FINAL PLAT
STOKENBURY FARMS IV
ELKINS, ARKANSAS

ADJOINER LIST:

① PARCEL 745-01531-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

② PARCEL 745-01530-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

③ PARCEL 745-01536-000
NWA LD LLC
PO BOX 10560 FAYETTEVILLE AR 72703

④ PARCEL 745-01514-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑤ PARCEL 745-01515-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑥ PARCEL 745-01516-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑦ PARCEL 745-01517-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑧ PARCEL 745-01518-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑨ PARCEL 745-01519-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑩ PARCEL 745-01520-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑪ PARCEL 745-01521-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑫ PARCEL 745-01522-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

ADJOINER LIST:

⑬ PARCEL 745-01523-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑭ PARCEL 745-01524-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑮ PARCEL 745-01525-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑯ PARCEL 745-01526-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑰ PARCEL 745-01529-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑱ PARCEL 745-01528-000
RAUSCH COLEMAN HOMES NWA LLC
4058 N COLLEGE AVE STE 300 FAYETTEVILLE AR 72703

⑲ PARCEL 745-01534-000
NWA LD LLC
PO BOX 10560 FAYETTEVILLE AR 72703

⑳ PARCEL 745-00429-300
KING, BARBARA REVOCABLE TRUST
819 N CENTER ST ELKINS AR 72727

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

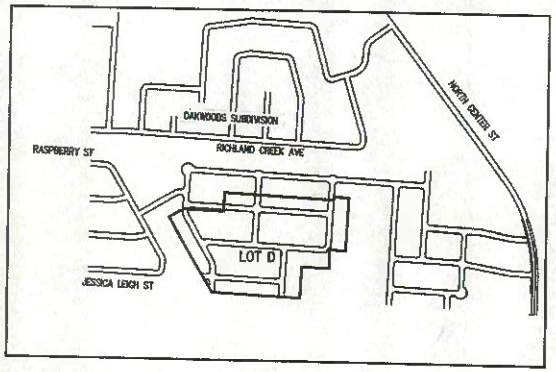
㉒ PARCEL 745-01213-000
STOKENBURY FARMS PROPERTY OWNERS ASSOCIATION
PO BOX 8232 FAYETTEVILLE AR 72703

OWNER/DEVELOPER:
LOT D STOKENBURY FARMS PHASE III
NWA LD, LLC
PO BOX 10560
FAYETTEVILLE, AR 72703-0044
479-455-9080

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'

SITE AREA: ±13.20 ACRE
ZONING: PUD
PROPERTY USE: RESIDENTIAL



VICINITY MAP NTS

OWNER:
LOT D STOKENBURY FARMS PHASE III
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.

7/22/24 DATE — OWNER

7/22/24 DATE — OWNER

STATE OF ARKANSAS }
COUNTY OF Washington } SS
SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF July 2024
MY COMMISSION EXPIRES:
NOTARY PUBLIC Tracy J. Coor

TRACEY J. COOR
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES NOV. 01, 2033
COMMISSION NO. 12725382

ACCEPTANCE OF DEDICATIONS:

7/18/24 DATE — MAYOR OF ELKINS

7/19/24 DATE — RECORDER/TREASURER OF ELKINS

CERTIFICATE OF ACCEPTANCE:

7-18-24 DATE — ELKINS WATER AND SEWER SUPERINTENDENT

7-17-24 DATE — ELKINS STREET SUPERINTENDENT

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE ELKINS PLANNING COMMISSION AT A MEETING HELD July 15th, 2024

07/17/24 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.

7.16.2024 DATE — ENGINEER OF RECORD

DESCRIPTION:

LOT D OF STOKENBURY FARMS PHASE III, AS PER PLAT RECORD 0024-00000548 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 2019-18255, DEED 2023-00001327, PLAT 024A-00000390 AND PLAT 0024-00000548.

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

NO ATTEMPT HAS 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 05143C0245F, 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 16TH DAY OF JULY, 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 STATE OF ARKANSAS NO. 1460 KEVIN J. MONTGOMERY PROFESSIONAL LAND SURVEYOR

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.

Doc ID: 021678700004 Type: REL
Kind: PLAT
Recorded: 07/22/2024 at 01:42:28 PM
Fee Amt: Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk
File 0024-00000575

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-340-72-1640

SEAL

FINAL PLAT STOKENBURY FARMS PHASE IV
PREPARED FOR: NWA LD LLC
ELKINS ARKANSAS

DATE: 06/21/2024
PROJECT NO: 19104904
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

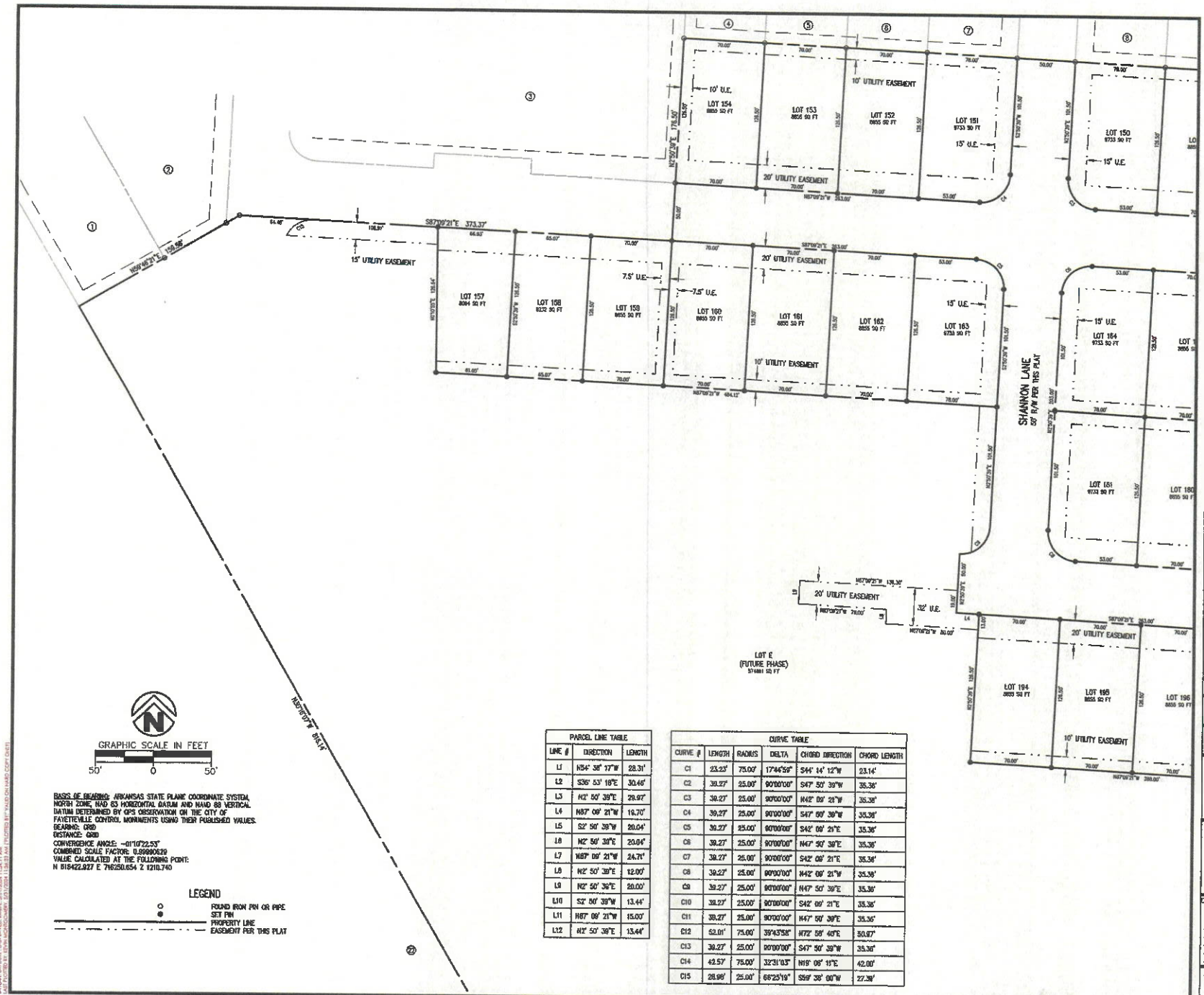
CRAFTON, TULL & ASSOCIATES, INC. No. 109

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DELTA	DESCRIPTION	DATE

SHEET NO.:
1 OF 4

DRAWING CO:\TEMP\FS_EXPORTS\4-FINAL PLAT\FINAL PLAT STOKENBURY FARMS PHASE IV.DWG
LAYOUT: LAYOUT1, LAST SAVED: 7/17/2024 11:41:28 AM
PLOTTED: 7/17/2024 11:42:37 AM, PLOTTED BY: KYLE DAVIS, COPY DWG



GRAPHIC SCALE IN FEET
50' 0 50'

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 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 818422.927 E 716250.654 Z 1210.740

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

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54° 38' 17"W	28.31'
L2	S36° 53' 16"E	30.46'
L3	N2° 50' 39"E	29.97'
L4	N87° 09' 21"W	19.70'
L5	S2° 50' 39"W	20.04'
L6	N2° 50' 39"E	20.04'
L7	N87° 09' 21"W	24.71'
L8	N2° 50' 39"E	12.00'
L9	N2° 50' 39"E	20.00'
L10	S2° 50' 39"W	13.44'
L11	N87° 09' 21"W	15.00'
L12	N2° 50' 39"E	13.44'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	23.23'	75.00'	17°44'59"	S44° 14' 12"W	23.14'
C2	39.27'	25.00'	90°00'00"	S47° 50' 39"W	35.36'
C3	39.27'	25.00'	90°00'00"	N42° 09' 21"W	35.36'
C4	39.27'	25.00'	90°00'00"	S47° 50' 39"W	35.36'
C5	39.27'	25.00'	90°00'00"	S42° 09' 21"E	35.36'
C6	39.27'	25.00'	90°00'00"	N47° 50' 39"E	35.36'
C7	39.27'	25.00'	90°00'00"	S42° 09' 21"E	35.36'
C8	39.27'	25.00'	90°00'00"	N42° 09' 21"W	35.36'
C9	39.27'	25.00'	90°00'00"	N47° 50' 39"E	35.36'
C10	39.27'	25.00'	90°00'00"	S42° 09' 21"E	35.36'
C11	39.27'	25.00'	90°00'00"	N47° 50' 39"E	35.36'
C12	52.01'	75.00'	39°43'58"	N72° 58' 40"E	50.97'
C13	39.27'	25.00'	90°00'00"	S47° 50' 39"W	35.36'
C14	42.57'	75.00'	32°31'03"	N19° 06' 11"E	42.00'
C15	28.99'	25.00'	66°25'19"	S59° 38' 00"W	27.39'

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-340-72-1640

SEAL

REGISTERED STATE OF ARKANSAS NO. 14460 SETH A. MONTGOMERY PROFESSIONAL LAND SURVEYOR

FINAL PLAT STOKENBURY FARMS PHASE IV

PREPARED FOR: NWA LD LLC

ELKINS ARKANSAS

DATE: 05/31/2024
PROJECT NO: 19104904
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
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479.464.4758 t
www.craftontull.com

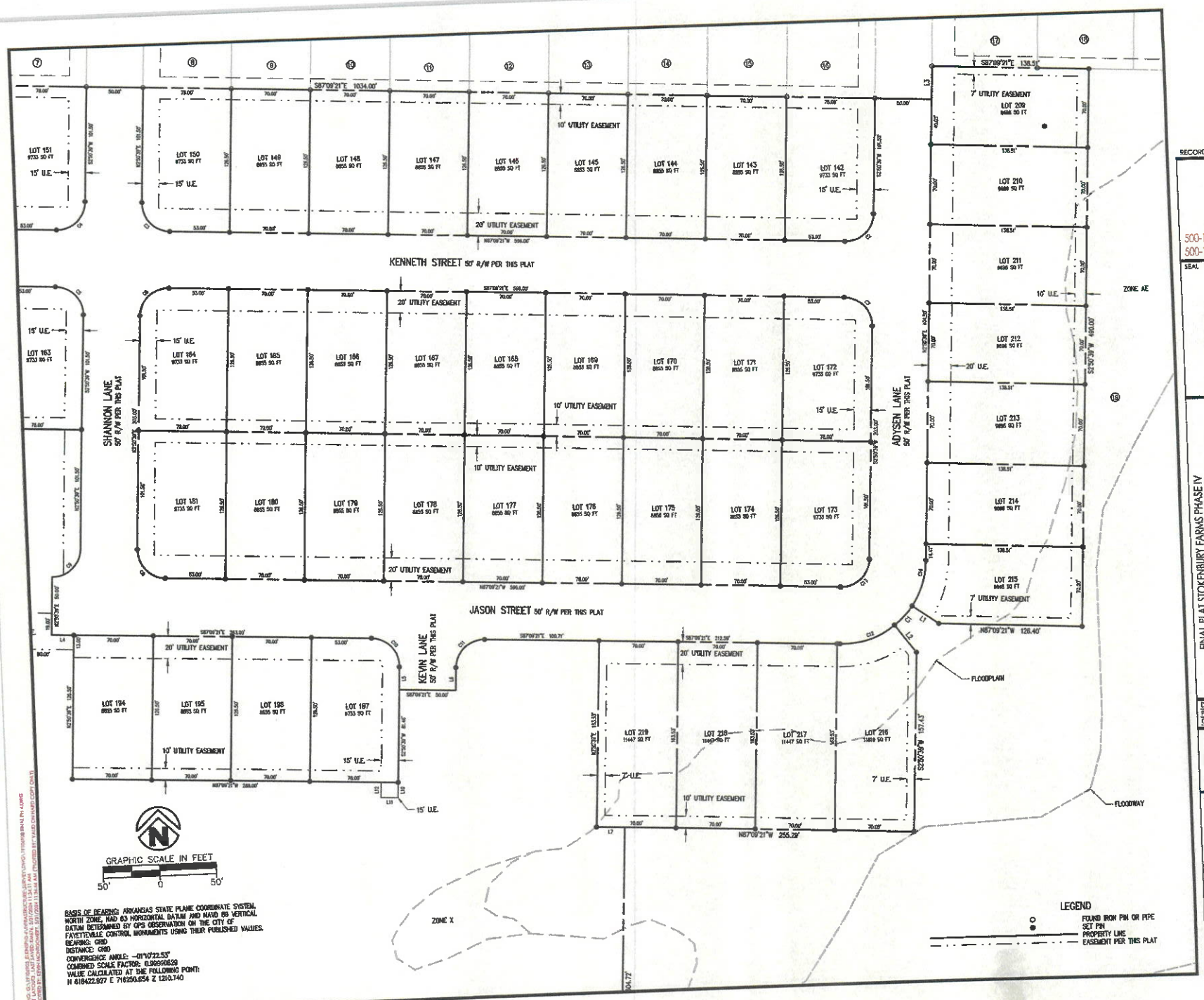
CERTIFICATE OF AUTHORIZATION

CERTIFICATE OF AUTHORIZATION CRAFTON, TULL & ASSOCIATES, INC. No. 107

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DELTA	DESCRIPTION	DATE

SHEET NO.:
2 OF 4



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: 0.99990699
VALUE CALCULATED AT THE FOLLOWING POINT:
N 618422.827 E 716250.654 Z 1210.740

RECORD INFORMATION

STATE PLAT CODE:
500-16N-29W-0-35-210-72-1640
500-16N-29W-0-36-340-72-1640

SEAL

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

FINAL PLAT STOKENBURY FARMS PHASE IV

PREPARED FOR:
NWA LD LLC

ELKINS ARKANSAS

DATE: 05/31/2024
PROJECT NO: 19106904
CONTACT: K MONTGOMERY

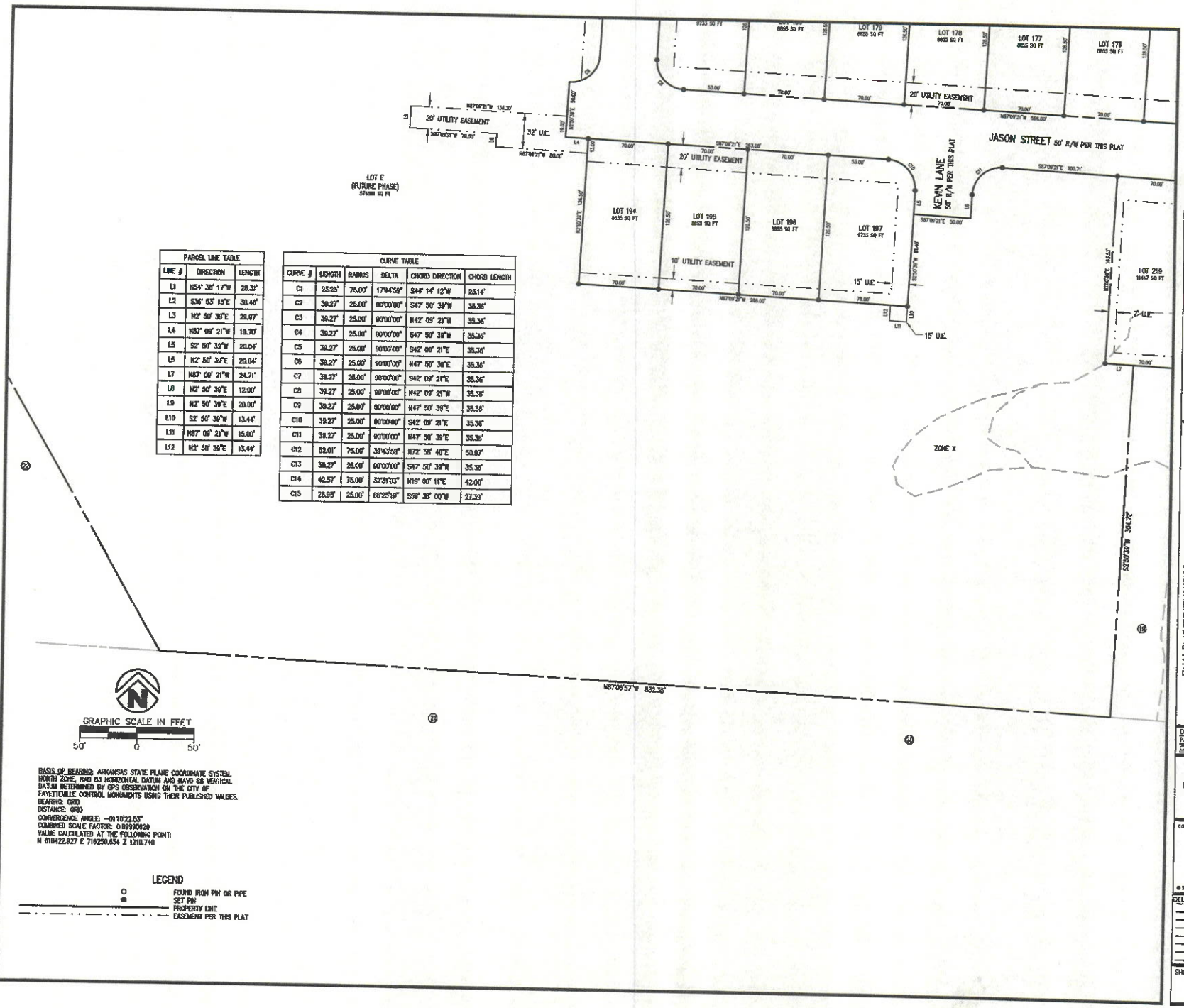
901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.464.9588
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 519

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DELTA	DESCRIPTION	DATE

SHEET NO.:
3 OF 4



PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54° 38' 17"W	28.31'
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LEGEND
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- SET PIN
- PROPERTY LINE
- EASEMENT PER THIS PLAT

RECORD INFORMATION

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500-16N-29W-0-36-340-72-1640

SEAL

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

FINAL PLAT STOKENBURY FARMS PHASE IV

PREPARED FOR: NWA LD LLC

ARKANSAS

ELKINS

DATE: 05/31/2024
PROJECT NO: 19106904
CONTACT: K MONTGOMERY

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CERTIFICATE OF AUTHORIZATION
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No. 109

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DELTA	DESCRIPTION	DATE

SHEET NO.:
4 OF 4