

FINAL PLAT RESERVE ON RHEAS MILL



ADDRESS	ALTERNATE ADDRESS	LOT
602 W LAYLA LN		1
614 W LAYLA LN		2
626 W LAYLA LN		3
638 W LAYLA LN		4
650 W LAYLA LN		5
662 W LAYLA LN		6
674 W LAYLA LN		7
686 W LAYLA LN		8
698 W LAYLA LN		9
71 N BEAUMONT MNR	689 W LAYLA LN	10
63 N BEAUMONT MNR		11
51 N BEAUMONT MNR		12
43 N BEAUMONT MNR		13
35 N BEAUMONT MNR		14
18 N BEAUMONT MNR		15
30 N BEAUMONT MNR		16
42 N BEAUMONT MNR		17
54 N BEAUMONT MNR		18
66 N BEAUMONT MNR	657 W LAYLA LN	19
645 W LAYLA LN		20
65 N CORA CV	631 W LAYLA LN	21
53 N CORA CV		22
41 N CORA CV		23
29 N CORA CV		24
17 N CORA CV		25
10 N CORA CV		26
22 N CORA CV		27
34 N CORA CV		28
46 N CORA CV		29
58 N CORA CV		30
70 N CORA CV	607 W LAYLA LN	31
		32

SIDEWALK DIMENSIONS (ALL LOTS):

SIDEWALK: 5' WIDE
GREENSPACE: 6' BETWEEN BACK OF CURB AND SIDEWALK

BUILDING SETBACKS:

FRONT: 35'
SIDE: 10'
REAR: 20'

DESCRIPTION:

THE SE 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 31 WEST, WASHINGTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING AN ALUMINUM CAP;
THENCE ALONG THE SOUTH LINE THEREOF N88°05'59"W 1309.27 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 5/8" IRON PIN FROM WHICH A 1/2" IRON PIN BEARS N02°51'57"E 29.61 FEET;
THENCE ALONG THE WEST LINE THEREOF N02°20'40"E 1324.00 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21, SAID POINT BEING A 1/2" IRON PIN WITH PS 1756 CAP;
THENCE ALONG THE NORTH LINE THEREOF S88°02'03"E 658.69 FEET TO A 1/2" IRON PIN WITH PS 1288 CAP;
THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 633.42 FEET TO A 1/2" IRON PIN WITH PS 1298 CAP;
THENCE CONTINUING ALONG SAID NORTH LINE S88°02'03"E 16.61 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 21;
THENCE ALONG THE EAST LINE THEREOF S02°20'03"W 1322.49 FEET TO THE POINT OF BEGINNING, CONTAINING 39.77 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY WEST RHEAS MILL ROAD ALONG THE SOUTH, THE RIGHT OF WAY OF WESLEY STEVENS ROAD ALONG THE EAST, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

NOTES:

THE SURVEY 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 BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DOCUMENTS AND NO OTHERS: DEED 2020-00040956, PLAT 2002-00718613, PLAT 2006-00036666, PLAT 2007-00009906, PLAT 2012-00039581, PLAT 2014-00004295, PLAT 2016-00031038, PLAT 2018-00019660, PLAT 2019-00034526, PLAT 2020-00024465, PLAT 2022-00002001, AND PLAT 2022-00015527.

ACCORDING TO THE CITY OF FARMINGTON ZONING MAP THE PROPERTY SURVEYED IS ZONED RE-2.

UTILITIES WERE NOT CONSIDERED A PART OF THIS SURVEY.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

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.

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

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF WACO TITLE COMPANY EASEMENT SEARCH FILE NO. 2413087-102, DATED OCTOBER 11, 2024.

THIS PROPERTY IS NOT WITHIN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0514301956, EFFECTIVE DATE JANUARY 25, 2024.

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.

REBAR AND CAP PS 1460 SET AT ALL PROPERTY CORNERS.

ALL STREET RIGHT OF WITHIN SUBDIVISION ARE 50 FEET IN WIDTH.

LOTS 1, 28, 29, 30, 31, AND 32 SHALL NOT HAVE ACCESS TO WESLEY STEVENS ROAD.

LOTS 16, 26, AND 27 SHALL NOT HAVE ACCESS TO RHEAS MILL ROAD.

LOT 15 IS A NON-BUILDABLE LOT.

THIS PLAT FILE FOR THE PURPOSE OF PLACING LOTS 1 THROUGH 32 ON RECORD.

OWNERSHIP CERTIFICATION:

WE, THE UNDERSIGNED, HEREBY TRANSMIT THIS PLAT TO THE CITY OF FARMINGTON FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNERS(S) OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE FOR 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. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

DATE _____ OWNER _____

STATE OF ARKANSAS)
COUNTY OF _____) SS
SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, _____

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND 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 APPROVAL:

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MERITS CURRENT REGULATIONS OF THE CITY OF FARMINGTON AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

BUILDING SETBACK DIMENSIONS	DATE _____ SIGNATURE _____
PUBLIC PROTECTION PROVISIONS	BUILDING INSPECTOR _____
	FIRE CHIEF _____
	POLICE CHIEF _____
PUBLIC INFRASTRUCTURE	CITY'S ENGINEER CONSULTANT _____

CERTIFICATE OF SURVEY ACCURACY:

I HEREBY DECLARE THAT ON THE ____ DAY OF _____, 2026 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.



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

KEVIN J. MONTGOMERY PS 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.

RECORD INFORMATION

STATE PLAT CODE:
500-16N-31W-0-21-220-72-1460

SEAL

FINAL PLAT
RESERVE ON RHEAS MILL

PREPARED FOR:
RHEAS MILL DEVELOPMENT, LLC

ARKANSAS

FARMINGTON

DATE: 08/19/2026
PROJECT NO: 24304300
CONTACT: K MONTGOMERY

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
479.636.4838
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL, & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYOR

DELTA	DESCRIPTION	DATE

SHEET NO.:

1 OF 3



GRAPHIC SCALE IN FEET
80' 0 80'

LEGEND

- FOUND IRON PIN OR PIPE
- CALCULATED POINT
- ALUMINUM CAP
- SET IRON PIN
- PROPERTY LINE
- UTILITY EASEMENT
- EASEMENT PER THIS PLAT
- BUILDING SETBACK LINE (BSL)
- STREET ADDRESS NUMBER

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF FAYETTEVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.
BEARING: GRID
DISTANCE: GRID
CONVERGENCE ANGLE: -01°19'10.09"
COMBINED SCALE FACTOR: 0.99991034
VALUE CALCULATED AT THE FOLLOWING POINT:
N 630885.520 E 642038.607 Z 1210.528

1/2" IRON PIN
PS 1756



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

DATE	DESCRIPTION	DATE

SHEET NO.:

3 OF 3