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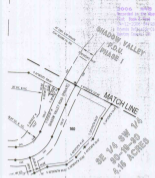
- FIRM - 27
- ROW - 27
- EXISTING LOT - 27
- EXISTING LOT - 27

DATE	BY	DESCRIPTION
		FINAL PLAN SHADOW VALLEY P.L.D. - PHASE VII, LOTS 1-161 Prepared for C.R. REAVES LLP
Crafter, Tull & Associates, Inc. 2014 CENTRE ROAD, SUITE 200 AUSTIN, TEXAS 78746		
DATE	ISSUED	PROJECT NO.
JAS	MARCH 2008	
DATE	REVISED	SHEET NO.
		2 OF 3
		001070-00

3006-448

SW 1/4 SW 1/4  
30-10-30  
8.89 ACRES

SE 1/4 SW 1/4  
30-10-30  
8.89 ACRES



NW 1/4 NW 1/4  
30-10-30  
14.06 ACRES

SHADOW VALLEY P.U.D. LOCATION COORDINATES: TOWNSHIP 30 NORTH RANGE 10 WEST  
 LAST DATED BY: JAMES H. COOPER, JR., REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 10071  
 PREPARED BY: JAMES H. COOPER, JR., REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 10071  
 © 2008 S. Coakley, Tull & Associates, Inc.

3006-448

3006-448

LOT	AREA (SQ. FT.)	AREA (ACRES)
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DATE:	DATE:	PROJECT NO.:
3/15/08	MARCH 2008	001070-00
DRAWN BY:	CHECKED BY:	3 OF 3
Coakley, Tull & Associates, Inc. ARCHITECTS, ENGINEERS & SURVEYORS		
SHADOW VALLEY P.U.D. - PHASE VII, LOTS 1-161 Prepared For C.R. REAVES LLP		
FINAL PLAT		
SHADOW VALLEY P.U.D. - PHASE VII, LOTS 1-161		
Prepared For C.R. REAVES LLP		
SHADOW VALLEY P.U.D. - PHASE VII, LOTS 1-161		
Prepared For C.R. REAVES LLP		

# SHADOW VALLEY PUD

## PHASE VII

# ROGERS, ARKANSAS

**CORRECTION NOTE:**

THIS PLAT IS BEING FILED TO CORRECT DIMENSIONAL ENTITIES AND SQUARE FOOTAGE AS SHOWN ON ORIGINAL PLAT FOR SHADOW VALLEY PUD PHASE VII FILED AT PLAT RECORD 2006-446. THIS IS NOT A LOT LINE ADJUSTMENT.

THE FOLLOWING LOTS WERE AFFECTED:  
 LOTS 2-8, 10, 15, 26, 27, 32, 33, 37, 39, 40, 49, 54-60, 65, 66, 69, 74, 75, 78, 83, 84, 89, 96, 99-101, 108, 109, 111-115, 117, 125, 126, 133-135, 141, 143, 144, 147, 156, 157, 159 & 160

BASIS OF BEARINGS: STATE PLANE NAD 83

ZONING: P.U.D.

OWNER - C.R. REAVES FLP

TOTAL ACREAGE IN DEVELOPMENT: 64.03 ACRES

**NOTES:**

- ALL STREETS ARE PRIVATE WITH 40 FOOT RIGHT-OF-WAY.
- ALL STRUCTURES ARE REQUIRED TO ADHERE TO THE FOLLOWING BUILDING SETBACKS:
  - FRONT - 25'
  - REAR - 20'
  - EXTERIOR SIDE - 20'
  - INTERIOR SIDE - 7.5'
- ALL BUILDING SETBACKS ARE UTILITY ESMTS. FOR ARKANSAS WESTERN GAS AND ROGERS WATER UTILITIES AND DRAINAGE ESMTS. ONLY WHERE NOTED.
- ALL FINISHED MAIN FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL OR A GRADING PLAN SHALL BE FURNISHED TO THE BUILDING OFFICIAL AND CITY PLANNER WITH THE BUILDING PERMIT APPLICATION.
- SIDEWALKS MUST BE BUILT ON EACH LOT BY THE BUILDER TO MEET CITY CODE: A MINIMUM OF FOUR FEET WIDE, LOCATED THREE FEET BEHIND THE CURB, RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS WITH TRUNCATED DOMES AT HANDICAP RAMPS.
- MINIMUM BUILDING SQUARE FOOTAGES FOLLOW:
  - 1800 SQUARE FEET: LOTS 89-94, 97-110, 125-138, 140-142 AND 146-158.
  - 2200 SQUARE FEET: LOTS 34-42, 50-53, 76-88, 95-96, 111-124, 139 AND 143-145.
  - 2600 SQUARE FEET: LOTS 1-33, 43-49 AND 54-75.
- OWNERS OF LOTS 1 - 10 AND 19 - 25 SHALL HAVE THE RIGHT TO MAINTAIN THE PROPERTY BETWEEN THEIR REAR LOT LINE AND SPRING LAKE AS PART OF THEIR YARD. THIS RIGHT DOES NOT INCLUDE THE BUILDING OR INSTALLING OF PERMANENT STRUCTURES.
- THERE ARE SPECIAL FENCING REQUIREMENTS AND PERMITTED PRACTICES ASSOCIATED WITH THE FOLLOWING LOTS:

LOTS 11 - 14: REAR YARDS SHALL BE FENCED WITH WROUGHT IRON EXCEPT FOR THREE FEET BORDERING ALTAMONTE CIRCLE. THERE SHALL BE A GATE ON ACCESS TO ALTAMONTE CIRCLE. DRIVEWAY ACCESS SHALL BE FROM ALTAMONTE ROAD ONLY EXCEPT FOR LOTS 11 AND 14 FOR WHICH ACCESS WILL BE ALLOWED FROM ALTAMONTE CIRCLE FOR SIDE-ENTRY GARAGES.

LOTS 34 - 36 AND 42: REAR YARDS SHALL BE FENCED WITH WROUGHT IRON EXCEPT FOR THREE FEET BORDERING ALTAMONTE DRIVE. THERE SHALL BE A GATE ON LOTS 34 - 36 FOR ACCESS TO ALTAMONTE DRIVE. THE FENCE ON LOT 36 SHALL CONNECT TO THE LOT 37 WOOD PRIVACY FENCE. THE FENCE ON LOT 42 SHALL CONNECT WITH THE LOT 41 WOOD PRIVACY FENCE.

LOTS 89 - 94: REAR YARDS SHALL BE ENCLOSED WITH A WOOD PRIVACY FENCE EXCEPT FOR THREE FEET BORDERING CHADWICK DRIVE. THERE SHALL BE A GATE FOR ACCESS TO CHADWICK DRIVE. DRIVEWAYS ACCESS SHALL BE FROM BALMORAL DRIVE ONLY EXCEPT FOR LOT 94 FOR WHICH ACCESS WILL BE ALLOWED FROM CHADWICK DRIVE ON THE WEST SIDE OF THE LOT FOR A SIDE-ENTRY GARAGE.

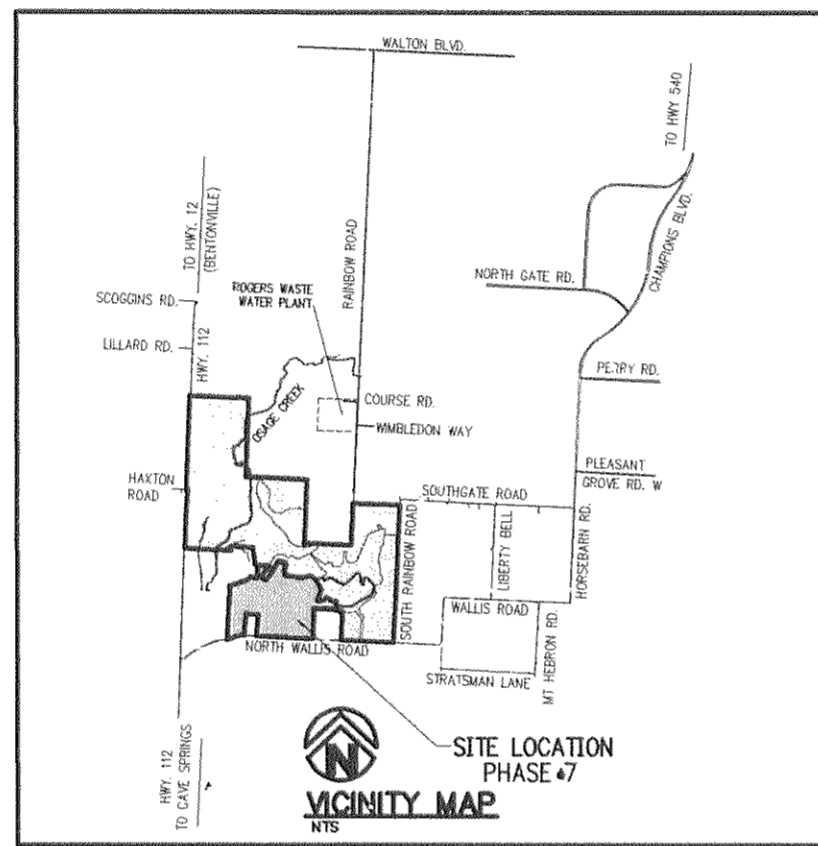
LOTS 50 - 53 AND 79 - 83: THE WOOD RAIL FENCE CURRENTLY INSTALLED ALONG THE REAR LOT LINE SHALL REMAIN. A WOOD PRIVACY FENCE MAY BE INSTALLED INSIDE THE WOOD RAIL FENCE ON LOTS 50 - 52 AND 79 - 83 AT THE OPTION OF THE OWNER.

LOTS 147 - 158: A WOOD PRIVACY FENCE MAY BE INSTALLED ALONG THE REAR LOT LINE.

- THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0145E DATED SEPT. 18, 1991 AND 05007C0165F DATED DECEMBER 20, 2000. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- ALL EASEMENT ARE PROPOSED UNLESS OTHERWISE NOTED.
- SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORDS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- BUILDINGS AND OTHER IMPROVEMENTS ARE NOT SHOWN.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

**GPS REFERENCE PTS.**

PT.#	NORTHING	EASTING	ELEV.	LOCATION DESCRIPTION
1	717645.39	658377.51	1219.03	ALUM. CAP IN INLET NE SIDE LOT 42
2	717697.95	658983.20	1216.50	ALUM. CAP IN INLET BETWEEN LOTS 7 & 8



**DESCRIPTION PHASE 7:**

PART OF THE SW 1/4 OF THE SE 1/4 AND PART OF THE FRACTIONAL S 1/2 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 19 NORTH RANGE 30 WEST, AND PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE FRACTIONAL N 1/2 OF THE NW 1/4 OF SECTION 31, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF SAID FRACTIONAL N 1/2 OF THE NW 1/4 OF SECTION 31; THENCE N02°37'39"E 31.95 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTH RIGHT-OF-WAY FOR WALLIS ROAD; THENCE LEAVING SAID EAST LINE, ALONG SAID NORTH RIGHT-OF-WAY N87°09'18"W 694.95 FEET; THENCE N02°50'42"E 170.00 FEET; THENCE N87°09'18"W 155.00 FEET; THENCE S02°37'40"W 169.98 FEET TO THE NORTH RIGHT-OF-WAY FOR SAID WALLIS ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES: THENCE N87°15'09"W 330.00 FEET; THENCE N87°04'29"W 382.41 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY N04°04'49"E 397.36 FEET; THENCE N87°36'17"W 134.16 FEET; THENCE 25.67 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CHORD OF N76°17'32"W 25.50 FEET; THENCE S02°23'43"W 136.36 FEET; THENCE N87°10'24"W 180.00 FEET; THENCE N02°23'43"E 661.30 FEET; THENCE N18°28'15"W 258.51 FEET; THENCE N18°24'51"W 40.00 FEET; THENCE N20°43'37"W 116.35 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE ALONG SAID WEST LINE N02°01'13"E 21.39 FEET; THENCE LEAVING SAID WEST LINE N71°13'01"E 499.63 FEET; THENCE N53°21'13"E 140.26 FEET; THENCE S87°58'47"E 223.17 FEET; THENCE S61°08'23"E 108.94 FEET; THENCE 123.10 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1294.12 FEET AND A CHORD OF N29°25'18"E 123.05 FEET TO THE WESTERLY LINE OF SHADOW VALLEY PHASE 1; THENCE ALONG SAID WESTERLY LINE S56°28'24"E 40.01 FEET; THENCE LEAVING SAID WESTERLY LINE 83.19 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1254.12 FEET AND A CHORD OF S30°12'08"W 83.17 FEET; THENCE S61°55'02"E 127.48 FEET; THENCE S34°12'56"W 54.49 FEET; THENCE S23°14'42"W 68.03 FEET; THENCE S45°37'28"W 36.16 FEET; THENCE S40°19'33"W 41.42 FEET; THENCE S52°08'43"W 37.85 FEET; THENCE S82°59'52"W 60.72 FEET; THENCE S64°36'07"W 80.36 FEET; THENCE S27°01'13"W 173.81 FEET; THENCE S60°30'29"W 38.13 FEET; THENCE S53°07'50"W 93.97 FEET; THENCE S56°11'39"W 67.62 FEET; THENCE S73°05'03"W 91.91 FEET; THENCE S78°01'41"W 19.87 FEET; THENCE S05°24'30"W 89.80 FEET; THENCE S33°39'05"E 40.43 FEET; THENCE N63°26'56"E 266.49 FEET; THENCE S39°20'00"E 278.31 FEET; THENCE S36°09'06"E 90.36 FEET; THENCE S37°00'39"E 152.47 FEET; THENCE S75°33'20"E 113.70 FEET; THENCE N14°26'40"E 96.78 FEET; THENCE N75°46'52"W 57.54 FEET; THENCE N03°51'55"W 107.09 FEET; THENCE N24°50'00"W 68.99 FEET; THENCE N69°30'49"W 62.09 FEET; THENCE N27°59'59"W 240.85 FEET; THENCE N65°22'42"E 169.13 FEET; THENCE N22°51'46"E 112.72 FEET; THENCE N49°46'12"E 25.00 FEET; THENCE N80°27'40"E 65.81 FEET; THENCE N34°51'20"E 84.17 FEET; THENCE N26°50'00"E 131.01 FEET; THENCE S71°05'39"E 127.65 FEET; THENCE N47°13'34"E 70.57 FEET; THENCE S42°46'26"E 182.68 FEET; THENCE S52°40'04"E 127.90 FEET; THENCE S34°03'27"E 145.02 FEET; THENCE S42°46'26"E 203.00 FEET; THENCE N61°42'09"E 53.86 FEET; THENCE N25°15'32"W 273.75 FEET; THENCE N30°27'12"W 191.75 FEET; THENCE S87°22'24"E 216.72 FEET; THENCE N78°45'18"E 154.97 FEET; THENCE N69°44'41"E 170.71 FEET; THENCE N84°43'23"E 179.92 FEET; THENCE S33°41'22"E 204.04 FEET; THENCE S27°28'57"E 50.78 FEET; THENCE S22°00'46"W 144.98 FEET; THENCE S79°35'49"W 49.73 FEET; THENCE S11°12'08"W 151.45 FEET; THENCE S84°34'27"W 219.16 FEET; THENCE S35°27'59"W 108.74 FEET; THENCE S60°16'10"W 66.56 FEET; THENCE N47°58'39"W 168.56 FEET; THENCE S61°42'09"W 37.17 FEET; THENCE S47°58'39"E 169.53 FEET; THENCE S60°16'10"W 153.48 FEET; THENCE S83°42'16"W 114.70 FEET; THENCE S63°24'46"W 122.36 FEET; THENCE S59°51'01"W 146.28 FEET; THENCE N76°24'49"W 111.63 FEET; THENCE N76°48'21"W 110.69 FEET; THENCE S82°06'28"W 34.94 FEET; THENCE S72°08'01"W 67.45 FEET; THENCE S63°56'58"W 56.78 FEET; THENCE N75°31'02"W 30.08 FEET; THENCE S14°26'40"W 96.49 FEET; THENCE S75°33'20"E 37.24 FEET; THENCE S65°54'56"E 144.81 FEET; THENCE S84°01'21"E 339.59 FEET; THENCE N79°03'18"E 185.61 FEET; THENCE N57°08'22"E 226.21 FEET; THENCE N44°28'19"E 136.19 FEET; THENCE 62.80 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 45.00 FEET AND A CHORD OF N46°16'03"E 57.83 FEET; THENCE N47°37'39"E 144.73 FEET; THENCE S51°04'52"E 114.96 FEET; THENCE S87°22'37"E 59.30 FEET; THENCE N68°26'23"E 275.21 FEET; THENCE S18°12'15"E 146.35 FEET; THENCE N87°22'21"W 362.40 FEET; THENCE S02°37'39"W 801.75 FEET TO THE NORTH RIGHT-OF-WAY FOR WALLIS ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°09'18"W 360.71 FEET TO THE POINT OF BEGINNING, CONTAINING 64.03 ACRES, MORE OR LESS.

**PROPERTY OWNERS STATEMENT:**

I HEREBY STATE THAT I AM THE PROPERTY OWNER OF THE REAL ESTATE SHOWN HEREON AND ACKNOWLEDGE THE FILING OF THIS CORRECTION PLAT.

DATED 6-21-06 BY Charles R. Reaves  
 C.R. REAVES FLP

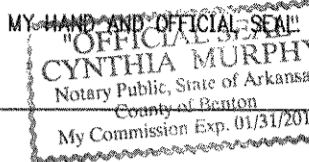
STATE OF ARKANSAS )  
 ) SS  
 COUNTY OF BENTON )

ON THIS 21 DAY OF June 2006, THERE BEFORE ME, PERSONALLY APPEARED CHARLES R. REAVES WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF C.R. REAVES FLP AND HE SWORE THAT HE WAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICER AND DID SO IN MY PRESENCE.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_

Cynthia Murphy  
 NOTARY PUBLIC



2006 769  
 Recorded in the Above  
 Plat Book & Page  
 06-28-2006 11:20:31 AM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

**LAND SURVEYOR'S DECLARATION**

I HEREBY DECLARE THAT ON THE 19 DAY OF JUNE 2006 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION.

06/19/06  
 ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



DATE	BY	DESCRIPTION
06/19/06	JAS & KM	REVISED AND ADDED DIMENSIONS TO LOTS.
REVISIONS		
CORRECTION PLAT SHADOW VALLEY P.U.D. - PHASE VII (2006-446) Prepared For C.R. REAVES FLP		
Crafton, Tull & Associates, Inc. 901 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4838 FAX: 479.631.6224 www.craftontull.com Architects, Engineers & Surveyors		
DRAWN:	DATE:	PROJECT NO.
JAS	06/19/06	
CHECKED:	SHEET NO.:	001070-00
	1 OF 3	

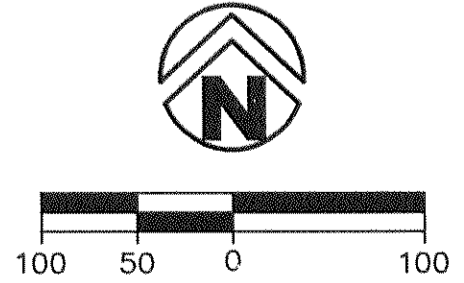
SE 1/4 SW 1/4  
30-19-30  
4.16 ACRES

SW 1/4 SE 1/4  
SEC 30 T19N R30W  
2.77 ACRES

NE 1/4 NW 1/4  
SEC 31 T19N R30W  
29.02 ACRES

NW 1/4 NE 1/4  
SEC 31 T19N R30W  
9.91 ACRES

Table with 10 columns: NUMBER, DELTA ANGLE, RADIUS, ARC LENGTH, TANGENT, DEGREE OF CURVE, CHORD DIRECTION, CHORD LENGTH. Lists survey data for various lots and curves.



Project title: 2006 770.001 Correction Plat Shadow Valley P.U.D. - Phase VII (2006-446). Includes building setback info, revision history, and firm contact details for Crafton, Tull & Associates, Inc.

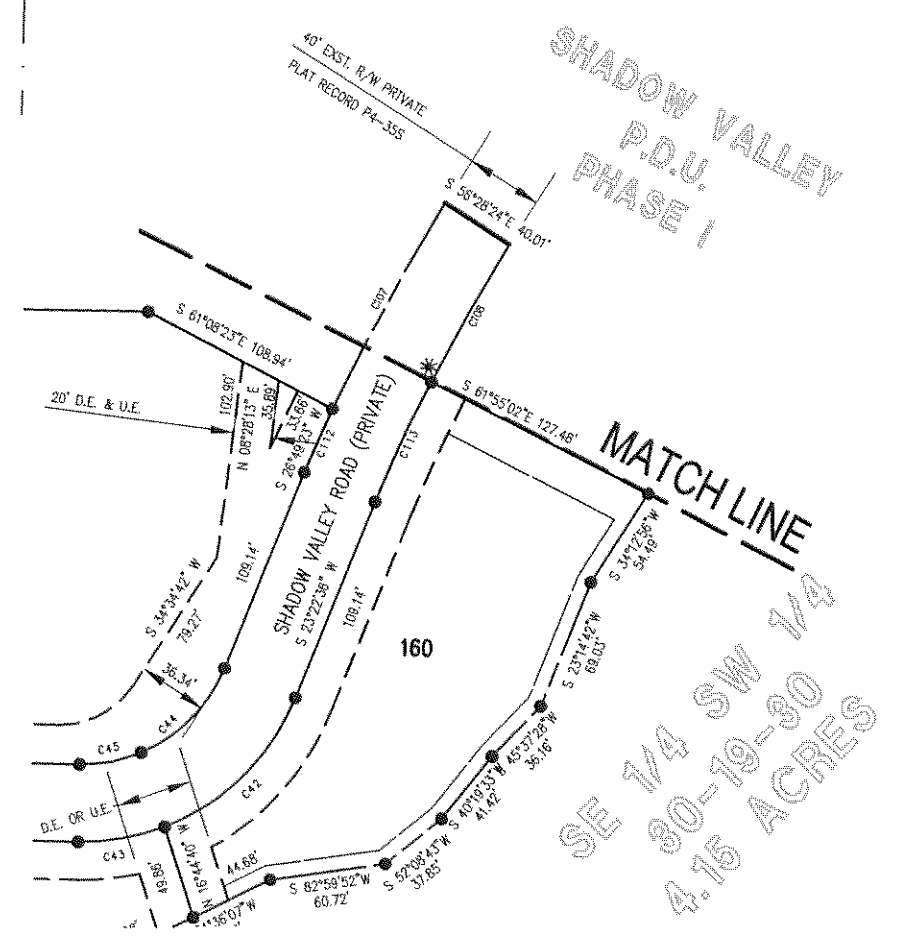
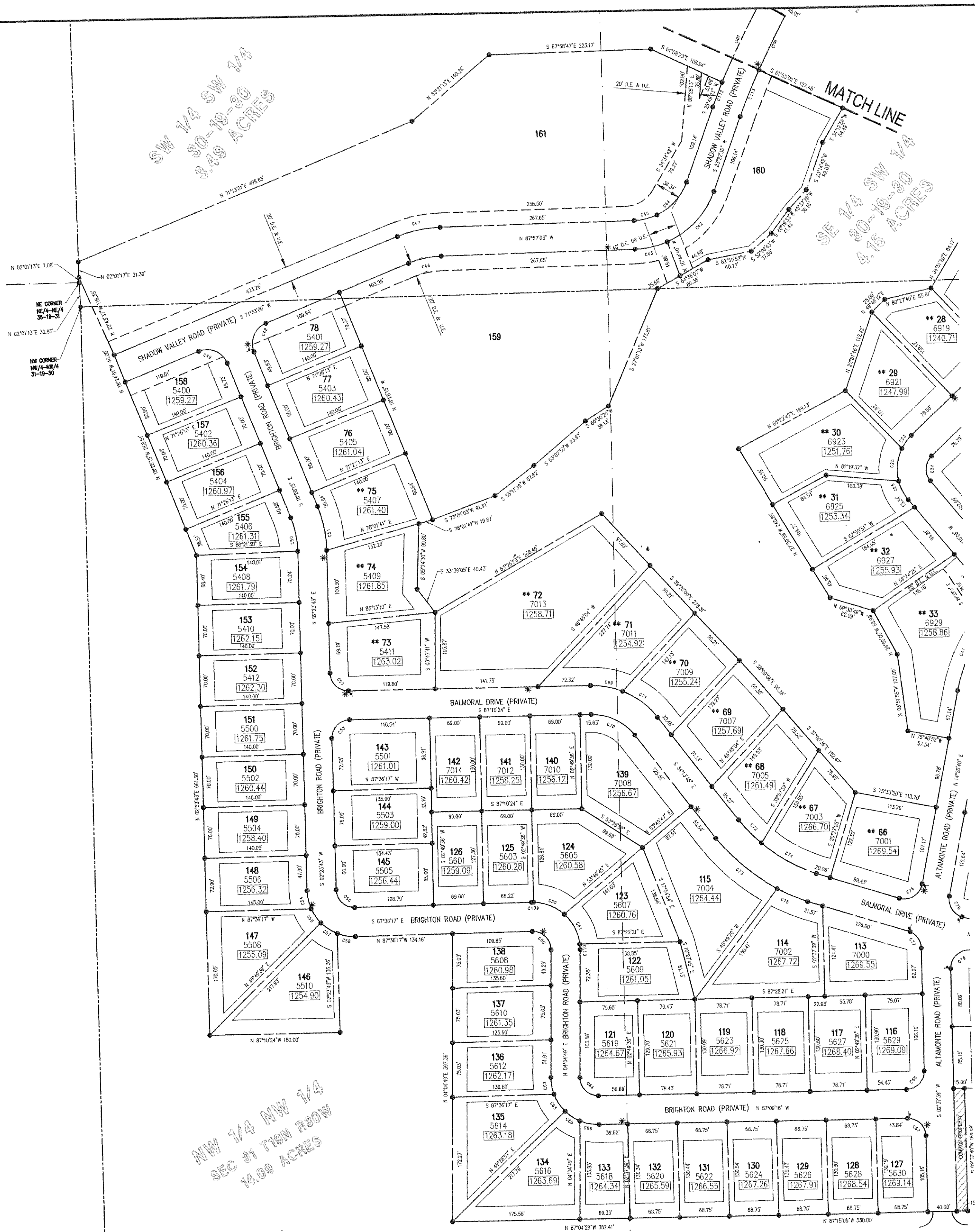


SW 1/4 SW 1/4  
30-19-30  
3.49 ACRES

SE 1/4 SW 1/4  
30-19-30  
4.15 ACRES

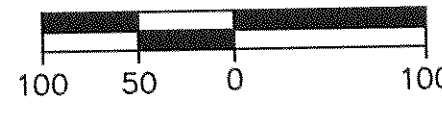
SHADOW VALLEY  
P.D.U.  
PHASE I

SE 1/4 SW 1/4  
30-19-30  
4.15 ACRES



NAME	SQUARE FEET	ACRES	NAME	SQUARE FEET	ACRES
1	13408.00	0.31	82	11167.61	0.26
2	13651.32	0.31	83	15827.66	0.36
3	14948.03	0.34	84	17102.96	0.39
4	13269.26	0.30	85	13694.62	0.31
5	13194.93	0.30	86	11199.98	0.26
6	21258.94	0.28	87	13859.16	0.32
7	17124.20	0.39	88	15382.41	0.35
8	37034.48	0.85	89	12382.48	0.28
9	18347.79	0.42	90	11239.95	0.26
10	12841.89	0.29	91	9426.80	0.22
11	12537.88	0.29	92	9113.30	0.21
12	11442.47	0.26	93	9396.59	0.22
13	11050.00	0.25	94	10076.67	0.23
14	10842.86	0.25	95	11014.24	0.25
15	16529.84	0.38	96	11714.38	0.27
16	15098.48	0.35	97	9128.04	0.21
17	14132.62	0.32	98	9108.28	0.21
18	16838.94	0.38	99	9337.07	0.21
19	12695.80	0.29	100	9260.81	0.21
20	12285.00	0.28	101	9260.81	0.21
21	12919.78	0.30	102	9260.81	0.21
22	14146.80	0.32	103	9260.81	0.21
23	12255.00	0.28	104	9260.81	0.21
24	11866.91	0.27	105	9260.81	0.21
25	15473.34	0.36	106	9260.81	0.21
26	22922.06	0.53	107	9260.81	0.21
27	11080.97	0.25	108	9300.84	0.21
28	12032.48	0.28	109	13315.20	0.31
29	13458.61	0.31	110	12757.90	0.29
30	19188.09	0.44	111	11935.66	0.27
31	14362.89	0.33	112	11049.92	0.25
32	14251.31	0.33	113	13793.00	0.32
33	23276.82	0.53	114	17306.85	0.40
34	14242.05	0.33	115	22730.81	0.52
35	15387.00	0.35	116	10256.07	0.24
36	22379.79	0.51	117	10291.08	0.24
37	12626.77	0.29	118	10267.58	0.24
38	12392.97	0.28	119	10244.06	0.24
39	13395.83	0.31	120	10313.92	0.24
40	11055.32	0.26	121	10354.10	0.24
41	10759.50	0.25	122	11898.34	0.27
42	12445.32	0.29	123	12084.37	0.28
43	20229.53	0.46	124	14248.46	0.33
44	15098.53	0.35	125	8765.83	0.20
45	12893.09	0.30	126	8801.62	0.20
46	14534.40	0.33	127	8813.19	0.20
47	18943.19	0.43	128	8954.17	0.21
48	21703.23	0.50	129	8962.22	0.21
49	27278.59	0.63	130	8970.26	0.21
50	11165.00	0.26	131	8970.26	0.21
51	11165.00	0.26	132	8964.35	0.21
52	11165.00	0.26	133	8866.88	0.20
53	11540.40	0.26	134	14517.57	0.33
54	12203.60	0.28	135	14998.65	0.34
55	12533.35	0.40	136	10201.96	0.23
56	13367.23	0.31	137	10169.90	0.23
57	12113.88	0.28	138	10026.30	0.23
58	11909.95	0.27	139	17231.44	0.40
59	12766.86	0.29	140	8970.00	0.21
60	11410.21	0.26	141	8970.00	0.21
61	11478.08	0.26	142	8970.00	0.21
62	11478.08	0.26	143	13037.79	0.30
63	11478.08	0.26	144	10238.26	0.24
64	11630.34	0.27	145	11265.03	0.26
65	14833.03	0.34	146	15108.82	0.35
66	15278.91	0.35	147	14840.14	0.34
67	12410.70	0.28	148	10247.43	0.24
68	13160.94	0.30	149	9800.00	0.22
69	12816.29	0.29	150	9800.00	0.22
70	12485.66	0.29	151	9800.00	0.22
71	16483.23	0.38	152	9800.00	0.22
72	40061.14	0.92	153	9800.00	0.22
73	14440.59	0.33	154	9704.37	0.22
74	14389.53	0.33	155	8852.92	0.20
75	12906.18	0.30	156	9800.00	0.22
76	11200.01	0.26	157	9800.00	0.22
77	11200.01	0.26	158	10967.70	0.25
78	10837.43	0.25	159	10645.75	2.43
79	11165.00	0.26	160	29913.65	0.69
80	11165.00	0.26	161	152375.47	3.50
81	11165.00	0.26			

2006 771  
Recorded in the Above  
Plat Book & Page  
06-28-2006 11:25:23 AM  
Brenda DeShields-Circuit Clerk  
Benton County, AR



BUILDING SETBACK:  
- FRONT - 25'  
- REAR - 20'  
- EXTERIOR SIDE - 20'  
- INTERIOR SIDE - 7.5'

DATE	BY	DESCRIPTION
06/19/06	JAS & KM	REVISED AND ADDED DIMENSIONS TO LOTS.
REVISIONS		
CORRECTION PLAT SHADOW VALLEY P.U.D. - PHASE VII (2006-446) Prepared For C.R. REAVES FLP		
<b>Crafton, Tull &amp; Associates, Inc.</b> 901 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4838 FAX: 479.631.6224 www.craftontull.com		
Architects, Engineers & Surveyors		
DRAWN: JAS	DATE: 06/19/06	PROJECT NO. 001070-00
CHECKED:	SHEET NO. 3 OF 3	

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NW 1/4 NW 1/4  
SEC 31 T19N R30W  
14.09 ACRES