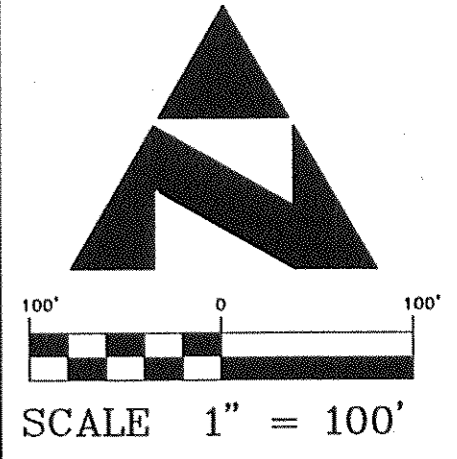
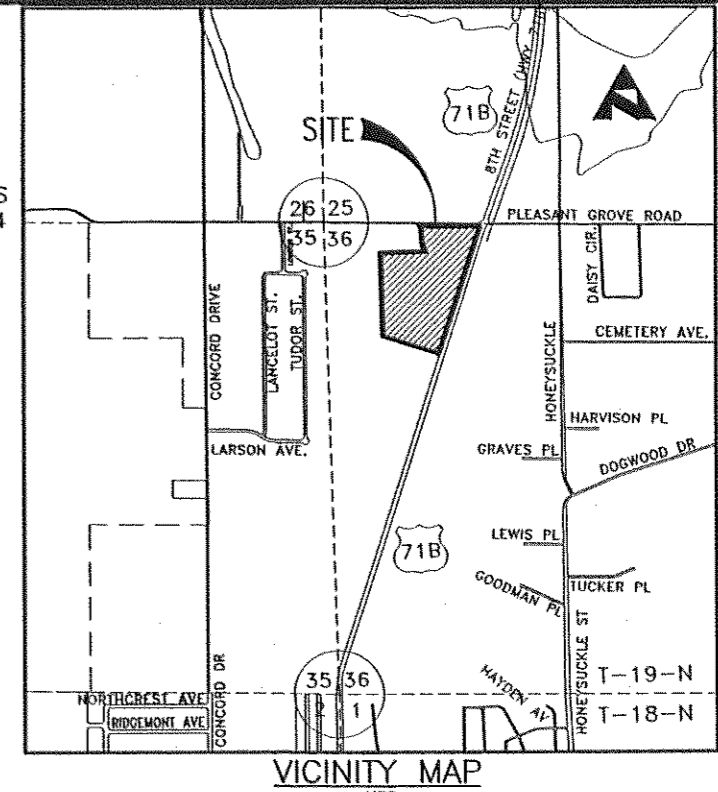
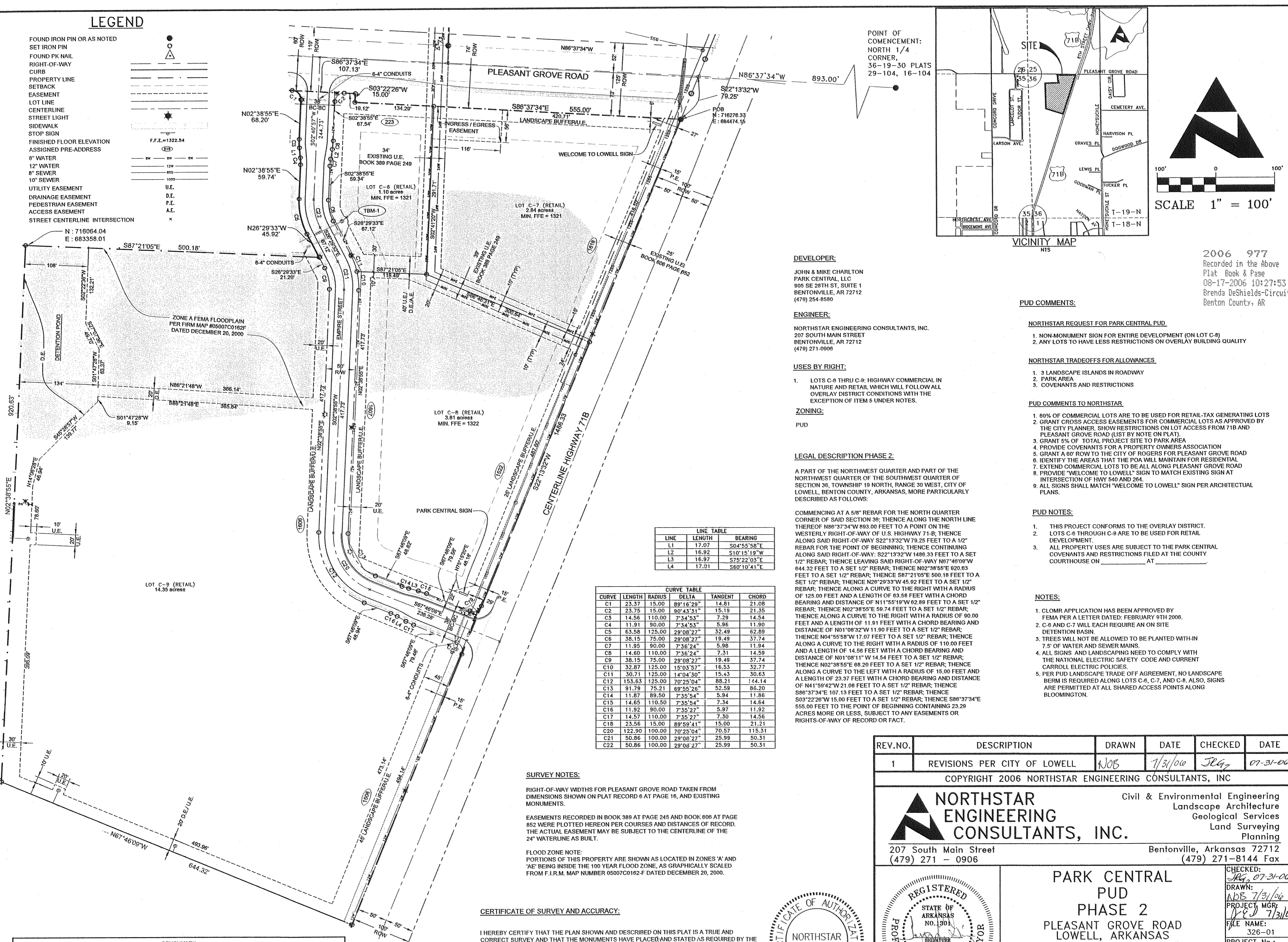
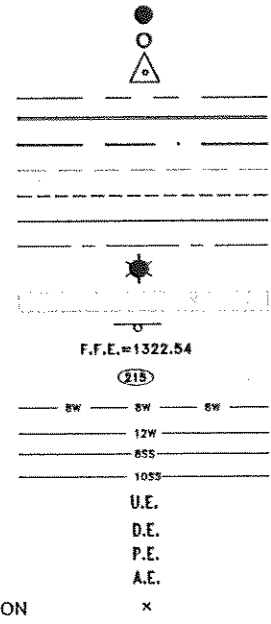


**LEGEND**

- FOUND IRON PIN OR AS NOTED
- SET IRON PIN
- FOUND PK NAIL
- RIGHT-OF-WAY CURB
- PROPERTY LINE
- SETBACK
- EASEMENT
- LOT LINE
- CENTERLINE
- STREET LIGHT
- SIDEWALK
- STOP SIGN
- FINISHED FLOOR ELEVATION
- ASSIGNED PRE-ADDRESS
- 8" WATER
- 12" WATER
- 8" SEWER
- 10" SEWER
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- PEDESTRIAN EASEMENT
- ACCESS EASEMENT
- STREET CENTERLINE INTERSECTION



2006 977  
 Recorded in the Above  
 Plat Book & Page  
 08-17-2006 10:27:53 AM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

**DEVELOPER:**

JOHN & MIKE CHARLTON  
 PARK CENTRAL, LLC  
 905 SE 28TH ST, SUITE 1  
 BENTONVILLE, AR 72712  
 (479) 254-8580

**ENGINEER:**

NORTHSTAR ENGINEERING CONSULTANTS, INC.  
 207 SOUTH MAIN STREET  
 BENTONVILLE, AR 72712  
 (479) 271-0906

**USES BY RIGHT:**

- LOTS C-6 THRU C-9; HIGHWAY COMMERCIAL IN NATURE AND RETAIL WHICH WILL FOLLOW ALL OVERLAY DISTRICT CONDITIONS WITH THE EXCEPTION OF ITEM 5 UNDER NOTES.

**ZONING:**

PUD

**LEGAL DESCRIPTION PHASE 2:**

A PART OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF LOWELL, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LINE	LENGTH	BEARING
L1	17.07	S04°55'58"E
L2	16.92	S10°15'19"W
L3	16.97	S75°22'03"E
L4	17.91	S60°10'41"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	23.37	15.00	89°16'29"	14.81	21.08
C2	23.75	15.00	90°43'31"	15.19	21.35
C3	14.56	110.00	7°34'53"	7.29	14.54
C4	11.91	90.00	7°34'53"	5.96	11.90
C5	63.58	125.00	29°08'27"	32.49	62.89
C6	38.15	75.00	29°08'27"	19.49	37.74
C7	11.95	90.00	7°36'24"	5.98	11.94
C8	14.60	110.00	7°36'24"	7.31	14.59
C9	38.15	75.00	29°08'27"	19.49	37.74
C10	32.87	125.00	15°03'57"	16.53	32.77
C11	30.71	125.00	14°04'30"	15.43	30.63
C12	153.63	125.00	70°25'04"	88.21	144.14
C13	91.79	75.21	68°55'26"	52.59	86.20
C14	11.87	89.50	7°35'54"	5.94	11.86
C15	14.65	110.50	7°35'54"	7.34	14.64
C16	11.92	90.00	7°35'27"	5.97	11.92
C17	14.57	110.00	7°35'27"	7.30	14.56
C18	23.56	15.00	89°59'41"	15.00	21.21
C20	122.90	100.00	70°25'04"	70.57	115.31
C21	50.86	100.00	29°08'27"	25.99	50.31
C22	50.86	100.00	29°08'27"	25.99	50.31

**SURVEY NOTES:**

RIGHT-OF-WAY WIDTHS FOR PLEASANT GROVE ROAD TAKEN FROM DIMENSIONS SHOWN ON PLAT RECORD 6 AT PAGE 16, AND EXISTING MONUMENTS.

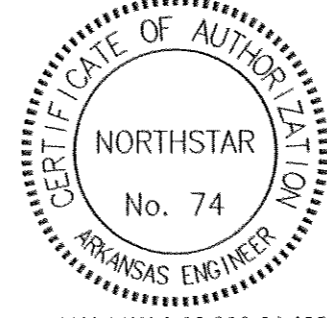
EASEMENTS RECORDED IN BOOK 389 AT PAGE 245 AND BOOK 606 AT PAGE 852 WERE PLOTTED HEREON PER COURSES AND DISTANCES OF RECORD. THE ACTUAL EASEMENT MAY BE SUBJECT TO THE CENTERLINE OF THE 24" WATERLINE AS BUILT.

FLOOD ZONE NOTE: PORTIONS OF THIS PROPERTY ARE SHOWN AS LOCATED IN ZONES 'A' AND 'AE' BEING INSIDE THE 100 YEAR FLOOD ZONE, AS GRAPHICALLY SCALED FROM F.I.R.M. MAP NUMBER 05007C0162-F DATED DECEMBER 20, 2000.

**CERTIFICATE OF SURVEY AND ACCURACY:**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE PLACED AND STATED AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF LOWELL.

7/31/06  
 DATE REGISTERED LAND SURVEYOR (AR.1301)



REV. NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
1	REVISIONS PER CITY OF LOWELL	NBS	7/31/06	JLG	07-31-06

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Civil & Environmental Engineering  
 Landscape Architecture  
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 Planning

207 South Main Street  
 (479) 271 - 0906

Bentonville, Arkansas 72712  
 (479) 271-8144 Fax

**PARK CENTRAL PUD PHASE 2**

PLEASANT GROVE ROAD  
 LOWELL, ARKANSAS

**FINAL PLAT**  
 SHEET 1 OF 2

CHECKED: JLG 07-31-06  
 DRAWN: NBS 7/31/06  
 PROJECT MGR: JLD 7/31/06  
 FILE NAME: 326-01  
 PROJECT No.: 326-01  
 PLOT DATE/REV.: 7/31/06 / 1  
 SHEET No. 1

BENCHMARK				
DESCRIPTION	LOCATION	NORTHING	EASTING	ELEVATION
TBM-1	NORTH RIM SANITARY SEWER MANHOLE LOT C-6	716106.83	683896.75	1320.55

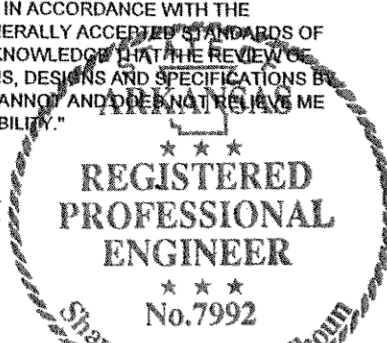
500-19N-30W-0-36-330-04-1301

**ENGINEER'S CERTIFICATION:**

THE ENGINEER SHALL SUBMIT A CERTIFICATION TO ACCOMPANY THE ENGINEERING DESIGN CALCULATIONS AND DETAILED PLANS AND SPECIFICATION AS FOLLOWS:

*Shawki T. Al-Machrouf* REGISTERED PROFESSIONAL ENGINEER NO. 7992  
 IN THE STATE OF ARKANSAS, HEREBY CERTIFY THAT THE ENGINEERING DESIGN, DRAINAGE STUDIES, REPORTS, CALCULATIONS AND SPECIFICATIONS FOR THIS PROPOSED DEVELOPMENT HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOWELL AND GENERALLY ACCEPTED STANDARDS OF ENGINEERING PRACTICE. FURTHER, I HEREBY ACKNOWLEDGE THAT THE REVIEW OF THE DRAINAGE STUDIES, REPORTS, CALCULATIONS, DESIGNS AND SPECIFICATIONS BY THE CITY OF LOWELL OR ITS REPRESENTATIVES CANNOT AND SHOULD NOT RELIEVE ME FROM ANY PROFESSIONAL RESPONSIBILITY OR LIABILITY.

*Shawki T. Al-Machrouf*  
 SIGNED AND SEALED BY PROFESSIONAL ENGINEER



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF LOWELL FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER 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. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON \_\_\_\_\_ DATE

7-31-06  
 DATE

*Mike Charlton*  
 PARK CENTRAL, LLC

7-31-06  
 DATE

*Charles A. Carey*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2014



**CERTIFICATES OF ACCEPTANCE:**

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

BUILDING SETBACK DIMENSIONS: 8-1-06  
 PUBLIC PROTECTION PROVISIONS: 8-1-06  
 WATER AND SEWER: N/A

*[Signatures]*  
 BUILDING INSPECTOR  
 FIRE CHIEF  
 POLICE CHIEF  
 ROGERS WATER UTILITIES

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

I, THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF ROGERS FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER 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. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON \_\_\_\_\_ DATE

7-31-06  
 DATE

*Mike Charlton*  
 PARK CENTRAL, LLC

7-31-06  
 DATE

*Charles A. Carey*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 1-31-2014



**ACCEPTANCE OF EASEMENTS:**

7-31-06 DATE  
 8-1-06 DATE  
 8-1-06 DATE  
 8/3/06 DATE  
 9/3/06 DATE

*Mike Phillips* ELECTRIC  
*Kenneth [Signature]* GAS SERVICE  
*D. [Signature]* TELEPHONE  
*[Signature]* CABLE TELEVISION  
*E. [Signature]* WATER AND SEWER (ROGERS WATER UTILITIES)

"RESOLUTION: RESOLVED THAT *Mike Charlton*, member of *Park Central LLC* IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT."

"CERTIFICATE: I, *Mike Charlton* member of *Park Central LLC* DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, AT WHICH A QUORUM OF THE BOARD WAS PRESENT."

7-31-06  
 DATE

*Mike Charlton*  
 (SIGNATURE)

**CERTIFICATE OF APPROVAL FOR RECORDING:**

THE LOWELL PLANNING COMMISSION APPROVED THIS PLAT AT A MEETING HELD \_\_\_\_\_, 2006.  
 8/1/06 DATE  
*[Signature]* CHAIRMAN

**ACCEPTANCE OF DEDICATIONS:**

8/16/06 DATE  
 8/16/06 DATE

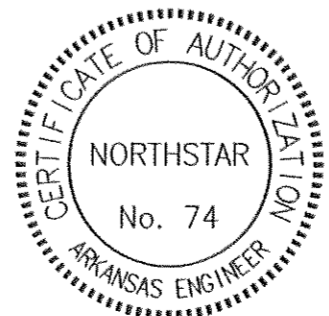
*[Signature]* MAYOR OF LOWELL  
*[Signature]* RECORDER/TREASURER OF LOWELL



**CERTIFICATES OF ACCEPTANCE:**

8-16-06 DATE  
 8-16-06 DATE

*[Signature]* CITY ENGINEERING  
*Phil Biggers* PHIL BIGGERS, MAYOR, CITY OF LOWELL



REV. NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
1	REVISIONS PER CITY OF LOWELL	NJB	7/31/06	JLB, 07-31-06	07-31-06

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 Land Surveying  
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207 South Main Street Bentonville, Arkansas 72712  
 (479) 271 - 0906 (479) 271-8144 Fax

REGISTERED STATE OF ARKANSAS NO. 1301 PROFESSIONAL LAND SURVEYOR

*[Signature]*

PARK CENTRAL PUD PHASE 2 PLEASANT GROVE ROAD LOWELL, ARKANSAS

FINAL PLAT SHEET 2 OF 2

CHECKED: *[Signature]* 07-31-06  
 DRAWN: *[Signature]* 7/31/06  
 PROJECT MGR: *[Signature]* 7/31/06  
 FILE NAME: 326-01  
 PROJECT No.: 326-01  
 PLOT DATE: REV.: 7/31/06 1  
 SHEET No. 2