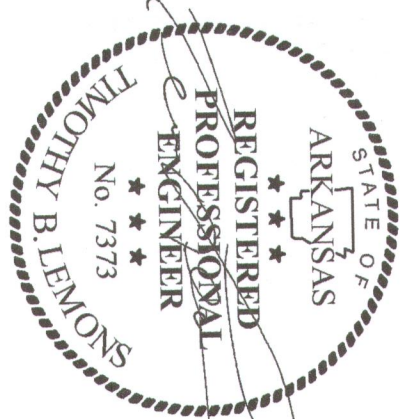




CERTIFICATE OF ENGINEERING ACCURACY:

I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE WARD SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE: _____
TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER
NO. 7373, ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:

I, NICHOLAS B. TUCKER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

DATE: _____
NICHOLAS B. TUCKER, ARKANSAS
PROFESSIONAL SURVEYOR,
NO. 1755

CERTIFICATE OF PRELIMINARY PLAT APPROVAL:

ALL REQUIREMENTS OF THE WARD SUBDIVISION RULES AND REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITTAL OF A PRELIMINARY PLAT HAVING BEEN FULFILLED, APPROVAL OF THIS DOCUMENT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID RULES AND REGULATIONS. THIS CERTIFICATE SHALL EXPIRE _____ DATE _____

DATE OF EXECUTION: _____
SIGNED: CHAIRMAN,
WARD PLANNING COMMISSION

CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN HEREON, DO HEREBY CERTIFY THAT WE HAVE READ AND APPROVE THE PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

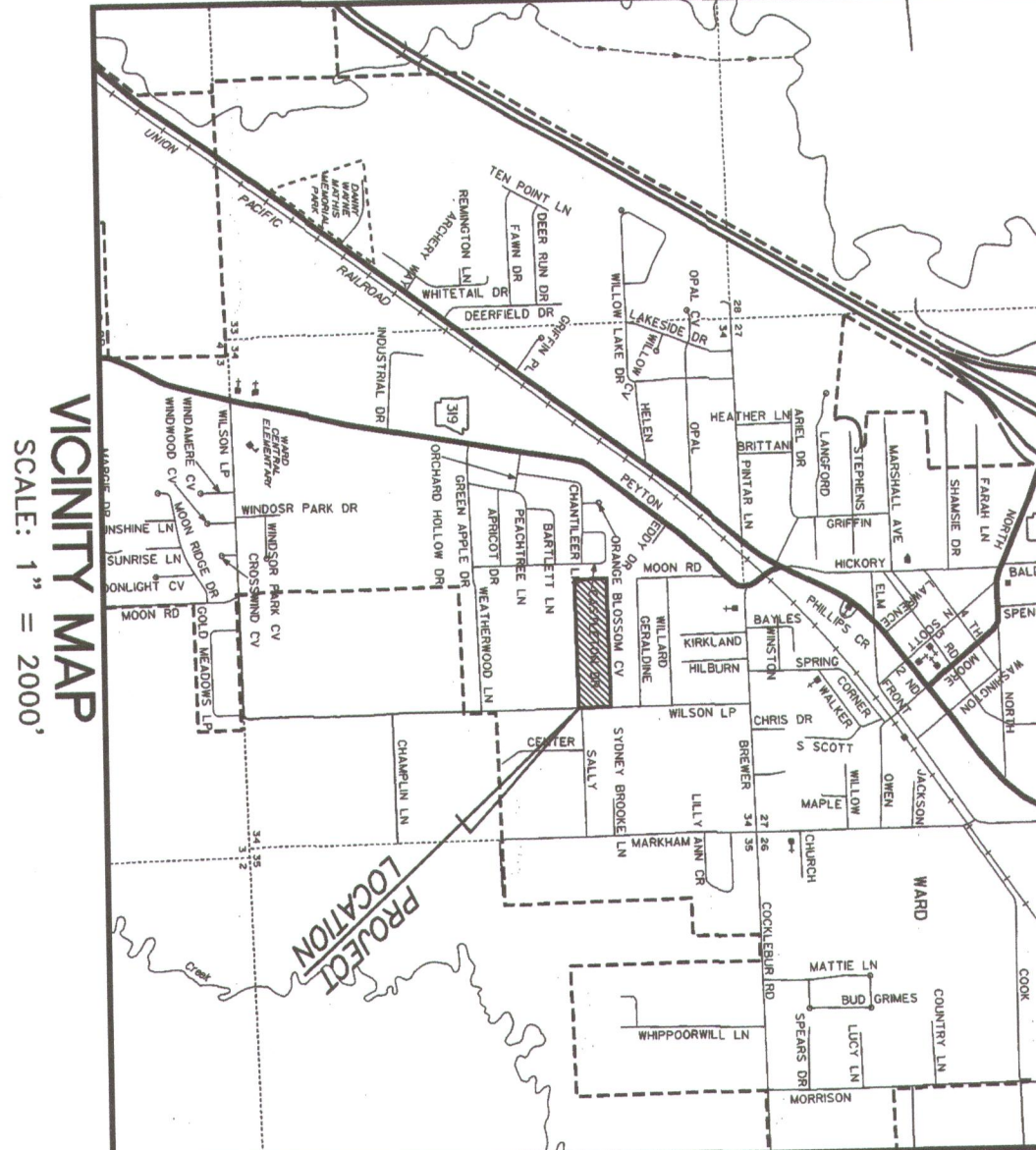
DATE: _____ OWNER: _____
DATE: _____ OWNER: _____

LEGAL DESCRIPTION:

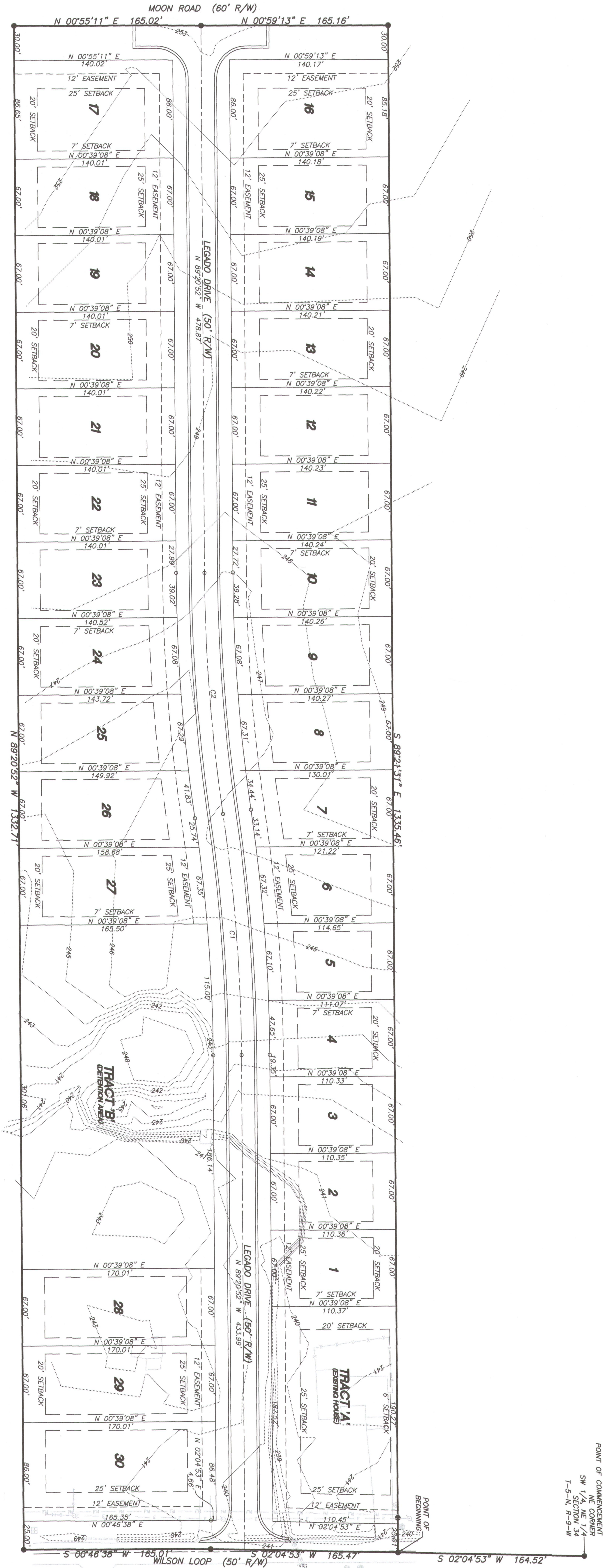
Part of the SW 1/4, of the NW 1/4 of Section 34, T-5-N, R-9-W, City of Ward, Lonoke County, Arkansas, being more particularly described as follows:
Commencing from the NE corner of the SW 1/4 of the NE 1/4 of said Section 34, T-5-N, R-9-W, thence S 02°04'53" W 164.52 feet to the Point of Beginning; thence S 02°04'53" W 164.52 feet; thence S 00°46'35" E, 165.01 feet; thence N 89°20'52" W, 1332.71 feet; thence N 00°55'11" E, 165.02 feet; thence N 00°59'13" E, 165.16 feet; thence S 89°21'31" E, 1355.46 feet to the Point of Beginning, containing 10.11 acres, more or less.

FLOOD NOTE:

BASED ON FIRM COMMUNITY PANEL NO. 05085C0040E, PANEL 40 OF 575, WITH AN EFFECTIVE DATE OF FEBRUARY 20, 2008, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



VICINITY MAP
SCALE: 1" = 2000'

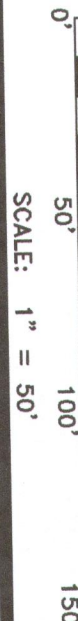


CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	1490.99	211.67	106.01	87°08'03"	N 86°35'07" E	211.49	
C2	1490.99	211.67	106.01	87°08'03"	N 86°35'07" E	211.49	

CENTERLINE CURVE DATA

- GENERAL NOTES:
- 1.) IRON PINS TO BE SET AT ALL LOT CORNERS.
 - 2.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - 3.) ALL EASEMENTS ARE AS NOTED.
 - 4.) ALL BUILDING LINES ARE AS NOTED.
 - 5.) ALL CORNERS TO HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.

NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF THE WARD PLANNING COMMISSION.



Project No.	Date:	No.	Revisions	Date	By
23-024	AUGUST 17, 2023				
File:	Scale:				
01_Windermere Prelim	1" = 50'				
Sheet:	Drawn By:				
1 of 7	B. Judd				

Prepared For:
C & B Homes, Inc.
546 Jones Road
Ward, Arkansas 72176

PRELIMINARY PLAT
WINDERMERE

Part of the NE 1/4 of Section 34, T-5-N, T-9-W
City of Ward, Lonoke County, Arkansas



LEMONS ENGINEERING CONSULTANTS, INC.
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ENGINEERING + SURVEYING
WATER • SEWER • TRANSPORTATION • SUBDIVISION