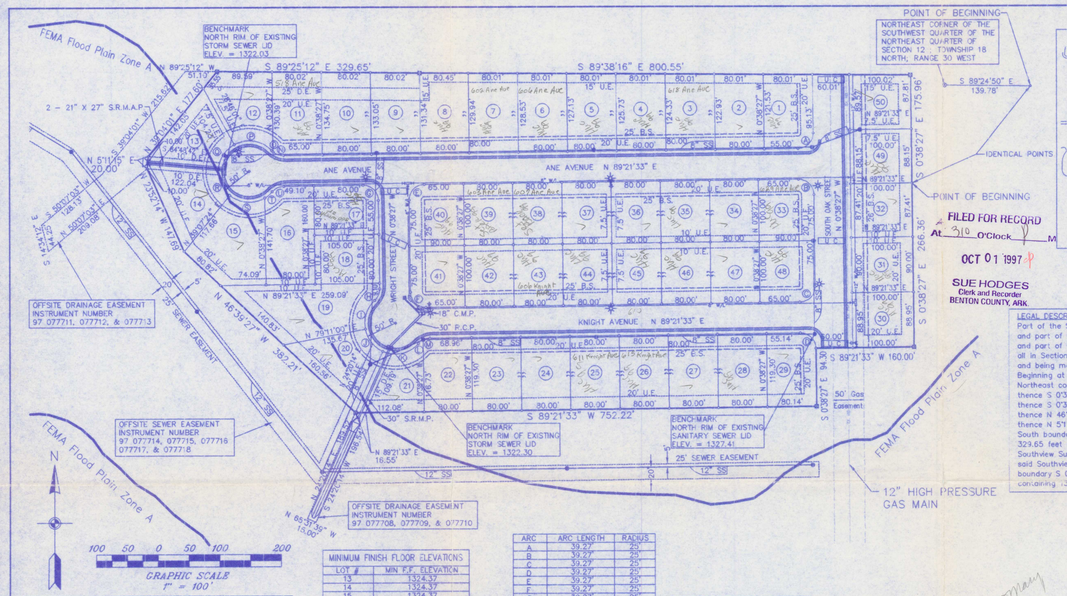
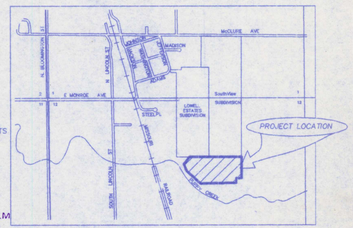
Southfork Ph 1 Lowell

23L-87





VICINITY MAP

LEGAL DESCRIPTION:
Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), and part of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), and part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), all in Section 12, Township 18 North, Range 30 West, Benton County, Arkansas, and being more particularly described as follows:
Beginning at a point which is S 89°24'50" E 139.78 feet from the Northeast corner of the SW1/4 of the NE1/4 of said Section 12; thence S 0°38'27" E 266.36 feet; thence S 89°21'33" W 160.00 feet; thence S 0°38'27" E 94.30 feet; thence S 89°21'33" W 752.22 feet; thence N 46°39'27" W 382.21 feet; thence N 23°52'14" W 147.69 feet; thence N 51°11'15" E 20.00 feet; thence N 39°04'01" E 177.80 feet to the South boundary of Lowell Estates Subdivision; thence S 89°25'12" E 329.65 feet along said subdivision boundary to the Southwest corner of Southview Subdivision Phase I; thence S 89°38'16" E 800.55 feet along said Southview Subdivision boundary; thence leaving said subdivision boundary S 0°38'27" E 175.96 feet to the Point of Beginning, containing 13.85 acres, more or less.

ENGINEER / SURVEYOR

LANDTECH ENGINEERING, INC.
120 W. EMMA AVE
SPRINGDALE, ARKANSAS 72765

OWNER / DEVELOPER

J. B. HUNT, LLC
611 W. HWY. 45
FAYETTEVILLE, ARKANSAS 72703

PINS ARE SET AT ALL CORNERS.

ZONING R-1

PROPOSED LOTS 13-16 & 19-21 ARE IN ZONE A AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #05007C0164 E DATED SEPTEMBER 18, 1991.

LEGEND

- GATE VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- STREET LIGHT
- S.R.M.P. – SPIRAL RIBBED METAL PIPE
- S.R.M.A.P. – SPIRAL RIBBED METAL ARCHED PIPE
- R.C.P. – RIGID CONCRETE PIPE
- C.M.P. – CORRUGATED METAL PIPE
- DOUBLE WATER SERVICES
- SINGLE WATER SERVICES
- SEWER SERVICES
- SEWER (SIZE AS NOTED)
- W/L – 6" CL 50 D.I.P. WATER MAIN
- DROP INLET
- U C – QUAD UTILITY CROSSING
- SET IRON PIN
- CONCRETE MONUMENT
- 4' SIDEWALK WITH 2' GREEN SPACE BETWEEN WALK AND BACK OF CURB TO BE PROVIDED BY INDIVIDUAL LOT BUILDERS.

MINIMUM FINISH FLOOR ELEVATIONS

LOT #	MIN F.F. ELEVATION
13	1324.37
14	1324.37
15	1324.37
16	1324.37
19	1324.53
20	1324.70
21	1324.87
22	1325.00
23	1325.17
24	1325.25
25	1325.37
26	1325.04
27	1326.71
28	1327.38
29	1327.38
30	1328.00

NOTE: MINIMUM FINISH FLOOR ELEVATIONS 2' ABOVE 100 YEAR FLOOD PLAIN BASED ON CORPS OF ENGINEER'S STUDY.
NOTE: THE HIGHER OF THE ABOVE ELEVATION OR ELEVATION FROM NOTE 1 BELOW WILL GOVERN.

NOTES:

1. WHEN FINISHED FLOOR ELEVATIONS ARE NOT SPECIFIED THE MINIMUM ALLOWABLE FINISHED FLOOR SHALL BE AT AN ELEVATION OF 1 FOOT HIGHER THAN THE TOP OF CURB ELEVATION ADJACENT TO THE DRIVEWAY OUT WHICH SERVICES SUBJECT LOT.
2. LOT NUMBERS ARE PAINTED ON THE CURBS. HOWEVER, THE OWNERS SHALL ADVISE THE BUILDER THAT THE PAINTED LOT NUMBERS DO NOT CONSTITUTE THE ACTUAL LOCATION OF THE LOT BOUNDARY.
3. THE COST OF ANY REQUIRED ADJUSTMENTS TO WATER METER BOXES, VALVE BOXES, FIRE HYDRANTS, OR SEWER MANHOLES DUE TO THE ADDITIONAL SITE GRADING BY THE BUILDER ON THE LOT OWNER SHALL BE BORNE BY THE LOT OWNER.

ARC	ARC LENGTH	RADIUS
A	39.27'	25'
B	39.27'	25'
C	39.27'	25'
D	39.27'	25'
E	39.27'	25'
F	39.27'	25'
G	39.27'	25'
H	21.03'	25'
I	47.00'	50'
J	47.88'	50'
K	63.85'	50'
L	9.59'	25'
M	11.44'	25'
N	17.79'	25'
O	3.23'	25'
P	66.60'	50'
Q	48.91'	50'
R	48.91'	50'
S	60.88'	50'
T	15.87'	50'
U	21.03'	25'

NOTE: ALL LOT CORNER RADII ARE 25' UNLESS OTHERWISE NOTED.

CERTIFICATION OF ACCEPTANCE: The undersigned hereby certify that the plat meets current regulations of the City of Lowell and regulations of the Arkansas State Board of Health on each portions to this plat and to the offices of responsibility shown below.

	DATE	
BUILDING SETBACK DIMENSIONS	9-23-97	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	9-23-97	FIRE CHIEF
STEETS AND DRAINAGE	9-23-97	STREET CHIEF
WATER AND SEWER	9-23-97	WATER & SEWER DEPARTMENT
APPROVAL FOR RECORDING	9-23-97	SECRETARY PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	9-23-97	CHAIRMAN PLANNING COMMISSION
	9/23/97	CITY ATTORNEY

ACCEPTANCE OF EASEMENTS:

Carroll Electric	Ray Wilkins	Telecom	Douglas G. Hunsman
Electric (SWEPCO)	Dale Reid	Water & Sewer	Ruf Pickrent
Telephone		Gas	

TRANSMITTAL, OWNERSHIP AND ORDINANCE: The undersigned hereby transmit this plat to the City of Lowell 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 August 12, 1997.

OWNER: J.B. HUNT, LLC NAME	9-26-97 DATE	SIGNATURE
611 W. HIGHWAY 45, FAYETTEVILLE, AR 72703 ADDRESS		

NOTARY SEAL
Carrol Hills, Notary Public
Benton County, State of Arkansas
My Commission Expires 2/28/2001

CERTIFICATE OF ACCURACY: I hereby certify that the plat shown and described on this plat is a true and correct survey and that all monuments have been placed on the ground and conform to the Subdivision Regulations of the City of Lowell.

9-23-97
DATE

Leonard V. Gabbard, Registered Land Surveyor / No. 1304

Professional Land Planners
Landtech Engineering Inc.
PAUL L. Hampton
Leonard V. Gabbard, P.E.
120 W. Emma Ave.
Springdale, Arkansas 72765
Telephone (501) 756-2772

Southfork Subdivision PHASE I

FINAL PLAT

DATE: JULY 1997	Scale : As Noted
Drawing 97014FIN.dwg	DRAWN BY: G.R.R.
Sheet 1 of 1	W.O. # 97014