09' 21"W | 48.31' |
| C8 | 13.09' | 19.00' | 39°28'21" | S73° 06' 29"W | 12.83' |
| C9 | 76.92' | 475.00' | 9°16'43" | N82° 30' 59"W | 76.84' |
| C10 | 12.34' | 14.00' | 50°30'29" | N52° 37' 23"W | 11.95' |
| C11 | 111.11' | 60.00' | 106°05'59" | N80° 25' 08"W | 95.90' |
| C12 | 10.01' | 60.00' | 9°33'37" | S41° 45' 03"W | 10.00' |
| C13 | 96.68' | 60.00' | 92°19'18" | S9° 11' 24"E | 86.55' |
| C14 | 14.22' | 14.00' | 58°11'43" | S26° 15' 12"E | 13.62' |
| C15 | 39.27' | 25.00' | 90°00'00" | N47° 50' 39"E | 35.36' |
| C16 | 43.29' | 75.00' | 33°04'19" | S76° 18' 30"W | 42.69' |
| C17 | 12.40' | 525.00' | 1°21'13" | N87° 48' 57"W | 12.40' |
| C18 | 72.62' | 525.00' | 7°55'30" | S87° 31' 41"W | 72.56' |
| C19 | 5.10' | 38.00' | 7°41'37" | N90° 48' 31"W | 5.10' |
| C20 | 47.28' | 38.00' | 71°15'05" | S79° 43' 08"W | 44.27' |
| C21 | 9.03' | 19.00' | 27°13'42" | S73° 32' 30"E | 8.94' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C22 | 4.06' | 19.00' | 12°14'39" | S53° 48' 19"E | 4.05' |
| C23 | 42.10' | 60.00' | 40°12'06" | N47° 25' 12"W | 41.24' |
| C24 | 69.01' | 60.00' | 65°53'53" | S79° 28' 49"W | 65.27' |
| C25 | 56.08' | 60.00' | 53°33'26" | S10° 11' 32"W | 54.07' |
| C26 | 40.59' | 60.00' | 38°45'52" | S35° 56' 07"E | 39.82' |
| C27 | 29.52' | 75.00' | 22°33'13" | S81° 34' 03"W | 28.33' |
| C28 | 13.77' | 75.00' | 10°31'05" | S85° 01' 53"W | 13.75' |
| C29 | 78.92' | 475.00' | 9°16'43" | N88° 12' 18"E | 78.84' |
| C30 | 35.22' | 25.00' | 80°43'17" | N43° 12' 18"E | 32.38' |
| C31 | 43.32' | 25.00' | 99°16'43" | S46° 47' 42"E | 38.10' |
| C32 | 85.02' | 525.00' | 9°16'43" | N88° 12' 18"E | 84.93' |
| C33 | 39.27' | 25.00' | 90°00'00" | N47° 50' 39"E | 35.36' |
| C34 | 37.70' | 525.00' | 4°06'51" | N85° 37' 22"E | 37.69' |
| C35 | 47.32' | 525.00' | 5°09'52" | S89° 44' 17"E | 47.31' |
| C36 | 39.27' | 25.00' | 90°00'00" | S42° 09' 21"E | 35.36' |
| C37 | 85.02' | 525.00' | 9°16'43" | S82° 30' 59"E | 84.93' |
| C38 | 43.32' | 25.00' | 99°16'43" | N52° 29' 01"E | 38.10' |
| C39 | 39.27' | 25.00' | 90°00'00" | N42° 09' 21"W | 35.36' |
| C42 | 14.43' | 25.00' | 33°04'19" | N76° 18' 30"E | 14.23' |
| C43 | 39.27' | 25.00' | 90°00'00" | S42° 09' 21"E | 35.36' |
| C44 | 5.77' | 10.00' | 33°04'19" | S76° 18' 30"W | 5.69' |

GRAPHIC SCALE IN FEET
50' 0 50'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°07'22.53"
COMBINED SCALE FACTOR: 0.99990629
VALUE CALCULATED AT THE FOLLOWING POINT:
N 618422.927 E 716250.634 Z 1210.740

LEGEND
- FOUND IRON PIN OR PIPE
- SET PIN
- PROPERTY LINE
- EASEMENT PER THIS PLAT

LOT D
(FUTURE PHASE)
198887 SQ FT

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED
STATE OF ARKANSAS
NO. 14460
KEVIN L. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

PREPARED FOR:
NWA LD LLC

ELKINS ARKANSAS

DATE: 02/29/2024
PROJECT NO: 19106903
CONTACT: K MONTGOMERY

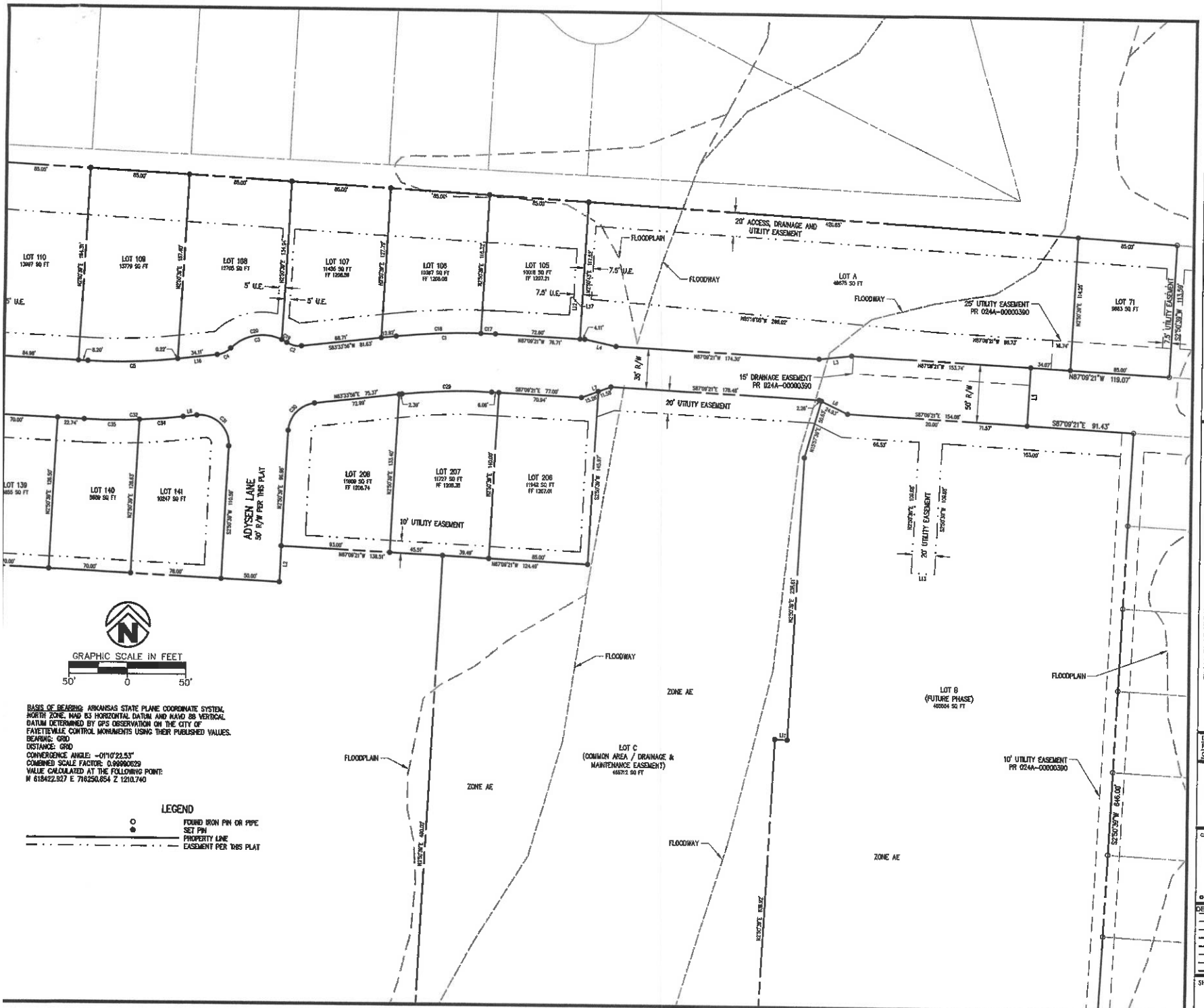

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SHEET NO.:
6 OF 7




BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°10'22.53"
COMBINED SCALE FACTOR: 0.99990629
VALUE CALCULATED AT THE FOLLOWING POINT:
N 618422.927 E 716250.854 Z 1210.740

LEGEND

- FOUND IRON PIN OR PIPE
- SET PIN
- PROPERTY LINE
- EASEMENT PER THIS PLAT

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-300-72-1640

SEAL

REGISTERED STATE OF ARKANSAS NO. 1480 KEVIN L. MONTGOMERY PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE III

ELKINS ARKANSAS

PREPARED FOR:
NWA LD LLC

DATE: 02/22/2024
PROJECT NO: 19106903
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7 OF 7