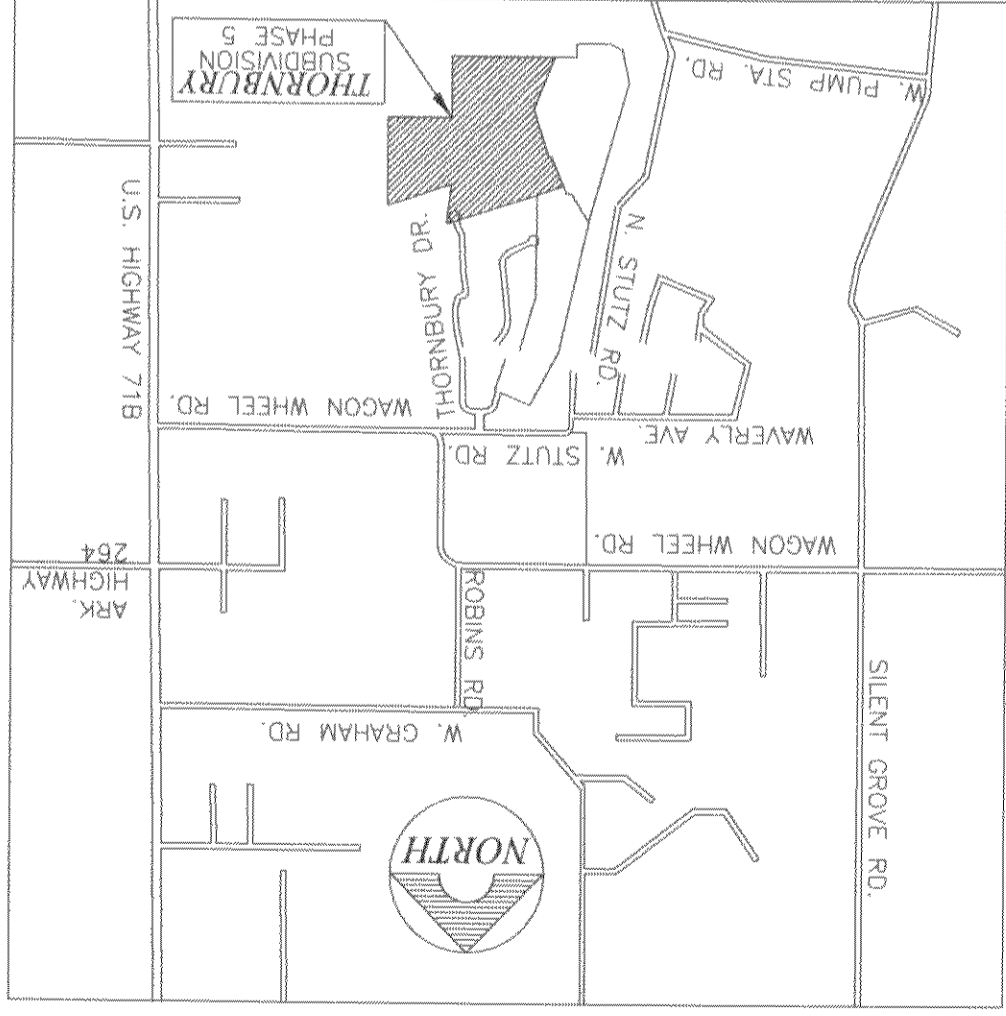


FINAL PLAT of THORNBURY SUBDIVISION, PHASE V

SPRINGDALE, ARKANSAS



VICINITY MAP
SCALE NONE

Transmittal, Ownership and Ordinance: The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as 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 11/14/05 DATE

Owner: Neil Johnson Properties, Inc.
788 N. Old Missouri Road
Springdale, Arkansas 72764
BY: *Neil Johnson*

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.

ACCEPTANCE OF DEDICATIONS	DATE	SIGNATURE
	12-5-05	<i>Dennis Pearce</i> CITY CLERK
	12-5-05	<i>James M. de Haan</i> MAYOR
APPROVAL FOR RECORDING	12/5/05	<i>Lu Han</i> SECRETARY, PLANNING COMMISSION
	12/5/05	<i>Rick Bowers</i> CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	12/5/05	<i>R.P. Rount</i> ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	12/5/05	<i>Joey Chute</i> DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

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. I hereby certify that the plat meets minimum standards set forth by the Arkansas State Land Surveyor's Office.

Date 11/30/05
Registered Land Surveyor
Charles F. Kelly
No. 752

RESOLUTION: BE IT RESOLVED THAT NEIL JOHNSON, MEMBER OF NEIL JOHNSON PROPERTIES, INC., IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

I, Neil Johnson, MEMBER OF NEIL JOHNSON PROPERTIES, INC. DO HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THE DAY OF Nov. 28th, 2005, AT WHICH A QUORUM OF THE BOARD WAS PRESENT.

OWNER/DEVELOPER
Neil Johnson Properties, Inc.
788 N. Old Missouri Road
Springdale, AR 72764
PHONE: (479) 756-5320
FAX: (479) 756-3128

WAIVER: REQUEST WAIVER FOR NO SIDEWALK CONSTRUCTION. RECORDED IN THE ABOVE PLAT BOOK & PAGE 12-07-2005 10:46:04 AM
Brenda Deshields-Circuit Clerk
Benton County, AR

VARIANCE: REQUEST VARIANCE FROM 800' TO 1006.60' CUL-DE-SAC LENGTH. APPROVED BY PLANNING COMMISSION ON MAY 4, 2004.

VARIANCE: REQUEST FOR ROLLED DOWN CURB. APPROVED BY PLANNING COMMISSION ON MAY 4, 2004.

PRESTLEY, BRANNAN, & ASSOCIATES, Inc.
CONSULTING ENGINEERS
2143 WORTH LANE
SPRINGDALE, AR 72764
OFFICE: (479) 756-8720
FAX: (479) 756-8714

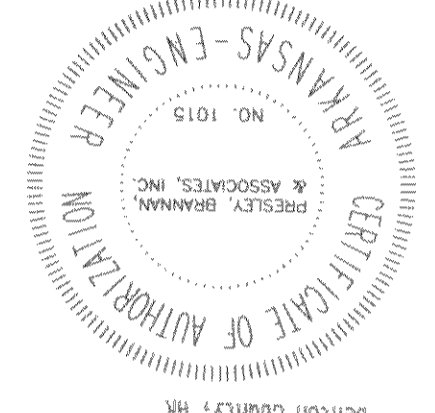
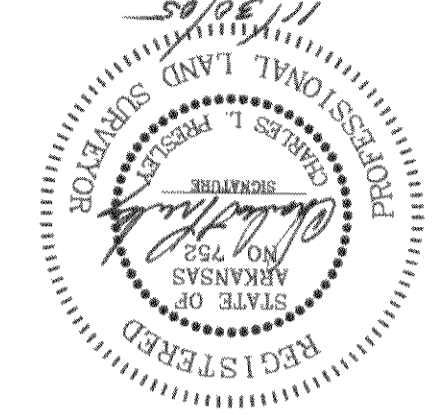
REVISIONS:
10/19/05 - SKP

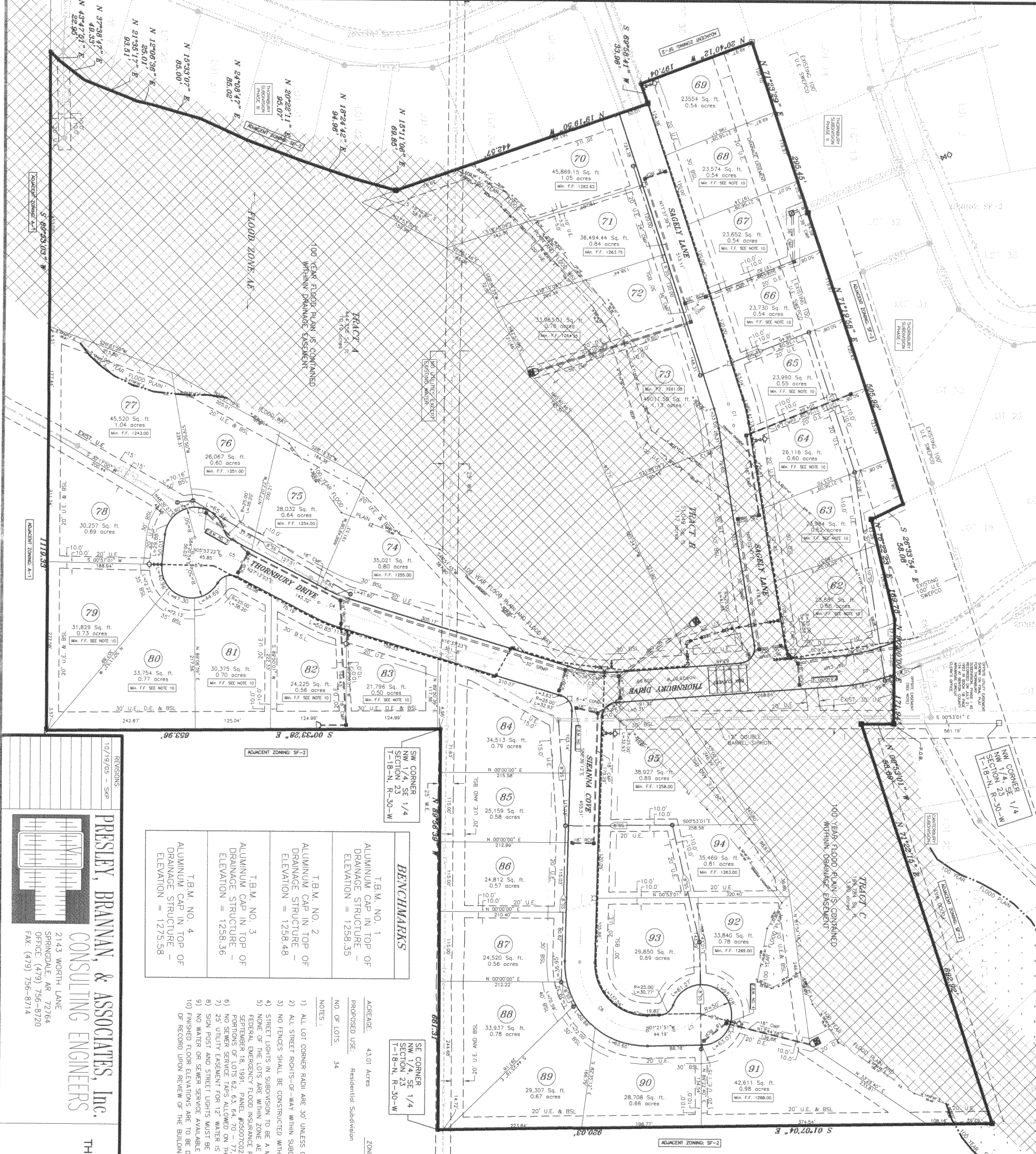
FINAL PLAT FOR
THORNBURY SUBDIVISION
PHASE V
FOR
NEIL JOHNSON
TO THE CITY OF
SPRINGDALE, ARKANSAS

DATE: 9/29/05
AS SHOWN
SCALE: 1/2

DRAWN BY: SKP
CHECKED BY: CLP
FILE NAME: 04-4006

JOB NO.: 04-4006
SHEET: 1/2





LEGEND

- SET CONCRETE MONUMENT
- SET IRON PIN
- FOUND CONCRETE MONUMENT
- FOUND IRON PIN
- △ FOUND FENCE POST
- 8" S.S. — SANITARY SEWER MAIN (SIZE AS NOTED)
- 8" W — WATER MAIN (SIZE AS NOTED)
- MANHOLE
- FIRE HYDRANT
- BUILDING SETBACK
- UTILITY EASEMENT
- BUILDING SETBACK
- UTILITY EASEMENT
- UTILITY CROSSING
- ★ STREET LIGHT (6,800 LUMENS, UNLESS NOTED OTHERWISE)

BUILDING SETBACKS

FRONT	30'
BACK	20'
SIDE	8'

TYPICAL UNLESS OTHERWISE NOTED

CURVE TABLE

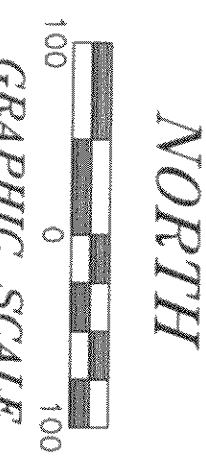
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	36.73	250.00	18.40	8°23'09"
C2	85.37	325.00	42.93	15°02'58"
C3	92.16	250.00	46.61	21°07'20"
C4	46.23	250.00	23.18	10°35'39"
C5	37.22	100.00	18.83	21°19'40"
C6	177.99	110.00	115.33	92°42'39"
C7	53.67	79.37	27.91	38°44'43"

TOTAL LINEAR FEET OF STREETS PER STREET CLASSIFICATION
 1386 FEET OF CLASS II STREET
 1526 FEET OF CLASS III STREET

BENCHMARKS

T.B.M. NO. 1 ALUMINUM CAP IN TOP OF DRAINAGE STRUCTURE - ELEVATION = 1258.35	T.B.M. NO. 2 ALUMINUM CAP IN TOP OF DRAINAGE STRUCTURE - ELEVATION = 1258.48	T.B.M. NO. 3 ALUMINUM CAP IN TOP OF DRAINAGE STRUCTURE - ELEVATION = 1258.36	T.B.M. NO. 4 ALUMINUM CAP IN TOP OF DRAINAGE STRUCTURE - ELEVATION = 1275.58
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- NOTES:**
- 1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - 2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
 - 3) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENT.
 - 4) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS.
 - 5) NONE OF THE LOTS ARE WITHIN ZONE AE AS SCALED FROM THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP DATED SEPTEMBER 18, 1991, PANEL #500702025Z EXCEPT AS FOLLOWS: PORTIONS OF LOTS 62, 63, 64, 70 - 77, 91, 92, 94, 95.
 - 6) NO SEWER SERVICE TAPS ALLOWED ON THE EXISTING 24" SEWER MAIN.
 - 7) 25' UTILITY EASEMENT FOR 12" WATER IS FOR EXCLUSIVE USE OF WATER MAIN.
 - 8) SIGN POST AND STREET LIGHTS MUST BE MAINTAINED BY THE POA.
 - 9) NO WATER OR SEWER SERVICE AVAILABLE FOR TRACTS A, B, AND C.
 - 10) FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE ENGINEER OF RECORD UPON REVIEW OF THE BUILDING SITE PLAN.



PRESELY, BRANNAN, & ASSOCIATES, Inc.
 CONSULTING ENGINEERS

FINAL PLAN FOR
THORNBURY SUBDIVISION
 PHASE V

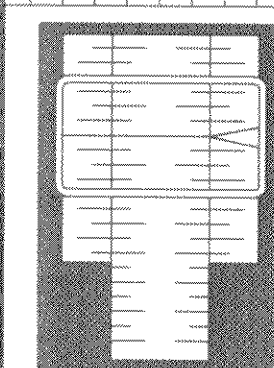
FOR
NEIL JOHNSON
 TO THE CITY OF
 SPRINGDALE, ARKANSAS

2143 WORTH LANE
 SPRINGDALE, AR 72764
 OFFICE: (479) 756-8720
 FAX: (479) 756-8714

DRAWN BY: SKP	CHECKED BY: GP	DATE: 7/1/05
JOB NO.: 04-4006	FILE NAME: 04-4006	SHEET: 2 / 2

REVISIONS

NO.	DATE	DESCRIPTION
10/19/05	SKP	



2005 1444
 Re-recorded in the Above
 Plat Book & Page
 12-07-2005 1144:29 AM
 Brenda Dehshel, City Clerk
 Benton County, Arkansas

2007-435 **REPLAT OF Lots 62, 63, 64, 70, 72, 73, 74, 75, 76, 91, 92, 94, 95, Tract B, and Tract C of THE FINAL PLAT of THORNBURY SUBDIVISION, PHASE V SPRINGDALE, ARKANSAS**

LEGAL DESCRIPTION:
Lots 62, 63, 64, 75, 72, 73, 74, 75, 76, 91, 92, 94, 95, Tract B, and Tract C in Thornbury Subdivision, Phase V a subdivision in Benton County, Arkansas per plat filed of Instrument Number 2003-1443 in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas.

Certificate of Accuracy: I hereby certify that the plan shown and described on this plat is a true and correct survey and that the boundaries have been placed or stated and as required by the Subdivision Regulations of the City of Springdale. I hereby certify that the plat meets minimum standards set forth by the Arkansas State Land Surveyor's Office.
2/26/07 David H. Taylor
Date Registered Land Surveyor No. 752

Financial Ownership and Dedication: The undersigned hereby transfers this plat to the City of Springdale for approval and maintenance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, drains and other open spaces to public or private use as noted. The undersigned certify that the plotting on filed on record complies with all applicable laws, ordinances and regulations applicable and other law. The undersigned further certify that the required ordinance of acceptance by order having been approved by the City Attorney on 2/16/07 DATE

FOLLOWING LOTS OWNS BY NEIL JOHNSON PROPERTIES:
Lot 62 PARCEL # 21-01420-000
Lot 63 PARCEL # 21-01421-000
Lot 64 PARCEL # 21-01422-000
Lot 72 PARCEL # 21-01430-000
Lot 73 PARCEL # 21-01431-000
Lot 74 PARCEL # 21-01432-000
Lot 75 PARCEL # 21-01433-000
Lot 94 PARCEL # 21-01452-000
Lot 95 PARCEL # 21-01453-000

NOTICE: IF I RECEIVED THIS NEIL JOHNSON PROPERTY OF NEIL JOHNSON PROPERTIES, INC. OR NEIL JOHNSON TO RECEIVE THE CERTIFICATE OF SURVEY AND DEDICATION AS SHOWN ON THIS FINAL PLAT.
I, THE ABOVE NAMED OF THE ABOVE PLANNING, INC. DO HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY BY THE REGISTERED SURVEYOR AS SHOWN AT A MEETING OF THE BOARD OF DIRECTORS OF THE CORPORATION ON THE 26th DAY OF July 2007 AT WHICH A WRITING OF THE BOARD WAS FILED.

Owner: Neil Johnson Properties, Inc.
788 N. Old Missouri Road
SPRINGDALE, ARKANSAS 72704

BY: *[Signature]*
Neil Johnson

FOLLOWING LOTS OWNED BY ROBERT A. & CHERI M. HEMEL, TRUSTEES:
Lot 70 PARCEL # 21-01429-000

Owner: ROBERT A. & CHERI M. HEMEL, TRUSTEES
2010 COUNTRY LN
SPRINGDALE, AR 72702

BY: *[Signature]*
Robert A. Hemel

BY: *[Signature]*
Cheri M. Hemel

FOLLOWING LOT OWNED BY DAVID A. & MORTIE R. DASSARO:
Lot 73 PARCEL # 21-01431-000
Tract B PARCEL # 21-01450-000
Owner: DAVID A. & MORTIE R. DASSARO
3800 COMPTON PL
SPRINGDALE, AR 72716

BY: *[Signature]*
David A. Dassaro

BY: *[Signature]*
Mortie R. Dassaro

FOLLOWING LOT OWNED BY DEVOY & GINA BROSS:
Lot 74 PARCEL # 21-01432-000

Owner: DEVOY & GINA BROSS
3488 ELMER CREST CIRCLE
SPRINGDALE, AR 72761

BY: *[Signature]*
Devoyn Bross

BY: *[Signature]*
Gina Bross

FOLLOWING LOT OWNED BY RICHARD S. & SANDRA E. MORROW:
Lot 75 PARCEL # 21-01433-000

Owner: RICHARD S. & SANDRA E. MORROW
5302 LAUREL RIDGE
SPRINGDALE, AR 72792

BY: *[Signature]*
Richard S. Morrow

BY: *[Signature]*
Sandra E. Morrow

FOLLOWING LOTS OWNED BY TAM-BER, LLC:
Lot 91 PARCEL # 21-01449-000
Tract C PARCEL # 21-01454-000

Owner: TAM-BER, LLC
1001 STAIN PLAZA PLACE
SPRINGDALE, AR 72764

BY: *[Signature]*
TAM-BER, LLC

BY: *[Signature]*
TAM-BER, LLC

Owner: TAM-BER, LLC
1001 STAIN PLAZA PLACE
SPRINGDALE, AR 72764

BY: *[Signature]*
TAM-BER, LLC

FOLLOWING LOT OWNED BY TRAVIS & BRANETH SHARUM:
Lot 92 PARCEL # 21-01450-000
Owner: TRAVIS & BRANETH SHARUM
P.O. BOX 6143
SPRINGDALE, AR 72764

BY: *[Signature]*
Travis Sharum

BY: *[Signature]*
Braneth Sharum

NEW OWNER AS OF 01/06/07
DEVON & GINA BROSS

LOT 74 PARCEL # 21-01432-000

OWNER: DEVON & GINA BROSS
3488 ELMER CREST CIRCLE
SPRINGDALE, AR 72761

DEVON BROSS

GINA BROSS

Private Subdivision-Circuit Clerk
Form 2007-01
Form-Subdivision-COMPLETION
#1123-0807 4/13/08
Date 4/26/08
Total Fees \$12.00
Fee: 2000/P Fee:4.00
Included in the above
Total Fee: \$4.00
07/20/08

MINIMUM FINISHED FLOOR NOTE:
If the homeowner wishes to pump the sewer to the sanitary sewer system, the grinder pump must be located a minimum of 1 foot below the finished floor elevation of the lowest level. The homeowner is responsible for the maintenance and upkeep of the grinder pump station as well as any damage that may occur from failure of this pumping station.

The adjusted Minimum Finished Floor Elevations are as follows:

Lot No.	Elevation Based on Flood Plain	Elevation Based on County Floor Elev.
70	126.80	126.80
73	126.80	126.80
74	126.80	126.80

If the homeowner uses a grinder pump to pump the sewer, the Finished Floor Elevation based on the grade to be used, if the homeowner desires gravity flow sewer, the Finished Floor Elevation should be on the gravity sewer to be used.



VICINITY MAP
SCALE NONE

Certificate of Acceptance: The undersigned hereby certify that the plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health on such portions to the plat and to the utilities of responsibility shown below.

DATE	<i>2/16/07</i>	COORDINATOR	<i>Janice Pearce</i>
ACCEPTANCE OF DECISIONS	<i>2-14-07</i>	JANITOR	<i>James D. Moore</i>
APPROVAL FOR RECORDING	<i>2/16/07</i>	SECRETARY	<i>Gina Bross</i>
PLANNING COMMISSION	<i>2/16/07</i>	CHAIRMAN	<i>Robert Morrow</i>
PLANNING COMMISSION	<i>2/16/07</i>	MEMBER	<i>Richard Morrow</i>
WATER AND SEWER	<i>2/16/07</i>	ENGINEER	<i>Tim Robertson</i>
STREETS AND DRAINAGE	<i>2/16/07</i>	COMUNITY DEVELOPMENT DIVISION	<i>Robert Morrow</i>



2007-435 *2/26/07*

PRESLEY, BRANNAN, & ASSOCIATES, Inc. CONSULTING ENGINEERS
2143 MONROE LANE
SPRINGDALE, AR 72764
OFFICE PHONE: 784-8074
HOME PHONE: 784-8734

REPLAT OF Lots 62, 63, 64, 70, 72, 73, 74, 75, 76, 91, 92, 94, 95, Tract B, and Tract C of THE FINAL PLAT of THORNBURY SUBDIVISION, PHASE V TO THE CITY OF SPRINGDALE, ARKANSAS

DESIGNED BY	CHK'ED BY
CHECKED BY	DATE
DATE	DATE
AS SHOWN	DATE
REVISED	DATE

