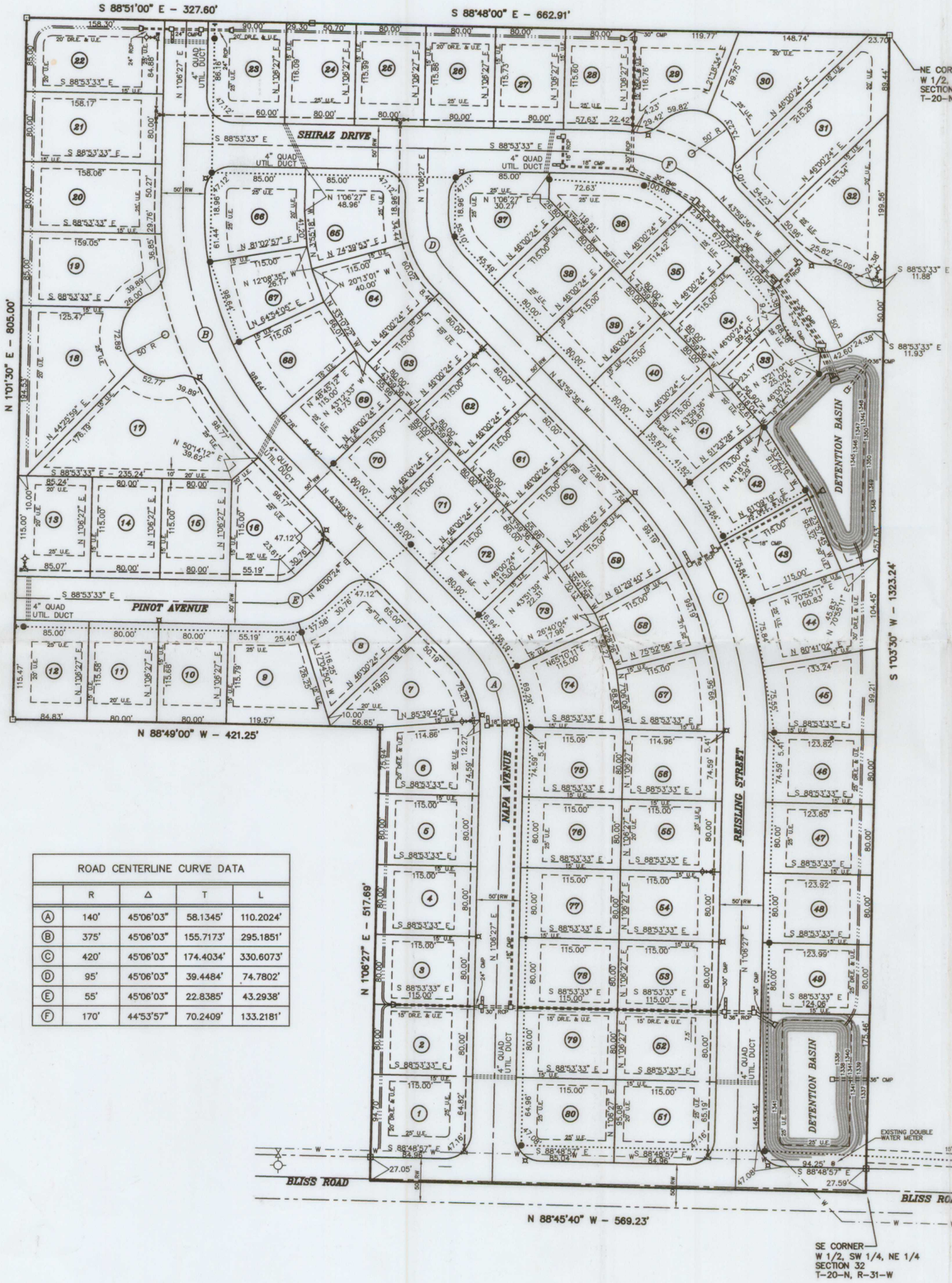
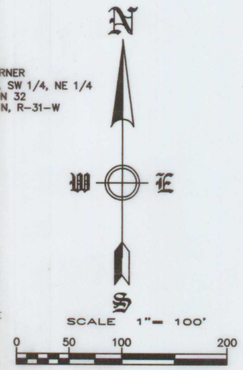
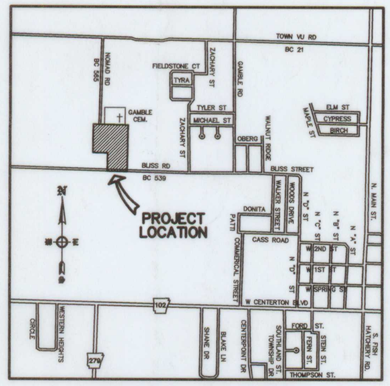
2003 807



ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
Ⓐ	140'	45°06'03"	58.1345'	110.2024'
Ⓑ	375'	45°06'03"	155.7173'	295.1851'
Ⓒ	420'	45°06'03"	174.4034'	330.6073'
Ⓓ	95'	45°06'03"	39.4484'	74.7802'
Ⓔ	55'	45°06'03"	22.8385'	43.2938'
Ⓕ	170'	44°53'57"	70.2409'	133.2181'



LEGEND	
●	FOUND IRON PIN
○	SET IRON PIN
□	CONCRETE MONUMENT
	PROPOSED 8" SANITARY SEWER LINE W/ MANHOLE
	PROPOSED 8" WATER LINE
	FIRE HYDRANT ASSEMBLY
	GATE VALVE
	PROPOSED STREET LIGHT
—SS—	EXISTING SANITARY SEWER LINE
—W—	EXISTING WATER LINE
	EASEMENT LINE & BUILDING SETBACK LINE
	DRAINAGE SWALE
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
DR.E.	DRAINAGE EASEMENT
U.E. & DR.E.	UTILITY EASEMENT & DRAINAGE EASEMENT
	4" QUAD UTILITY DUCT
	SIDEWALK
	PROPOSED STORM BOX
	PROPOSED HEADWALL
	PROPOSED STORM PIPE



VICINITY MAP

~~PARCEL NUMBERS: 89-18-10031-000, 89-18-10031-001, 89-06-00050-058~~

DEVELOPER: Centerton Development L.L.C.
P.O. Box 21
Springdale, AR 72765

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

ACREAGE: 25.07 Acres ZONING: R-2

PROPOSED USE: Residential Subdivision NO. OF LOTS: 79

LEGAL DESCRIPTION:

A part of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) and a part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), all in Section Thirty-two (32), Township Twenty (20) North, Range Thirty-one (31) West, Benton County, Arkansas, and being more particularly described as follows:

From the Southeast Corner of the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-two (32), said point being the POINT OF BEGINNING; thence North 88°45'40" West – 569.23 feet; thence North 01°06'27" East – 517.69 feet; thence North 88°49'00" West – 421.25 feet; thence North 01°01'30" East – 805.00 feet; thence South 88°51'00" East – 327.60 feet; thence South 88°48'00" East – 662.91 feet; thence South 01°03'30" West – 1,323.24 feet to the POINT OF BEGINNING, containing 25.07 acres, more or less, subject to any easements and/or rights-of-way, and restrictions, of record, if any.

NOTES :

1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
3) SIDEWALKS SHALL BE 4 FEET WIDE AND LOCATED 2 FEET FROM BACK OF CURB AND SHALL BE PLACED BY INDIVIDUAL LOT OWNER.
4) LOTS 1, 51, & 80 SHALL HAVE NO ACCESS TO BLISS ROAD.
5) ALL SETBACKS ARE ALSO UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
6) CONCRETE MONUMENTS TO BE SET AT ALL PROPERTY CORNERS.
7) IRON PINS TO BE SET AT ALL LOT CORNERS.
8) BOOK AND PAGE FOR COVENANTS 2003 26756.

TRANSMITTAL, OWNERSHIP, AND ORDINANCE: The undersigned hereby transmit this plat to the City of Centerton 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. 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 Sept. 9, 2003.

OWNER: Centerton Development, LLC
P.O. Box 21
Springdale, AR 72765

GARY BRANDON Gary L Brandon 9-15-03
SIGNATURE DATE

CERTIFICATE OF APPROVAL FOR RECORDING: I hereby certify this plat was approved by the Centerton Planning Commission at a meeting held on September 8, 2003.

DATE	SIGNATURE
9/15/03	Bobbie Griffith — SECRETARY, PLANNING COMMISSION
9/16/03	Judy Coffelt — CHAIRMAN, PLANNING COMMISSION
9/15/03	Bobbie Griffith — RECORDER/TREASURER
9/15/03	Ken Wilt — MAYOR

FLOOD ZONE NOTE:

This property is not within the 100 Year Flood Zone as shown on the F.I.R.M. Map # 05007c0135 E of Benton County, Arkansas, and Incorporated Areas, dated September 18, 1991, or as shown on the F.I.R.M. Map # 05007c0045 F of Benton County, Arkansas, and Incorporated Areas, dated December 20, 2000.

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 Centerton.

REGISTERED STATE OF ARKANSAS PHILIP C. HUMBARD PROFESSIONAL LAND SURVEYOR
SIGNATURE 9-15-03

2003 807
Recorded in the Above
Plat Book & Page
09-17-2003 02:03:24 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

PLAT CODE 500-20N-31W-0-32-104-04-1429

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

FINAL PLAT
SONOMA VALLEY SUBDIVISION
CENTERTON, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"= 100'
DATE: SEPT., 2003
ENGINEER: BJH
DRAWN BY: ——
W.O. # 02944

FINAL PLAT

\\Server\d\SUBD\Centerton Subd 02944\Final\Final Plat\02944-FINAL PLAT-2.dwg, Model, 9/15/2003 11:11:47 AM

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