

HUNTINGTON COVE

CERTIFICATE OF OWNER
I THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC, THE STREETS AS SHOWN ON SAID PLAT.
DATE OF EXECUTION _____

KEVIN WATSON, PARTNER
PREMIER HOMES OF ARK., LLC.
CONWAY, AR 72032

CERTIFICATE OF FINAL SURVEY ACCURACY
I ROBERT D. FRENCH, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION _____

ROBERT D. FRENCH, P.L.S. 1363, ARKANSAS PROFESSIONAL LAND SURVEYOR NO. 1363

CERTIFICATE OF FINAL PLAT APPROVAL
PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
DATE OF EXECUTION _____

CHAIRMAN, CONWAY PLANNING COMMISSION

CERTIFICATE OF RECORDING
THIS DOCUMENT NUMBER _____ FILED FOR RECORD _____ IN PLAT BOOK _____ PAGE _____ FOR BILL OF ASSURANCE, SEE DEED RECORD BOOK _____, PAGE _____.
DATE OF EXECUTION _____

SHARON RIMMER, FAULKNER COUNTY CIRCUIT CLERK, FAULKNER COUNTY, ARKANSAS

THIS PROPERTY IS SERVICED BY CONWAY CORP. UTILITIES, WATER, ELECTRIC AND SENER.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP #05045C0130 F, PANEL 130 OF 250, EFFECTIVE JUNE 2, 1994.

SOURCE OF TITLE D.R. 2002
11349

NOTE:
IRON PINS ARE SET AT ALL LOT CORNERS. ALL EASEMENTS SHALL BE FOR GENERAL UTILITIES AND OR DRAINAGE. ALL BUILDING LINES ARE 25 FOOT.

THERE ARE NO WATER COURSES ENTERING OR LEAVING THE SUBDIVIDED AREA AND THERE ARE NO WOODED AREAS OR DOWNSTREAM DRAINAGE STRUCTURES IMPACTED BY THIS SUBDIVISION.

THERE ARE NO IMPROVEMENTS NEEDED FOR DRAINAGE OR UTILITIES.

ALL LOTS SHALL DRAIN TO STREETS

ALL EXISTING IMPROVEMENTS AND ENCROACHMENTS ARE AS SHOWN.

THERE ARE NO ADDITIONAL EASEMENTS REQUIRED OTHER THAN ONES SHOWN ON THE PLAT.

THIS PROPERTY IS ZONED R-1

ERROR OF CLOSURE = 1:49863

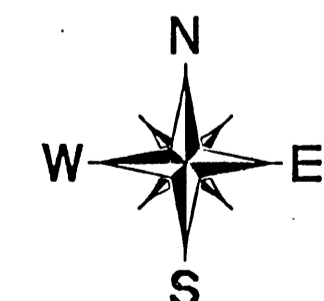
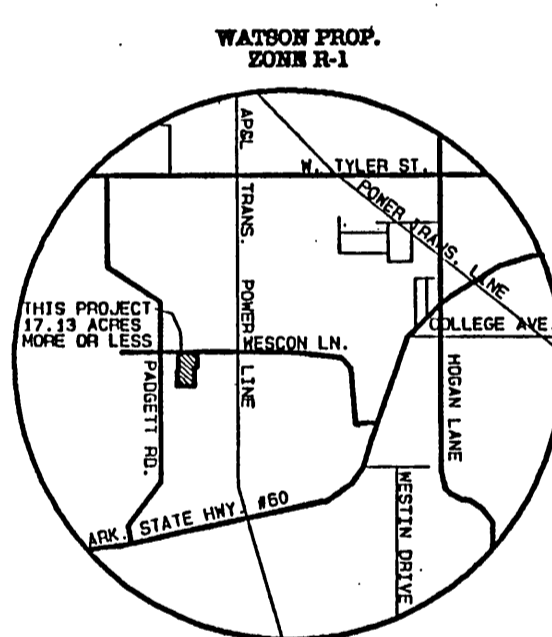
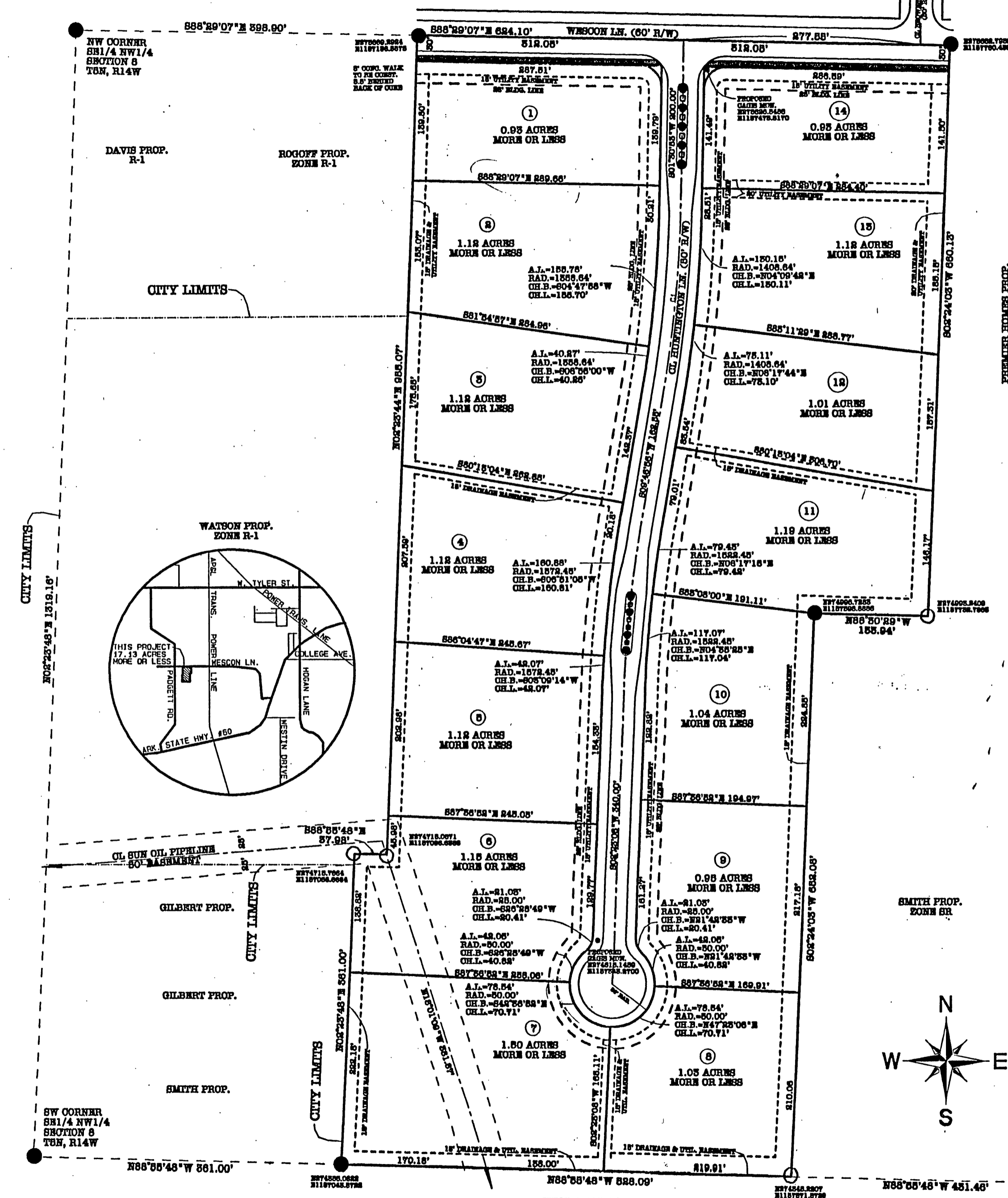
COORDINATES SHOWN ARE STATE PLANE ESTABLISHED USING G.P.S. FROM C.A.G.I.S. MONUMENT #1045.

THIS SURVEY WAS CONDUCTED ON 5-05-03

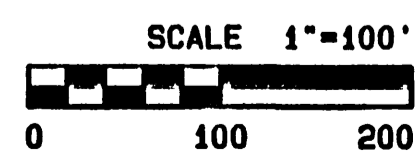
NO LOT MAY BE SUBDIVIDED LESS THAN 90 FEET WITHOUT 60 FEET OF RIGHT OF WAY AND A STREET WIDTH FROM BACK OF CURB TO BACK OF CURB OF 40 FEET FOR THE ENTIRE LENGTH OF THE CUL-DE-SAC.

A PART OF THE SE1/4 NW1/4 OF SECTION 8, T5N, R14W, FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND RR SPIKE FOR THE NW CORNER OF SAID SE1/4 NW1/4; THENCE ALONG THE NORTH LINE OF SAID SE1/4 NW1/4 S88°29'07"E, 398.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S88°29'07"E, 624.10 FEET; THENCE S02°24'03"W, 660.13 FEET; THENCE N88°30'29"W, 133.94 FEET; THENCE S02°24'03"W, 652.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SE1/4 NW1/4; THENCE ALONG SAID SOUTH LINE N88°55'48"W, 528.09 FEET TO A FOUND IRON PIN, SAID POINT BEING S88°55'48"E, 361.00 FEET FROM THE SW CORNER OF SAID SE1/4 NW1/4; THENCE PARALLEL WITH THE WEST LINE OF SAID SE1/4 NW1/4 N02°23'48"E, 361.00 FEET; THENCE PARALLEL WITH THE SAID SOUTH LINE S88°55'48"E, 37.98 FEET; THENCE N02°23'44"E, 955.07 FEET TO THE POINT OF BEGINNING, SAID

TRACT CONTAINS 17.13 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS ON RECORD.



LINE	ARC	CURVE BEARING	RADIUS	DELTA	CHORD	TANGENT	MIDDLE ORDINATE	DEGREE OF CURVE
C1	199.829911	S05°38'54"W	1363.8411	8°16'03"	199.479711	100.000011	3.529811	4°08'27"
C2	199.722311	S08°05'05"W	1547.4511	7°23'42"	199.583711	100.000011	3.221011	3°42'09"



HUNTINGTON COVE CITY OF CONWAY	
LOT PLAN	
SHEET NO. 1/4	
SCALE 1"=100'	
DATE 05-29-03	

SW CORNER
S81°4' NW1/4
SECTION 8
T5N, R14W

SE CORNER
S81°4' NW1/4
SECTION 8
T5N, R14W