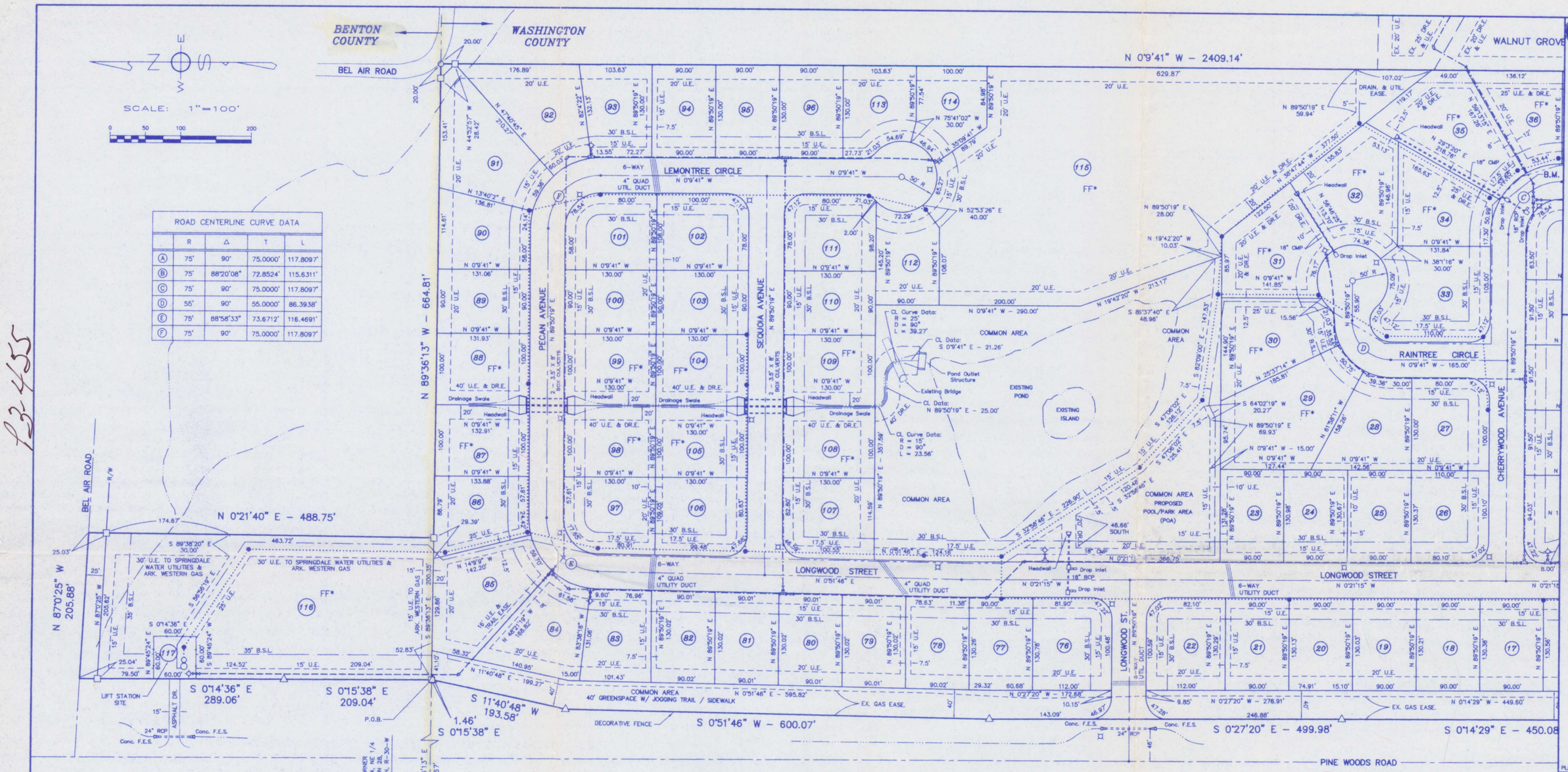


ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
Ⓐ	75'	90°	75.0000'	117.8097'
Ⓑ	75'	88°20'08"	72.8524'	115.6311'
Ⓒ	75'	90°	75.0000'	117.8097'
Ⓓ	55'	90°	55.0000'	86.3938'
Ⓔ	75'	88°58'33"	73.6712'	116.4691'
Ⓕ	75'	90°	75.0000'	117.8097'

LEGEND

- MONUMENT
- HIGHWAY RIGHT-OF-WAY MARKER
- IRON PIN
- 8" SANITARY SEWER W/ MANHOLE
- 6" SANITARY SEWER FORCE MAIN
- 8" WATER LINE
- 6" WATER LINE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- STORM DRAINAGE PIPE
- STORM DRAINAGE DROP INLET OR JUNCTION BOX
- STORM DRAINAGE HEADWALL
- DRAINAGE SWALE
- STREET LIGHT
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- B.S.L. — BUILDING SETBACK LINE
- U.E. — UTILITY EASEMENT
- DR.E. — DRAINAGE EASEMENT
- U.E. & DR.E. — UTILITY EASE. & DRAINAGE EASE.

BM A : Top of Drop Inlet between Lots 34 & 35
Elevation = 1271.15

BM B : Top of Junction Box on the East Side of Lot 46
Elevation = 1295.01

NOTE: Bench Marks are City of Springdale Standard.

LEGAL DESCRIPTION:

A part of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Twenty-eight (28), and part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), all in Township Eighteen (18) North, Range Thirty (30) West, Benton and Washington Counties, Arkansas, being more particularly described as follows:

From a found iron pin at the Northwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28), run South 89°36'13" East – 464.67 feet to the intersection of the East right-of-way of U.S. Highway 71 and the North line of said Section Twenty-eight (28), said intersection being the POINT OF BEGINNING; and running thence along said Highway right-of-way South 0°15'38" East – 1.46 feet to a right-of-way marker; thence South 11°40'48" West – 193.58 feet to a right-of-way marker; thence South 0°51'46" West – 600.07 feet to a right-of-way marker; thence South 0°27'20" East – 499.98 feet to a right-of-way marker; thence South 0°14'29" East – 450.08 feet to a right-of-way marker; thence South 1°49'59" East – 316.90 feet to a right-of-way marker; thence South 1°49'12" East – 413.27 feet to a right-of-way marker; thence South 26°24'25" East – 67.94 feet to a right-of-way marker; thence South 67°39'47" East – 141.80 feet to a right-of-way marker; thence leaving said right-of-way South 0°55'32" East – 62.90 feet to the South line of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28); thence South 89°06'30" East – 607.37 feet; thence North 0°09'41" West – 242.51 feet; thence N 89°50'19" East – 122.00 feet: thence N 0°09'41" West – 2409.14 feet to the Northeast corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of said Section Twenty-eight (28); thence North 89°36'13" West – 664.81 feet; thence North 0°21'40" East – 488.75 to the centerline of Bel Air Road; thence along the centerline of said road North 87°00'25" West – 205.88 feet to the East right-of-way of said Highway 71; thence along said right-of-way South 0°14'36" East – 289.06 feet to a right-of-way marker; thence South 0°15'38" East – 209.04 feet to the POINT OF BEGINNING, containing 56.36 acres, more or less, of which 2.30 acres, more or less, are in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Twenty-one (21).

NOTES :

1) ALL LOT CORNER RADII WITHIN SUBDIVISION ARE 30' UNLESS OTHERWISE NOTED.
2) ALL STREET RIGHT-OF-WAYS WITHIN SUBDIVISION ARE 50' IN WIDTH.
3) IRON PINS ARE SET AT ALL LOT CORNERS AND AT P.C.'S AND P.T.'S ON ALL LOT LINES, EXCEPT WHERE CONCRETE MONUMENTS ARE PLACED.
4) LOTS 1 – 22, & 76 – 85, SHALL HAVE NO ACCESS FROM PINE WOODS ROAD.
5) SIDEWALK SHALL BE PLACED BY INDIVIDUAL LOT OWNER AS REQUIRED BY CITY ORDINANCE.
6) LOT OWNERS TO CONTACT THE U.S. POSTAL SERVICE BEFORE INSTALLATION OF MAILBOXES..
7) MAINTENANCE OF THE COMMON AREA WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
8) STREETLIGHTS SHALL HAVE A MIN. LUMEN RATING OF 6,800.

VARIANCES GRANTED :

1) NO STREET & STORM DRAINAGE IMPROVEMENTS ALONG PINE WOODS ROAD.
2) NO STREETLIGHTS ALONG PINE WOODS ROAD.

WAIVER GRANTED :

1) NO SIDEWALK ALONG PINE WOODS ROAD.

FILED FOR RECORD
At 12:35 O'Clock P M
NOV 22 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

ENGINEERING SERVICES INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
© COPYRIGHT, 2000, ENGINEERING SERVICES INC.

FINAL PLAT
PINEWOOD SUBDIVISION
SPRINGDALE, ARKANSAS

PLOT DATE: 11-09-00

REVISION	DATE	DESCRIPTION

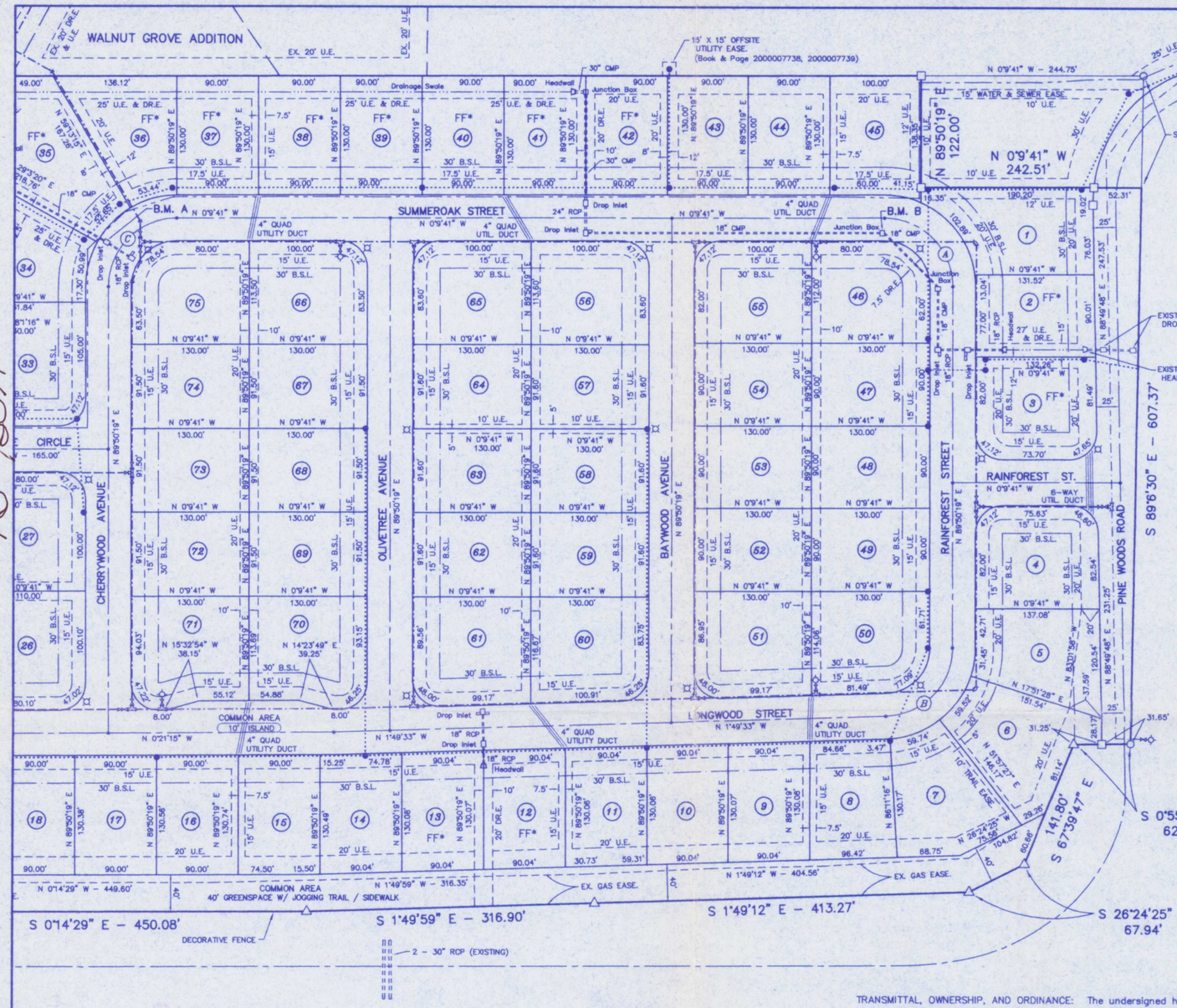
DWGNAME: D:\SUBD\PINEWOOD\99926-FINAL_PLAT

SCALE: 1" = 100'
DATE: NOV., 2000
ENGINEER: BJM
DRAWN BY: ---
W.O. #: 99926

FINAL PLAT
1 of 2

G:\SUBD\PINEWOOD\99926-FINAL_PLAT.dwg Wed Nov 15 13:56:14 2000

23-455



FINISHED FLOOR ELEVATIONS	
LOT NO.	ELEVATION
2	1303.00 *
3	1303.00 *
12	1272.00 *
13	1272.00 *
29	1262.00 *
30	1260.00 *
31	1254.75 *
32	1254.75 *
34	1266.75 *
35	1266.75 *
36	1267.50
37	1268.60
38	1271.00
39	1273.40
40	1275.00
41	1275.35
42	1275.70
87	1228.00 *
88	1228.00 *
98	1230.50 *
99	1230.50 *
104	1233.00 *
105	1233.00 *
108	1239.50 *
109	1239.50 *

F.F. NOTE (FF*):

* Finished floor elevation set a minimum of one (1) foot above 100 year storm elevation.

Finished Floors for Lots 115 & 116 shall be set by a Registered Professional Engineer prior to a residence being built upon either Lot.

FILED FOR RECORD
At 12:55 O'Clock P M
NOV 22 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

CERTIFICATES OF ACCEPTANCE: The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	DATE	SIGNATURE
BUILDING SETBACK DIMENSIONS	11/16/00	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	11/16/00	FIRE CHIEF
	11-16-00	POLICE CHIEF
STREETS AND DRAINAGE	11-20-00	DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	11/20/00	WATER & SEWER SUPERINTENDENT
SANITATION	11-17-00	WASTE MANAGEMENT
APPROVAL FOR RECORDING	11-20-00	SECRETARY, PLANNING COMMISSION
	11/20/00	CHAIRMAN, PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	11/17/00	CITY CLERK
	11/20/00	MAYOR

ACCEPTANCE OF EASEMENTS:

Electric	
Gas	
Water & Sewer	
Telephone	
Television	

TRANSMITTAL, OWNERSHIP, AND ORDINANCE: The undersigned hereby transmit this plat to the City of Springdale 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. 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 11/7/00.

OWNER/DEVELOPER:
GARY BRANDON ENTERPRISES, INC.
P.O. BOX 21
Springdale, AR 72765

Gary Brandon, President — SIGNATURE — DATE 11-17-00

RESOLUTION: Resolved that Gary Brandon, President of Gary Brandon Enterprises, Inc. is hereby authorized to execute the Certificate of Ownership and Dedication as shown on this Final Plat.

CERTIFICATE: I, Gary Brandon, President of Gary Brandon Enterprises, Inc., 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 4th day of Nov, 2000, at which a quorum of the Board was present.

DATE: 11-17-00 SIGNATURE:

FILED FOR RECORD
'00 NOV 21 PM 1 25
WASHINGTON CO AR
K. HARNESS

SURVEYOR/ENGINEER: Engineering Services, Inc.
1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72764

ACREAGE: 56.36 Acres

ZONING: All Lots are R-1 except Lot 116 & 117, which are A-1

PROPOSED USE: Single Family Residential

NUMBER OF LOTS: 117

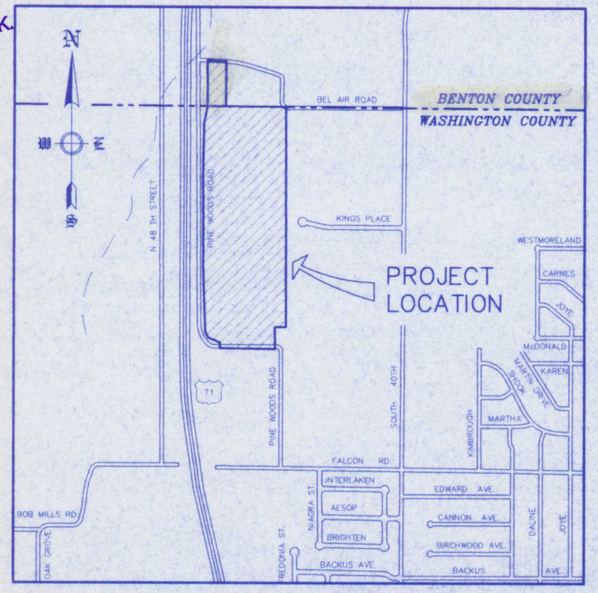
CERTIFICATE OF ACCURACY:

I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Springdale.

11-16-00 — DATE — Don A. Smith — REGISTERED LAND SURVEYOR — 786 — NO.

REGISTERED STATE OF ARKANSAS NO. 786 SIGNATURE DON A. SMITH PROFESSIONAL LAND SURVEYOR

THIS PROPERTY IS NOT WITHIN FLOOD ZONE A OR AE ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #05143C0017C, DATED SEPTEMBER 18, 1991.



VICINITY MAP

16-131

ENGINEERING SERVICES INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
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© COPYRIGHT, 2000, ENGINEERING SERVICES INC.

FINAL PLAT
PINEWOOD SUBDIVISION
SPRINGDALE, ARKANSAS

PLOT DATE: 11-09-00

REVISION	DATE	DESCRIPTION

DWGNAME: G:\SUBD\PINEWOOD\99926-FINAL_PLAT

SCALE: 1" = 100'
DATE: NOV., 2000
ENGINEER: BJH
DRAWN BY:
W.O. # 99926

FINAL PLAT
2 of 2

23-4554

G:\SUBD\PINEWOOD\99926-FINAL_PLAT.dwg Thu Nov 16 09:58:06 2000