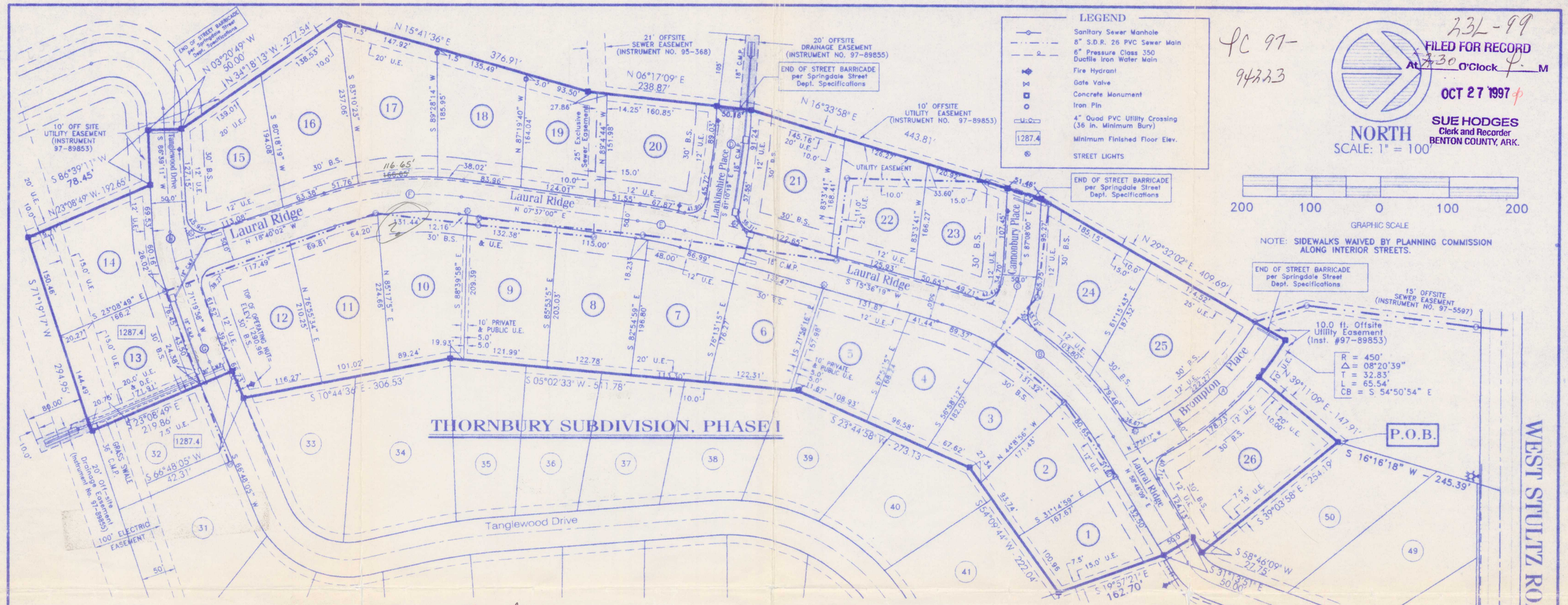


23L-99

PC 97-94223

FILED FOR RECORD
At 2:30 O'Clock P M
OCT 27 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

NOTE: SIDEWALKS WAIVED BY PLANNING COMMISSION ALONG INTERIOR STREETS.

Legal Description

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), and part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), all in Section 23, Township 18 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows:

Beginning at the Northeast corner of the SE 1/4, NW 1/4; Thence along the North line of said SE 1/4, NW 1/4 N 89°48'21" W 719.29 feet, thence S 16°16'18 W 245.39 feet to the Point of Beginning; thence S 39°03'58" E 254.19 feet; thence S 58°46'09" W 27.75 feet; thence S 31°13'51" E 50.00 feet; thence S 19°57'21" E 162.70 feet; thence S 54°9'44" W 222.04 feet; thence S 23°44'58" W 273.13 feet; thence S 5°02'33" W 511.98 feet; thence S 10°44'36" E 306.53'; thence S 66°48'05" W 42.31 feet; thence S 23°08'49" E 219.86 feet; thence S 71°19'17" W 294.95 feet; thence N 23°08'49" W 192.65 feet; thence S 86°39'11" W 78.45 feet; thence N 03°20'49" W 50.00 feet; thence N 34°18'13" W 277.54 feet; thence N 15°41'36" E 376.91 feet; thence N 06°17'09" E 238.87 feet; thence N 16°33'58" E 443.81 feet; thence N 29°32'02" E 409.69 feet; thence along a curve to the right whose chord bears S 54°50'54" E, with a radius of 450.0' a distance of 65.54'; thence leaving said curve N 39°11'09" E 147.91 feet to the Point of Beginning, containing in all 17.11 acres, more or less.

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 Springdale.

10/24/97 — Date — Registered Land Surveyor — 1058 No.

REGISTERED STATE OF ARKANSAS NO. 1058 SIGNATURE JAMES A. GEABER PROFESSIONAL LAND SURVEYOR

Transmittal, Ownership and Ordinance: The undersigned hereby transmit this plat to the City of Springdale 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 10/14-97.

Owner: NEIL & DONNA RUTH JOHNSON, 108 WOODCLIFF COURT, SPRINGDALE, ARKANSAS 72764 — DATE 10/27/97 SIGNATURE; DATE 10/27/97 SIGNATURE

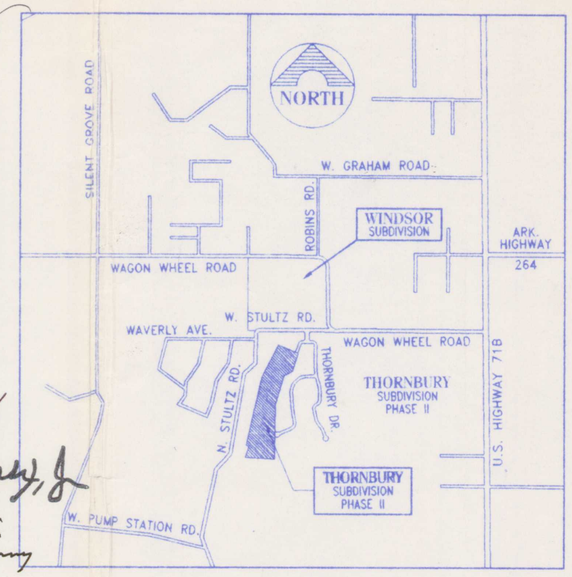
Owner: DOY & BETTY GILLIHAN, 624 S. CROSSOVER ROAD, FAYETTEVILLE, AR 72701 — DATE 10/27/97 SIGNATURE; DATE 10/27/97 SIGNATURE

Note: This property is not within Flood Zone A or AE on the Federal Emergency Management Agency Flood Insurance Rate Map dated Sept. 18, 1991.

Acceptance of Easements: Electric; Gas; Water & Sewer; Telephone; Television

Certificates of Acceptance: The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	DATE	SIGNATURE
BUILDING SETBACK DIMENSIONS	10-24-97	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	10/24/97	FIRE CHIEF
	10-24-97	POLICE CHIEF
STREETS AND DRAINAGE	10/27/97	ENGINEER
WATER AND SEWER	10/24/97	WATER & SEWER SUPERINTENDENT
SANITATION	10-24	SUNBAY SANITATION
APPROVAL FOR RECORDING	10-27-97	SECRETARY PLANNING COMMISSION
		CHAIRMAN, PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	10-24-97	CITY CLERK
	10-24-97	MAYOR



VICINITY MAP

SCALE: 1" = 2000'

CENTERLINE CURVE DATA

CURVE "A"	CURVE "D"	CURVE "G"
Δ = 33°20'04"	Δ = 07°43'33"	Δ = 04°31'53"
R = 425.00'	R = 725.00'	R = 525.00'
T = 127.24'	T = 48.95'	T = 20.77'
L = 247.26'	L = 97.76'	L = 41.52'
CURVE "B"	**CURVE "E"**	**CURVE "H"**
Δ = 43°09'50"	Δ = 07°59'19"	Δ = 15°19'12"
R = 425.00'	R = 500.00'	R = 200.00'
T = 168.11'	T = 34.91'	T = 26.90'
L = 320.17'	L = 69.71'	L = 53.48'
CURVE "C"	**CURVE "F"**	
Δ = 25°22'40"	Δ = 26°17'02"	
R = 200.00'	R = 425.00'	
T = 45.03'	T = 99.23'	
L = 88.59'	L = 194.97'	

NOTES

NOTE #1:) The Homeowner's Association as set out in the covenants, shall be responsible for the maintenance of the street lights and the sign posts in the subdivision.

NOTE #2:) Iron pins are set at all lot corners except where noted.

SURVEYOR
PRECISION LAND SURVEYING
P.O. Box 1700
Huntsville, Arkansas 72740

OWNER / DEVELOPER
GENERAL DEVELOPMENT, CO.
2476 E. Robinson Ave.
Springdale, Arkansas 72764

PHASE II ACREAGE - 17.11
ZONING R-1

NE CORNER SE 1/4, NW 1/4 SECTION 23 T-18-N, R-30-W (Cotton Spring)

SCALE 1 in. = 660 ft.

THORNBURY SUBDIVISION, PHASE 2

TITLE: FINAL PLAT	LOCATION: BENTON COUNTY, ARKANSAS	DATE REVISED: Oct. 15, 1997	REVISED BY: Kyle
		DATE: 8/4/97	SCALE: 1" = 100'
		FILENAME: FINALII.DWG	DRAWN BY: Kyle; CHECKED BY:
			SHEET NO. ONE

PRESLEY ENGINEERING, INC.
P.O. BOX 607
HUNTSVILLE, ARKANSAS 72740
TELEPHONE NO.: (501)738-6630