324-379

EVERGREEN SUBDIVISION

N 90°00'00" E 498.05'

S 52°35'09" E 67.92'

S 89°02'11" E 170.00'

APPLEWOOD AVENUE

SUMMERFIELD AVENUE

N 89°02'11" W 270.00'

N 00°57'46" E 515.00'

SUMMERSET STREET

N 00°57'46" E 350.00'

WILLOWOOD STREET

S 00°00'00" E 520.00'

TRACT "B"

N 00°19'36" W 717.74'

S 90°00'00" W 40.00'

S 00°00'00" E 165.00'

N 89°02'11" W 507.98'

376.53'

103.75'

165.00'

¢ McCLURE AVENUE

P.O.B. TRACT "A"

SW CORNER NW/4 SE/4 SEC. 1-18-30

OFFSITE WATER EASEMENT DOCUMENT #: 96-00513

MARVIN GLEN & KERRI JO BOLLER

DEED RECORD 477 PAGE 08

ORIGINAL

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SET CONC. MONUMENT
- BUILDING SETBACK
- UTILITY EASEMENT
- CURB AND GUTTER

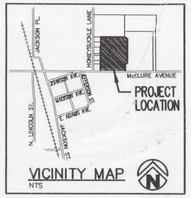
OWNER/DEVELOPER:
SHEARIN COUNTRY HOMES
2808 W. WALNUT
ROGERS, AR 72756

ENGINEER/SURVEYOR:
CRAFTON TULL & ASSOCIATES INC.
2800 NORTH 2nd St.
ROGERS, AR 72756

BASIS OF BEARING
FROM BOUNDARY PLAT FILED FEBRUARY, 1995, BOOK 20, PAGE 140, BENTON COUNTY, ARKANSAS.

ZONING:
R-1

NOTE:
PROPERTY IS SUBJECT TO THE CITY OF LOWELL BUILDING SETBACK REQUIREMENTS.



VICINITY MAP
NTS

NO.	DELTA	RADIUS	ARC	TANGENT
1	90°00'00"	25.00	39.27	25.00
2	90°00'00"	50.00	78.54	50.00
3	90°00'00"	75.00	117.81	75.00
4	38°39'35"	75.00	50.61	26.31
5	32°03'00"	75.00	41.95	21.54
6	19°17'24"	75.00	25.25	12.75
7	19°17'24"	75.00	25.25	12.75
8	32°03'00"	75.00	41.95	21.54
9	38°39'35"	75.00	50.61	26.31

TRACT "A"
A TRACT OF LAND LYING IN THE NW/4 OF THE SE/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4 OF THE SE/4 THENCE S 89°02'11" E ALONG THE SOUTH LINE THEREOF 162.04 FEET TO THE POINT OF BEGINNING; THENCE N 00°19'36"W 717.74 FEET; THENCE N 90°00'00" E 498.05 FEET; THENCE S 52°35'09" E 67.92 FEET; THENCE S 00°00'00" E 520.00 FEET; THENCE S 90°00'00" W 40.00 FEET; THENCE S 00°00'00" E 165.00 FEET TO THE SOUTH LINE OF SAID NW/4 OF THE SE/4; THENCE N 89°02'11" W ALONG SAID SOUTH LINE 507.98 FEET TO THE POINT OF BEGINNING CONTAINING 8.94 ACRES MORE OR LESS, BEING SUBJECT TO A COUNTY ROAD ALONG THE SOUTH LINE, AND TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

I HEREBY DECLARE THAT ON THE 16 DATE OF JUNE 1997 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS & CONCRETE MONUMENTS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD WRIGHT R.L.S. #1086

REGISTERED LAND SURVEYOR RICHARD P. WRIGHT No. 1086 ARKANSAS

CERTIFICATE OF APPROVAL OF THE WATER AND SEWER SYSTEM:
I HEREBY CERTIFY THAT THE WATER AND SEWER SYSTEM FULLY MEET THE REQUIREMENTS OF THE CITY OF LOWELL, ARKANSAS.
WATER & SEWER SUPERINTENDENT

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES:
I HEREBY CERTIFY THAT THE STREETS AND UTILITIES FULLY MEET THE REQUIREMENTS OF THE CITY OF LOWELL, ARKANSAS.
CITY OFFICIAL

CERTIFICATE OF APPROVAL OF BUILDING SETBACK DIMENSIONS:
I HEREBY CERTIFY THAT THE BUILDING SETBACKS MEET THE REQUIREMENTS OF THE CITY OF LOWELL, ARKANSAS.
CITY BUILDING INSPECTOR

CERTIFICATE OF DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF LOWELL AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF LOWELL, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

June 16, 1997 — SHEARIN COUNTRY ESTATES
DATED

Patricia A. Molitor, Notary Public
Benton County, Arkansas
My Commission Expires 7/14/2004

ACCEPTANCE — Patricia A. Molitor 6-16-97

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF LOWELL, ARKANSAS THIS 16 DAY OF JUNE 1997.
CHAIRMAN

ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 17th DAY OF June 1997 BY THE LOWELL CITY COUNCIL
MAYOR
CITY CLERK

FILED FOR RECORD
At 3:40 O'Clock P M
JUN 18 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Crafton, Tull & Associates, Inc.
Architects & Engineers
Rogers, Arkansas 72756
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FINAL PLAT
12-16-02
for
SUMMERFIELD SUBDIVISION
PHASE 1

RECEIVED
JUN 12 1997
CITY OF LOWELL

LOWELL, AR

Revisions

FINAL PLAT

Drawn by	Job Number
RLK	95200.03
Checked by	
Date 5/12/96	Sheet Number 1