

FARMINGTON, ARKANSAS

FINAL PLAT FOR: SUMMERFIELD, PHASE III

LOCATION:
FARMINGTON, AR

OWNER/DEVELOPER:
DRP HOLDINGS LLC
2790 S THOMPSON STREET
SPRINGDALE, AR 72764

INDEX OF SHEETS
C0.0 - COVER SHEET
C1.0 - OVERALL FINAL PLAT
C1.1 - FINAL PLAT

Certificate of Approval for Recording:

This plat was approved by the Farmington Planning Commission at a Meeting held _____, 20____.

Date _____ Chairman _____

Certificate of Survey and Accuracy:

I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been set as indicated on the plat.

Date _____ Registered Land Surveyor /Professional Land Surveyor _____

Certificate of Approval of Utility Easements:

We hereby certify that all utility easements, including cable television easements, platting in this subdivision are shown as requested and were approved by the undersigned utilities of the City of Farmington, Arkansas.

Date _____ Electric _____

Date _____ Gas Service _____

Date _____ Telephone _____

Date _____ Cable Television _____

Date _____ Water _____

Date _____ Sewer _____

Certificate of Ownership & Dedication:

We, the undersigned owners, hereby transmit this plat to the City of Farmington for approval and acceptance and certify to be the Owner(s) 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 the erection of buildings and structures within said easements, and the right to remove or trim trees within said easements. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

Date _____ Owner _____

Certificate of Approval:

The undersigned hereby certify that to the best of my knowledge and belief, this plat meets current regulations of the City of Farmington as each pertains to this plat and to the area of responsibility shown below.

Date _____ Signature _____

Building Setback Dimensions: _____ Building Inspector _____

Public Protection Provisions: _____ Fire Chief _____

Police Chief _____

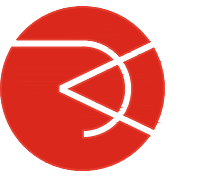
Public Infrastructure: _____ City's Engineering Consultant _____

Certificate of Approval of Water & Sewer System:

The water distribution system and sewage collection system installed in this subdivision are hereby approved and accepted by the City of Fayetteville.

Date _____ City Engineer _____

124 W. Strawberry Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985



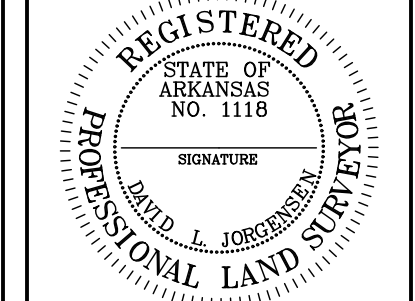
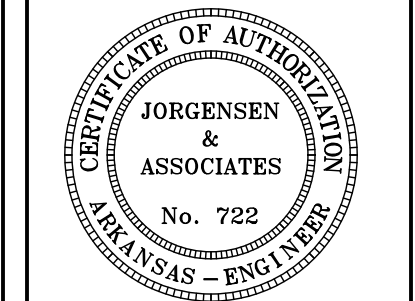
LEGEND

PROJECT DETAILS

PROJECT TITLE:
SUMMERFIELD
PHASE III
FINAL PLAT
PROJECT LOCATION:
FARMINGTON, AR

REVISIONS

DATE: 04/22/2026
DRAWN BY: CAZ
PROJECT # 2024048
FILE PATH: S:\2024\048\FPL SUMMERFIELD.DWG
SHEET SIZE: 24" x 36"

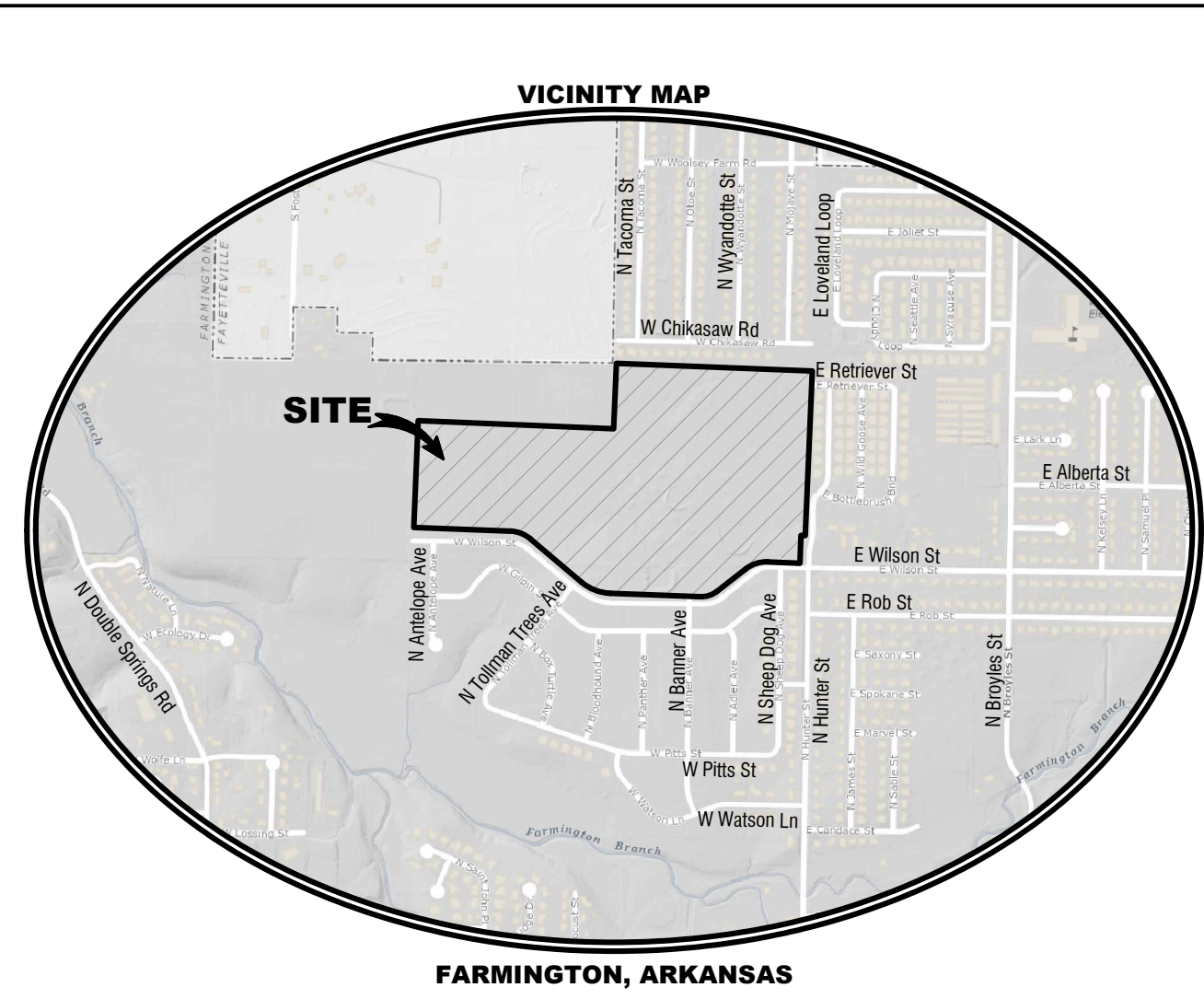


SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0



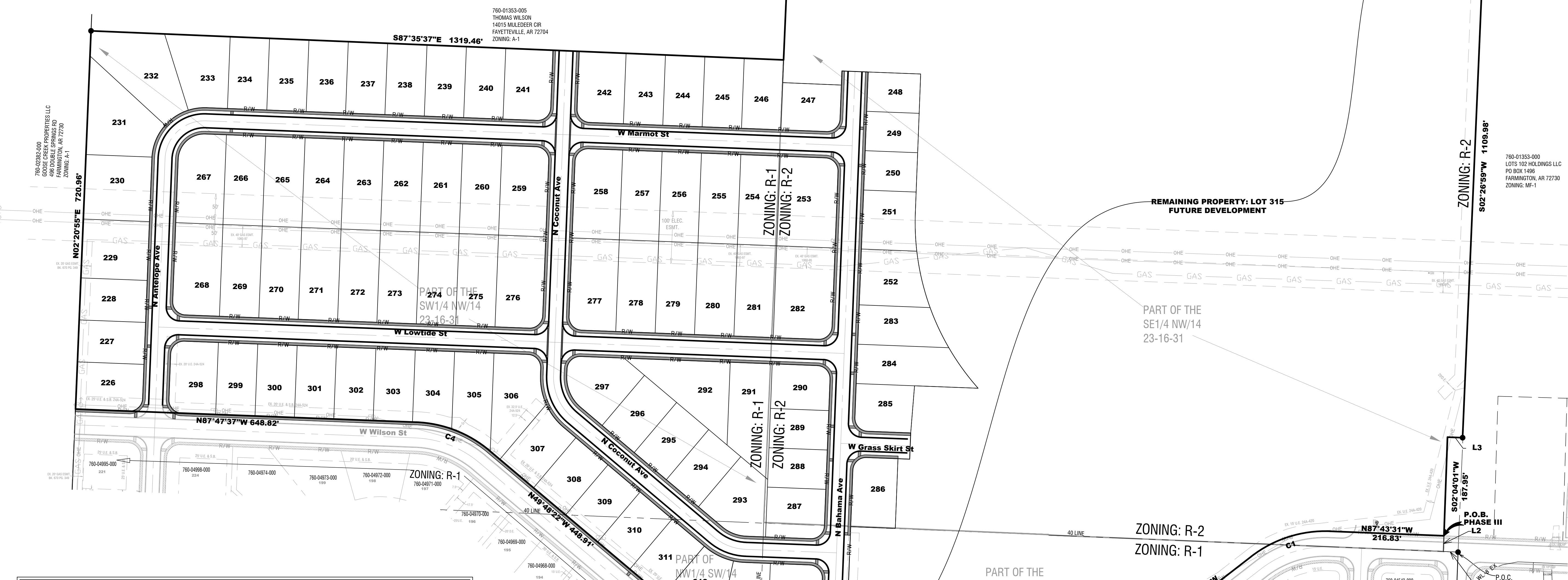
R-1 SETBACKS			R-2 SETBACKS		
FRONT:	25'		FRONT:	25'	
SIDE:	10'		SIDE:	10'	
REAR:	20'		REAR:	20'	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C1	160.84	230.00	40°04'06"	157.59	S72°14'28"W	83.87
C2	118.68	170.00	40°00'00"	116.29	S72°12'23"W	61.87
C3	212.16	320.00	37°59'16"	208.30	N68°47'59"W	110.19
C4	152.49	230.00	37°59'16"	149.71	N68°47'59"W	79.17
C5	363.28	475.00	43°49'10"	354.49	S19°42'12"E	191.04
C6	66.30	100.00	37°59'16"	65.09	S68°47'59"E	34.42
C7	90.78	100.00	52°00'44"	87.69	S23°47'59"E	48.79
C8	117.81	75.00	90°00'00"	106.07	S47°12'23"W	75.00

LINE TABLE		
LINE #	LENGTH	BEARING
L1	28.01	N87°43'31"W
L2	30.00	N02°04'01"E
L3	28.75	N88°05'29"W

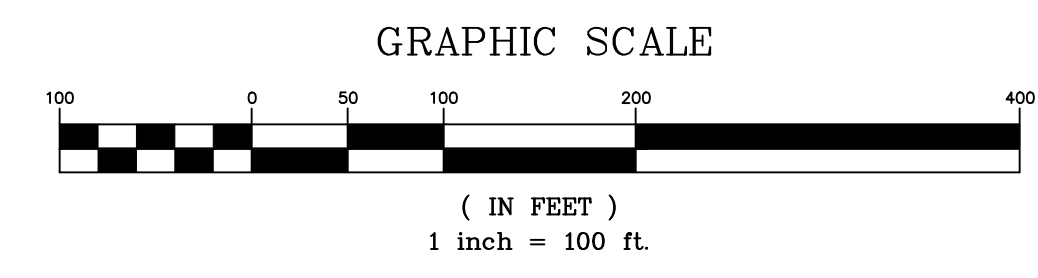
ENGINEER/SURVEYOR:
 JORGENSEN & ASSOCIATES
 124 W. Sunbridge Drive, Suite 5
 Fayetteville, AR 72703

OWNER / DEVELOPER:
 DRP HOLDINGS LLC
 2790 S THOMPSON
 SPRINGDALE, AR 72764



ADJOINING PROPERTY OWNERS:			
PARCEL No.	OWNER	ADDRESS	PARCEL No.
760-03944-000	DONALDSON, THOMAS F. JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364	760-04613-000
760-03945-000	LAWNS, DANIEL M & ANAISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730	760-04612-000
760-03946-000	MOORE, RYAN SCOTT & BAILEY NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730	760-04893-000
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730	760-04894-000
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730	760-04911-000
760-03949-000	WILLHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730	760-04912-000
760-03950-000	BARRON, SAMUEL E & CRISTINA	55 W CHIKASAW DR - FARMINGTON, AR 72730	760-04913-000
760-03951-000	NUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730	760-04914-000
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730	760-04929-000
760-04117-000	DONAHUE, BENJAMIN & KAREN	38 W CHIKASAW RD - FARMINGTON, AR 72730	760-04930-000
760-04118-000	HERVEY, HAYLEY, SCHAFFERT, MATTHEW	35 W CHIKASAW RD - FARMINGTON, AR 72730	760-04931-000
760-04119-000	BUFFALO LODGE LLC	6201 CLIFF DR FORT SMITH, AR 72903	760-04967-000
760-04120-000	CAMMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730	760-04968-000
760-04121-000	MRS ENTERPRISES LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04969-000
760-04122-000	MRS ENTERPRISES LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04970-000
760-04123-000	MRS ENTERPRISES LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04971-000
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TONTITOWN, AR 72770	760-04972-000
760-05114-000	FARMINGTON HILLS LLC	1610 RIDGELINE AVE LOWELL, AR 72456-6040	760-04973-000
760-04543-000	LAM, NGIA, TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916	760-04974-000
760-04559-000	ANDERSON, ROGER & TRUEDELL	227 N SHEEP DOG AVE FARMINGTON, AR 72730-3165	760-04998-000
760-04957-000	VCH RENTALS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04999-000
760-04958-000	VCH RENTALS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04999-000
760-04959-000	MAURRAS, MARY F. FISCHBACHER, REED	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04999-000
760-04960-000	VCH RENTALS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04999-000
760-04961-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04999-000
760-04613-000	GREEN CABIN LLC	4020 CAERLEON CIR BENTONVILLE, AR 72713-7851	760-04612-000
760-04893-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04894-000
760-04894-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04911-000
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760-04973-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04974-000
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760-01353-006	DRP HOLDINGS LLC	2790 S THOMPSON SPRINGDALE, AR 72764	760-01353-003
760-01353-003	DRP HOLDINGS LLC	2790 S THOMPSON SPRINGDALE, AR 72764	760-01368-000
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760-01017-000	DRP HOLDINGS LLC	2790 S THOMPSON SPRINGDALE, AR 72764	

- PARCEL NUMBERS:
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 760-01353-003
 760-01368-000
 760-01385-000
 760-01011-000
 760-01019-000
 760-01009-000
 760-01017-000
- NOTES:
 1. CURRENT ZONING = R-1 & R-2
 2. TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
 3. ALL UTILITY CROSSING SHALL BE 6'-4" PVC PIPES BURIED MINIMUM 48" DEEP.
 4. ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
 5. NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
 6. NO PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C02156 DATED 01/25/2004.
 7. WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
 8. TAPS MADE ON EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY OF FAYETTEVILLE, PAID FOR BY THE OWNER. WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE, SEWER TO THE CITY OF FARMINGTON.
 9. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
 10. 90 LOTS (89 BUILDABLE LOTS + 1 LOT RESERVED FOR FUTURE DEVELOPMENT)
 11. DENSITY = 89 LOTS / 68.99 ACRES = 1.29 LOTS PER ACRE
 12. DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
 13. BUILDABLE LOTS WITH FRONTAGE ON WILSON STREET WILL BE REQUIRED TO BUILD SIDEWALK ALONG WILSON STREET.



LEGAL DESCRIPTION:
 Part of the North 1/2 of the SW1/4, and part of the South 1/2 of the NW1/4, all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Commencing at the NE Corner of Said SW1/4 of Section 23, thence along said Right-of-way N87°43'31"W 216.83 feet, thence along a curve to the left 160.84 feet, said curve having a radius of 230 feet, and a chord bearing and distance of S72°14'28"W 157.59 feet, thence S52°12'23"W 246.75 feet, thence along a curve to the right 118.68 feet, said curve having a radius of 170 feet, and a chord bearing and distance of S72°12'23"W 116.29 feet, thence N87°43'31"W 607.85 feet, thence along a curve to the right 212.16 feet, said curve having a radius of 320.00 feet, and a chord bearing and distance of N68°47'59"W 208.30 feet, thence N49°42'12"E 448.91 feet, thence along a curve to the left 152.49 feet, said curve having a radius of 230.00 feet, and a chord bearing and distance of N68°47'59"W 149.71 feet, thence N87°43'31"W 648.82 feet, thence leaving said Right-of-way N02°05'E 720.96 feet, thence S87°35'37"E 1319.46 feet, thence N02°27'31"E 442.07 feet, thence S87°44'24"E 1322.05 feet, thence S02°26'59"W 1109.98 feet, thence N88°05'29"W 28.75 feet, thence S02°04'01"W 187.95 to the Point of Beginning. Containing 68.99 acres, more or less, subject to easements and right of ways of record.

124 W Sunbridge Drive, Suite 5
 Fayetteville, AR 72703
 Office: 479.442.9127
 www.jorgensenassoc.com
 Civil Engineering + Surveying - Established 1985

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LEGEND

- CALCULATED POINT
- FOUND RAILROAD SPIKE
- SET IRON PIN & CAP
- ⊕ POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ★ STREET LIGHT
- EXISTING 8" SEWER LINE
- PROPOSED 8" SEWER LINE
- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
- UTILITY CROSSING
- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE: SUMMERFIELD PHASE III FINAL PLAT
 PROJECT LOCATION: FARMINGTON, AR

REVISIONS

DATE: 04/22/2026
 DRAWN BY: CAZ
 PROJECT # 2024048
 FILE PATH: C:\GIS\2024048\SUMMERFIELD_3.DWG
 SHEET SIZE: 24" x 36"
 SCALE: 1"=100'

CERTIFICATE OF AUTHORIZATION
 JORGENSEN & ASSOCIATES
 No. 722
 ARKANSAS - ENGINEER

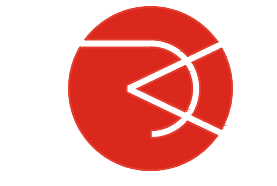
REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 No. 1118
 DAVID L. JORGENSEN

SHEET TITLE

OVERALL FINAL PLAT

SHEET NUMBER

C1.0



LEGEND

- ⊗ CALCULATED POINT
- ⊙ FOUND RAILROAD SPIKE
- ⊙ SET IRON PIN & CAP
- ⊙ POWER POLE
- ⊙ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
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- EXISTING WATERLINE
- PROPOSED 8" WATER LINE
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW 5' SIDEWALK
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- EXISTING CONTOUR
- FINISHED CONTOUR

PROJECT DETAILS

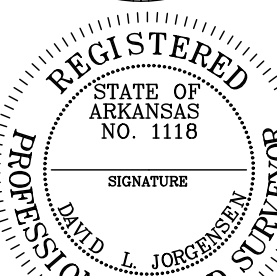
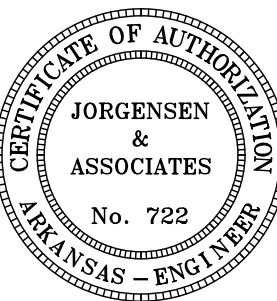
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 SUMMERFIELD
 PHASE III
 FINAL PLAT

PROJECT LOCATION:
 FARMINGTON, AR

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 04/22/2026
 DRAWN BY: CAZ
 PROJECT # 2024048
 FILE PATH: C:\GIS\2024\048\SUMMERFIELD.DWG
 SHEET SIZE: 24" x 36"
 SCALE: 1"=60'

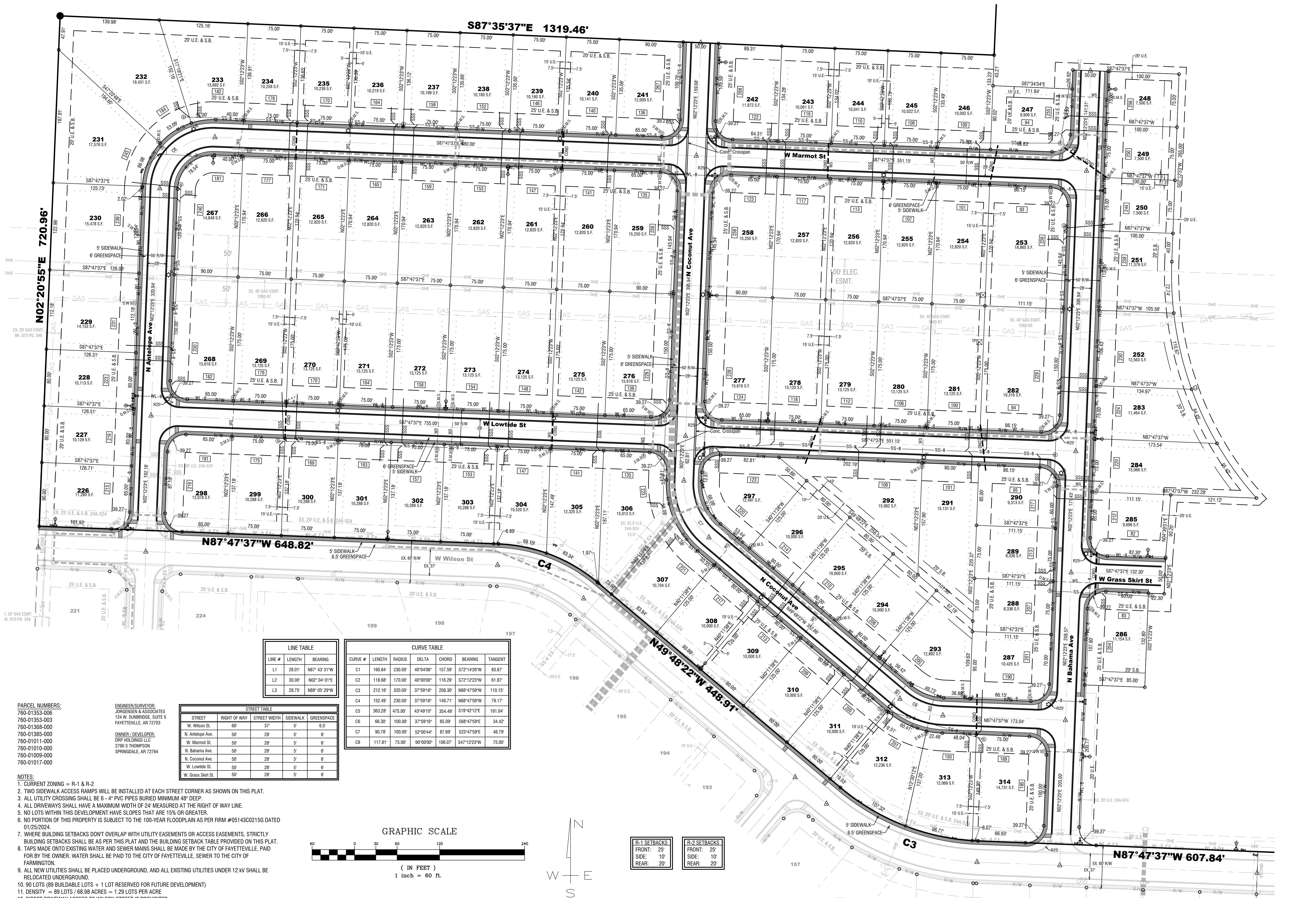


SHEET TITLE

FINAL PLAT

SHEET NUMBER

C1.1



LINE #	LENGTH	BEARING
L1	180.84	N87°43'31"W
L2	30.00	N02°04'01"E
L3	28.75	N88°05'29"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
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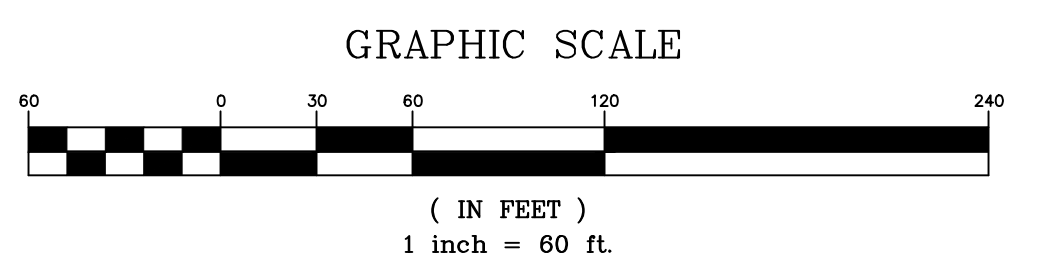
STREET	RIGHT OF WAY	STREET WIDTH	SIDEWALK	GREENSPACE
W. Wilson St.	60'	37'	5'	6.5'
N. Antelope Ave.	50'	28'	5'	6'
N. Marmot St.	50'	28'	5'	6'
N. Bahama Ave.	50'	28'	5'	6'
N. Coconut Ave.	50'	28'	5'	6'
N. Lowlode St.	50'	28'	5'	6'
W. Grass Skirt St.	50'	28'	5'	6'

PARCEL NUMBERS:
 760-01353-006
 760-01353-003
 760-01358-000
 760-01385-000
 760-01011-000
 760-01010-000
 760-01009-000
 760-01017-000

ENGINEER/SURVEYOR:
 JORGENSEN & ASSOCIATES
 124 W. SUNBRIDGE, SUITE 5
 FAYETTEVILLE, AR 72703

OWNER / DEVELOPER:
 DRP HOLDINGS LLC
 2790 S THOMPSON
 SPRINGDALE, AR 72764

- NOTES:**
- CURRENT ZONING = R-1 & R-2
 - TWO SIDEWALK ACCESS RAMPS WILL BE INSTALLED AT EACH STREET CORNER AS SHOWN ON THIS PLAT.
 - ALL UTILITY CROSSING SHALL BE 6 - 4" PVC PIPES BURIED MINIMUM 48" DEEP.
 - ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF 24' MEASURED AT THE RIGHT OF WAY LINE.
 - NO LOTS WITHIN THIS DEVELOPMENT HAVE SLOPES THAT ARE 15% OR GREATER.
 - NO PORTION OF THIS PROPERTY IS SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FIRM #05143C0215G DATED 01/25/2024.
 - WHERE BUILDING SETBACKS DON'T OVERLAP WITH UTILITY EASEMENTS OR ACCESS EASEMENTS, STRICTLY BUILDING SETBACKS SHALL BE AS PER THIS PLAT AND THE BUILDING SETBACK TABLE PROVIDED ON THIS PLAT.
 - TAPS MADE ONTO EXISTING WATER AND SEWER MAINS SHALL BE MADE BY THE CITY OF FAYETTEVILLE, PAID FOR BY THE OWNER. WATER SHALL BE PAID TO THE CITY OF FAYETTEVILLE, SEWER TO THE CITY OF FARMINGTON.
 - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12 KV SHALL BE RELOCATED UNDERGROUND.
 - 90 LOTS (89 BUILDABLE LOTS + 1 LOT RESERVED FOR FUTURE DEVELOPMENT)
 - DENSITY = 89 LOTS / 68.98 ACRES = 1.29 LOTS PER ACRE
 - DIRECT DRIVEWAY ACCESS TO WILSON STREET IS PROHIBITED.
 - BUILDABLE LOTS WITH FRONTAGE ON WILSON STREET WILL BE REQUIRED TO BUILD SIDEWALK ALONG WILSON STREET.



SETBACK	FRONT	SIDE	REAR
R-1 SETBACKS	25'	10'	20'
R-2 SETBACKS	25'	10'	20'