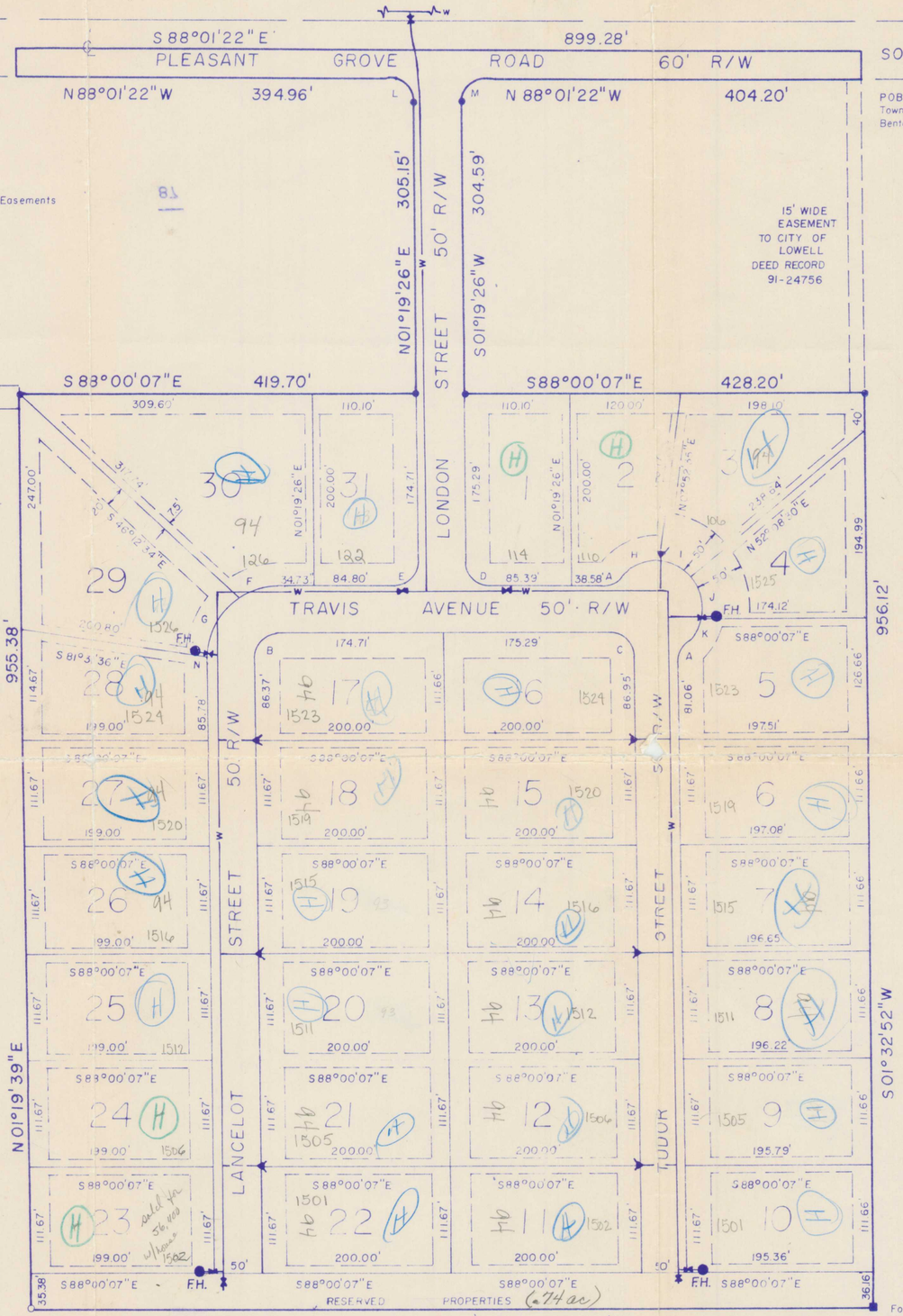
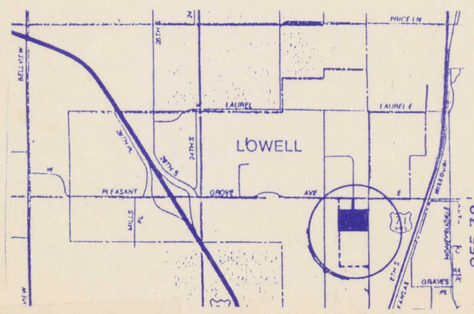
76-113





VICINITY MAP

PERC TEST RESULTS

LOT #	MIN/IN	LOT #	MIN/IN
1	56	17	42
2	32	18	52
3	47	19	43
4	35	20	22
5	39	21	44
6	35	22	63
7	53	23	31
8	41	24	24
9	56	25	58
10	27	26	44
11	59	27	36
12	61	28	42
13	51	29	19
14	21	30	56/15
15	25	31	60
16	36		

RECOMMEND THAT ALL SYSTEMS BE DESIGNED AT 18" DEPTH

CURVE DATA

	Radius	Delta	Arc	Chord	Tangent
A	25.00	48°11'23"	21.03'	20.41'	11.18'
B	25.00'	90°40'14"	39.56'	35.56'	25.29'
C	25.00'	89°19'46"	38.98'	35.15'	24.71'
D	25.00'	89°19'33"	38.98'	35.15'	24.71'
E	25.00'	90°40'27"	39.56'	35.56'	25.30'
F	75.00'	32°31'30"	42.58'	42.01'	21.88'
G	75.00'	53°22'33"	69.87'	67.37'	37.70'
H	50.00'	54°04'05"	47.18'	45.45'	25.51'
I	50.00'	44°15'55"	38.63'	37.68'	20.34'
J	50.00'	51°[illegible]'41"	44.85'	43.36	24.06'
K	50.00'	35°58'51"	31.40'	30.89'	16.24'
L	25.00'	89°20'48"	38.98'	35.15'	24.72'
M	25.00'	90°39'12"	39.55'	35.56'	25.29'
N	75.00'	4°46'11"	6.24'	6.24'	3.12'

SURVEYORS CERTIFICATION

I hereby certify that the above platted and described survey was completed under my supervision on the ____ day of _____, 1991. The corners are marked as shown and are in accordance with existing monuments in the vicinity.

BILLY D. COCHRAN RLS # 601 ARKANSAS

Found Stone
SE Corner of the NE 1/4 of the NE 1/4, Section 35, Township 19 North, Range 30 West, Benton County, Arkansas.

ENGINEER'S CERTIFICATION

This is to certify that all improvements conform to all applicable engineering requirements and specifications.

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4112 WILLIAM R. PLATT

8-26-91

FLOOD ZONE CERTIFICATION

No part of this property is within the Zone A 100 year storm Flood area per the Federal Emergency Management Agency Flood Insurance Rating Map for the City of Rogers/Lowell, Arkansas, Community Panel No. 050013 0010 C revised October 18, 1988.

LEGAL DESCRIPTION

A part of the NE 1/4 of the NE 1/4 of Section 35, Township 19 North, Range 30 West, in Benton County, Arkansas, being more precisely described as follows:
Beginning at the NE Corner of said Section 35, said point being in the centerline of Pleasant Grove Road; Thence S 01°32'52" W 30.00 feet; Thence N 88°01'22" W 404.20 feet to a Point of Curvature; Thence on a curve to the left having a radius of 25 feet, a central angle of 90°39'12" and an arc length of 39.55 feet to a Point of Tangency; Thence S 01°19'26" W 304.59 feet; Thence S 88°00'07" E 428.20 feet; Thence S 01°32'52" W 956.12 feet to a stone for the SE corner of the NE 1/4 of the NE 1/4 of said Section 35; Thence N 87°57'07" W 894.23 feet; Thence N 01°19'39" E 955.38 feet; Thence S 88°00'07" E 419.70 feet; Thence N 01°19'26" E 305.15 feet to a Point of Curvature; Thence on a curve to the left having a radius of 25 feet, a central angle of 89°20'48" and an arc length of 38.98 feet to a Point of Tangency; Thence N 88°01'22" W 394.96 feet; Thence N 01°19'39" E 30.00 feet to the centerline of Pleasant Grove Road; Thence S 88°01'22" E 899.28 feet to the Point of Beginning, containing 20.35 acres 20.66 more or less, subject to the Right of Way of Pleasant Grove Road on the North.

OWNERS CERTIFICATION AND DEDICATION

We the undersigned, do hereby certify that we are the sole owners of the hereon platted property, and do hereby dedicate all easements and streets for use by the public and for the installation of utilities.

PARAMOUNT ESTATES, INC., PRES.
PARAMOUNT ESTATES, INC., SEC-TREASURER

Subscribed and sworn before me this 9 day of Sept., 1991.

NOTARY PUBLIC
My Commission Expires 11-11-96

PLANNING COMMISSION ACCEPTANCE

This plat is hereby accepted by the Lowell Planning Commission this 9 day of Sept, 1991.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

This plat is hereby accepted by the Lowell City Council this 19th day of September, 1991.

MAYOR
CLERK - Deputy

DEVELOPER - SABRE HEIGHTS
AKA [redacted]
136 KELLEY
ROGERS, ARKANSAS

FILED
At 2:46 O'clock P M
SEP 20 1991
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

RECORD PLAT
SABRE HEIGHTS SUBDIVISION
BLOCK ONE
Lots 1 - 31

Scale	Drawn by	Checked by
1"=100'	TLG	
Project No	Date	Sheet No.
	AUG. 22 '91	1

This came from Country Manor also a '92 Sub. (all came from 12-303-000 + 12-310-000)

PRINTED ON NO. 1000H CLEARPRINT