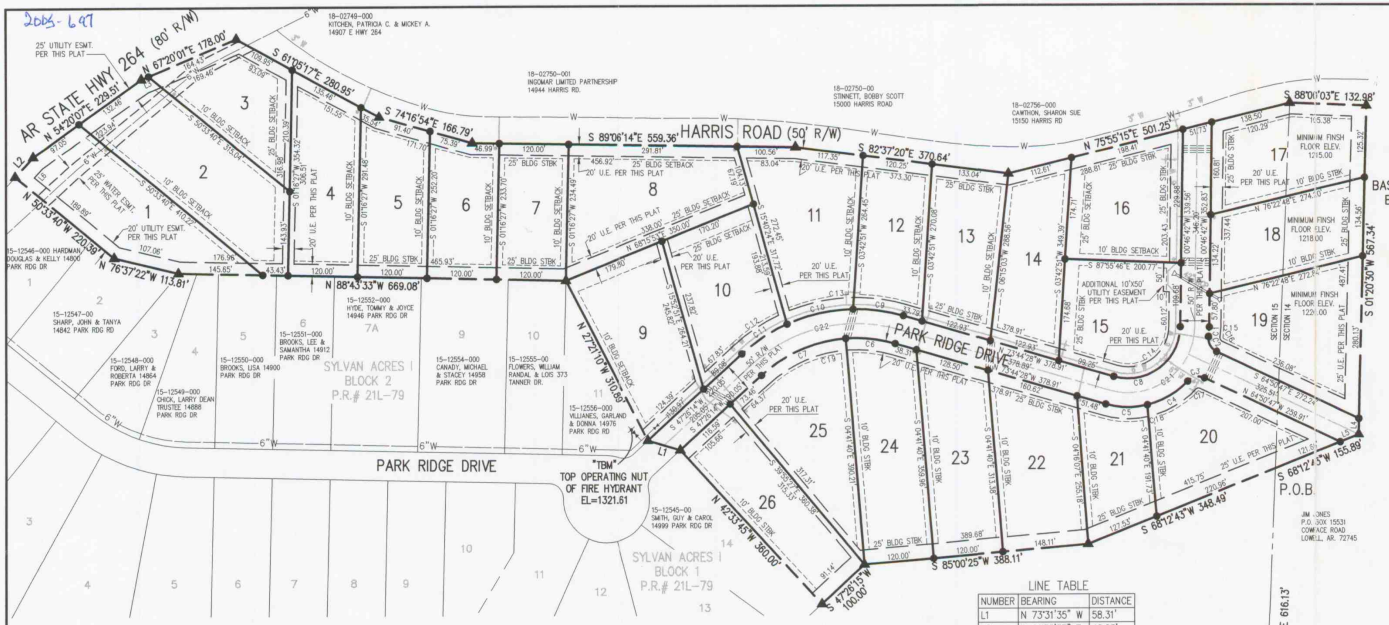
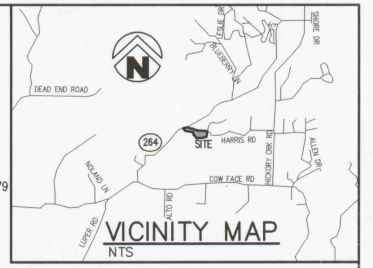
2005-697





LEGEND

- SET CONCRETE MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- EXISTING WATER LINE
- SECTION LINE
- (4) 4" CONDUITS, 6 PLACES

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	06°44'08"	140.00	16.46	8.24	S 04°08'46" W	16.45
C2	72°21'37"	25.00	31.57	18.28	S 28°39'58" E	29.52
C3	72°21'37"	25.00	31.57	18.28	S 78°58'25" W	29.52
C4	33°31'45"	140.00	81.93	42.17	S 59°33'29" W	80.76
C5	29°56'11"	140.00	73.15	37.43	N 88°42'33" W	72.32
C6	20°29'15"	241.00	86.15	43.55	N 83°59'05" W	85.72
C7	38°20'03"	241.00	161.24	83.77	S 66°36'16" W	158.25
C8	105°28'50"	90.00	165.69	118.31	S 53°31'07" W	143.26
C9	17°14'16"	291.00	87.55	44.11	N 82°21'36" W	87.22
C10	23°08'40"	291.00	117.55	59.59	S 77°26'56" W	116.75
C11	18°26'21"	291.00	93.65	47.23	S 56°39'25" W	93.25
C12	17°07'18"	311.00	92.94	46.82	S 55°59'54" W	92.59
C13	37°58'45"	311.00	206.15	107.02	S 87°16'09" W	202.40
C14	105°28'50"	70.00	128.87	92.02	S 53°31'07" W	111.43
C15	06°44'08"	160.00	18.81	9.42	S 04°08'46" W	18.80
C16	72°21'37"	5.00	6.31	3.66	S 28°39'58" E	5.90
C17	72°21'37"	5.00	6.31	3.66	S 78°58'25" W	5.90
C18	63°27'56"	160.00	177.23	98.94	S 74°31'34" W	168.31
C19	58°49'18"	221.00	226.89	124.58	S 76°50'53" W	217.05
C21	105°28'50"	115.00	211.71	151.18	S 53°31'07" W	183.06
C22	58°49'30"	266.00	273.10	149.96	S 76°51'00" W	261.26

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 73°31'35" W	58.31'
L2	N 41°52'57" E	46.25'
L3	N 67°20'01" E	13.57'
L4	S 01°20'30" W	27.33'
L5	S 68°12'43" W	34.22'
L6	N 41°52'57" E	22.44'

PARCEL NUMBER 89-18-02751-00

DESCRIPTION:

A PART OF THE S/2 OF THE NE/4 OF SECTION 15, AND A PART OF THE SW/4 OF THE NW/4 OF SECTION 14, ALL IN T-18-N, R-29-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 15; THENCE N 02°17'10" E 616.13 FEET TO THE POINT OF BEGINNING; THENCE S 68°12'43" W 348.49 FEET; THENCE S 85°00'25" W 388.11 FEET; THENCE S 47°26'15" W 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SYLVAN ACRES, PLAT RECORD 21L-79; THENCE CONTIGUOUS WITH THE BOUNDARY OF SAID SYLVAN ACRES THE FOLLOWING SIX COURSES; THENCE N 42°33'45" W 360.00 FEET; THENCE N 73°31'35" W 58.31 FEET; THENCE N 27°21'10" W 310.89 FEET; THENCE N 88°43'33" W 669.08 FEET; THENCE N 76°37'22" W 113.81 FEET; THENCE N 50°33'40" W 220.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 264; THENCE CONTIGUOUS WITH SAID HIGHWAY RIGHT-OF-WAY THE FOLLOWING THREE COURSES; THENCE N 41°52'57" E 46.25 FEET; THENCE N 54°20'07" E 229.51 FEET; THENCE N 67°20'01" E 178.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HARRIS ROAD; THENCE CONTIGUOUS WITH SAID HARRIS ROAD RIGHT-OF-WAY THE FOLLOWING SIX COURSES; THENCE S 61°05'17" E 280.95 FEET; THENCE S 74°16'54" E 166.79 FEET; THENCE S 89°06'14" E 559.36 FEET; THENCE S 82°37'20" E 370.64 FEET; THENCE N 75°55'15" E 501.25 FEET; THENCE S 88°00'03" E 132.98 FEET TO THE WEST BOUNDARY OF LITTLE HICKORY MEADOWS SUBDIVISION; THENCE S 01°20'30" W 567.34 FEET; THENCE S 68°12'43" W 155.89 FEET TO THE POINT OF BEGINNING, CONTAINING 25.61 ACRES MORE OR LESS.

NOTES:

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.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0170 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

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.

OWNER AND DEVELOPER:
ELSIE M. JONES
13181 HICKORY CREEK ROAD
LOWELL, AR. 72745

CERTIFICATE OF OWNERSHIP AND DEDICATION:
I hereon certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, & utility, easements to public or private use as indicated.

Date: 5-24-05 Owner: Elsie M. Jones
Elsie M. Jones

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF May, 2005.
MY COMMISSION EXPIRES:

5-24-05
DATE

Cynthia Murphy
NOTARY PUBLIC

"OFFICIAL SEAL"
CYNTHIA MURPHY
Notary Public, State of Arkansas
County of Benton
My Commission Exp. 01/31/2010

2005 697
Recorded in the Above
Plat Book & Page
06-08-2005 09:13:12 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

BENTON COUNTY PLANNING BOARD APPROVAL:
This plat lies within the planning jurisdiction of the City of Springdale, AR. The plans for ingress and egress shown on this plat were approved by the Benton County Planning Board at a meeting held on May 18, 2005.

Planning Director: John Norman Beth Co 6-0-05

BENTON COUNTY JUDGE APPROVAL:
The road easement dedications shown are approved. Acceptance of roads and streets into the County road system will occur after they are constructed to Benton County specifications.

County Judge: N/A Date: 6-6-05

SPRINGDALE PLANNING COMMISSION APPROVAL:
This final plat has been reviewed ~~and approved~~ by the City of Springdale Planning Commission at a meeting held on May 3, 2005.

Planning Director: Tracy Christie Date: 5-25-05

LAND SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT ON THE 6 DAY OF June, 2005 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL & ASSOCIATES, INC.
BY AL HARRIS (AGENT)

Al Harris
AL HARRIS PLS 931

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 931
SIGNATURE
ALVIN G. HARRIS

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.

500-18N-29W-0-15-100-04-1086

SEPTIC SYSTEM DESIGN BY:
BAILEY ENVIRONMENTAL SERVICES, INC.
REBA BAILEY, R.S., DESIGNATED REPRESENTATIVE #269
P.O. BOX. 6428, SPRINGDALE, AR. 72766
PHONE 479-361-5044

PIT # NUMBER (LOT #)	SOIL ANALYSIS BRIEF SWT	MODERATE SWT	ADJ. MOD. SWT	LOADING RATE GAL./FT.2, 10' CENTERS
1	20"	29"	26"	0.64
2	18"	31"	27"	0.68
3	18"	27"	24"	0.54
4	17"	27"	24"	0.54
5	19"	27"	24"	0.54
6	17"			0.63
7	17"	29"	25"	0.59
8	17"	24"	22"	0.44
9	20"	29"	26"	0.64
10	18"	27"	24"	0.54
11	19"	28"	25"	0.59
12	19"	26"	24"	0.54
13	18"	25"	23"	0.49
14		25"		0.59
15				0.75
16	25"			0.75
17		19"		0.30 RECOMMEND CAPPING FILL
18		30"		0.75
19	42"			0.75
20	22"			0.75
21	26"			0.75
22	25"			0.75
23	17"	23"	21"	0.40
24		19"		0.30
24A	24"	33"	30"	0.75
25	19"	28"	25"	0.59
26	22"	28"	26"	0.64

LOT SCHEDULE

NUMBER	SQUARE FEET	ACRES	NUMBER	SQUARE FEET	ACRES
1	46364.85	1.06	14	36198.16	0.83
2	54096.19	1.24	15	38237.72	0.88
3	33139.12	0.76	16	39564.46	0.91
4	38748.12	0.89	17	40597.06	0.93
5	32250.03	0.74	18	35555.99	0.82
6	28700.68	0.66	19	49233.11	1.13
7	28091.65	0.64	20	42562.12	0.98
8	52333.87	1.20	21	26068.50	0.60
9	43273.86	.99	22	42639.84	0.98
10	39440.68	0.91	23	40437.75	0.93
11	47489.55	1.09	24	45559.42	1.05
12	31659.44	0.73	25	43886.31	1.01
13	35396.39	0.81	26	38985.96	0.90

DATE	BY	DESCRIPTION
4/18/05	SJ	REVISIONS PER TECH REVIEW
4/14/05	ML	ADDITIONAL WATER EASEMENT PER SPRINGDALE WATER DEPT.

REVISIONS

FINAL PLAT
SYLVAN ACRES II
Prepared For
ELSIE JONES

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.636.4838 FAX 479.631.8224 www.craftull.com
Architects, Engineers & Surveyors

DRAWN:	DATE:	PROJECT NO.
SJ	3/29/05	031101-00
CHECKED:	SHEET NO.:	

2005-697

DATA FROM D:\02006\DWG\MISC\PLAT.DWG
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