

DRAWING FILE NAME AND LOCATION: G:\041062-0004\1062-01 from grow 3-23-05\ENGIN\DWG\FINAL PLAT.DWG, LAYOUT TAB: FINAL PLAT

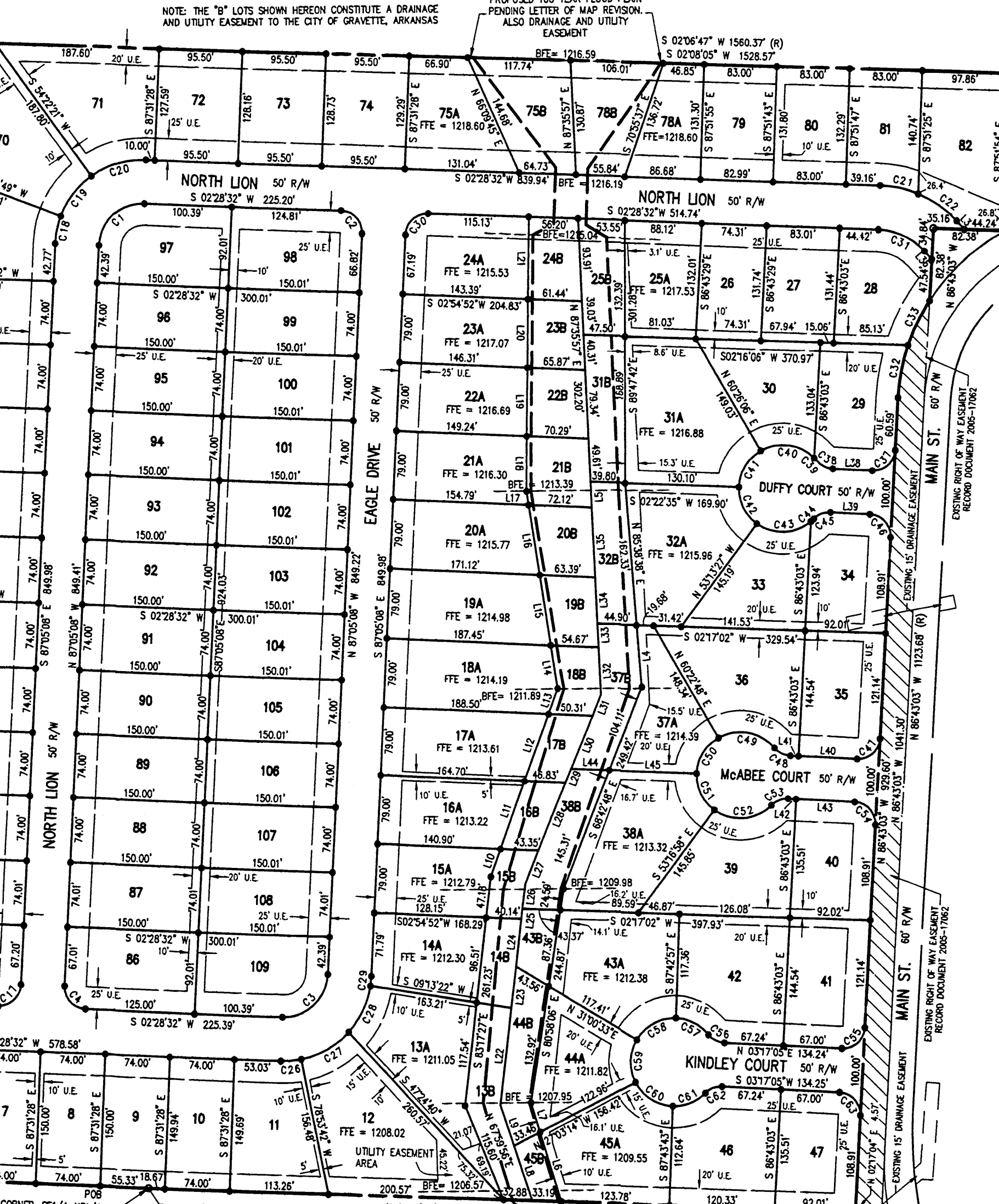
LAST SAVED BY SJS66, 8/26/2005 1:36:33 PM  
PLOTTED BY SEAN JOHNSON (ONLY VALID ON HARD COPY)  
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SHORT COURSE LINE TABLE with columns: NUMBER, BEARING, DISTANCE. Lists 45 courses with bearings and distances.

SHORT COURSE LINE TABLE with columns: NAME, SQUARE FEET, ACRES. Lists lots 1 through 30 with their respective areas.

BUILDING SETBACK TABLE with columns: ZONING, FRONT, REAR, INTERIOR, EXTERIOR. Shows setback requirements for R-1 zoning.

NOTE: LOT NUMBERS 76 & 77 WERE NOT USED.



PROPOSED 100 YEAR FLOOD PLAIN... LEGEND... CURVE TABLE (with columns: NUMBER, DELTA ANGLE, RADIUS, ARC LENGTH, TANGENT, DEGREE, CHORD DIRECTION, CHORD LENGTH). Includes north arrow and scale bar.

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...

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS: I HEREBY CERTIFY THAT THE WATER DISTRIBUTION SYSTEM AND SEWAGE COLLECTION SYSTEM INSTALLED IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE ARKANSAS STATE BOARD OF HEALTH AND THE CITY OF GRAVETTE.

CERTIFICATE OF APPROVAL OF STREETS & UTILITY SYSTEMS: I HEREBY CERTIFY THAT THE STREETS AND UTILITY SYSTEMS INSTALLED IN THIS SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE CITY OF GRAVETTE.

CERTIFICATE OF APPROVAL OF BUILDING SETBACK DIMENSIONS: I HEREBY CERTIFY THAT ALL BUILDING SETBACK DIMENSIONS SHOWN ON THE PLAT ARE IN ACCORDANCE WITH THE CURRENT SETBACK REQUIREMENTS.

CERTIFICATE OF APPROVAL: APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF GRAVETTE, ARKANSAS.

CERTIFICATE OF ACCEPTANCE: THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORDING.

LEGAL DESCRIPTION: PART OF THE SE1/4 OF THE NE1/4 AND PART OF THE N1/2 OF THE SE1/4, SECTION 12, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SW CORNER OF SAID SE1/4, NE1/4, SECTION 12; THENCE N02°29'19"E 958.02 FEET TO RIDGE ROAD; THENCE ALONG AND IN SAID ROAD, S82°59'28"E 50.16 FEET; THENCE LEAVING SAID ROAD, S02°29'19"W 379.99 FEET TO AN IRON PIN; THENCE S87°31'09"E 146.00 FEET TO AN IRON PIN; THENCE N02°29'19"E 368.43 FEET TO SAID ROAD; THENCE ALONG AND IN SAID ROAD, S84°14'43"E 146.24 FEET; THENCE LEAVING SAID ROAD, S02°29'19"W 245.33 FEET TO AN IRON PIN; THENCE S87°31'09"E 158.00 FEET TO AN IRON PIN; THENCE N05°37'40"E 217.44 FEET TO SAID ROAD; THENCE ALONG AND IN SAID ROAD, S71°04'24"E 51.38 FEET; THENCE LEAVING SAID ROAD S05°37'40"W 589.48 FEET; THENCE S87°05'18"E 770.41 FEET TO AN IRON PIN; THENCE S02°06'47"W 1560.37 FEET TO THE CENTER OF A PROPOSED 60 FEET WIDE PLATTED STREET; THENCE ALONG AND IN SAID STREET, N75°17'22"W 184.44 FEET; THENCE N02°06'47"E 369.92 FEET; THENCE N86°43'03"W 1123.68 FEET; THENCE S01°42'39"E 126.25 FEET; THENCE ALONG SAID STREET, N02°15'56"E 23.42 FEET TO AN IRON PIN; THENCE N81°42'39"E 126.25 FEET TO AN IRON PIN; THENCE N02°15'56"E 81.52 FEET TO THE POINT OF BEGINNING, CONTAINING 41.81 ACRES, MORE OR LESS AND BEING SUBJECT TO THE RIGHT-OF-WAY OF SAID ROAD, STREET AND ANY EASEMENTS OF RECORD.

LEGAL DESCRIPTION: PART OF THE SE1/4 OF THE NE1/4 AND PART OF THE N1/2 OF THE SE1/4, SECTION 12, TOWNSHIP 20 NORTH, RANGE 33 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE STONE AT THE SW CORNER OF SAID E1/2 OF THE SE1/4 RUN N02°16'10"E 659.89 FEET; THENCE N02°15'56"E 1140.77 FEET TO THE POINT OF BEGINNING; THENCE N81°42'39"E 126.25 FEET; THENCE N02°15'56"E 25.42 FEET; THENCE N81°42'39"E 126.25 FEET; THENCE N02°15'56"E 4.58 FEET; THENCE S86°43'03"E 928.25 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 230.0 FEET, AN ARC LENGTH OF 118.79 FEET, A CHORD DIRECTION OF S71°55'18"E AND A CHORD LENGTH OF 117.47 FEET; THENCE N86°43'03"W 1041.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.76 ACRES (33.298 SQUARE FEET), MORE OR LESS.

2005-1082  
09-02-2005  
OWNER / DEVELOPER: JIM HENDREN, 1607 HWY 72 SE, GRAVETTE, ARKANSAS 72736  
ENGINEERS & SURVEYORS: CRAFTON TULL & ASSOCIATES, INC., 901 N. 47TH ST., SUITE 200, ROGERS, ARKANSAS 72756

REVISIONS table with columns: DATE, BY, DESCRIPTION. Includes a 'REGISTERED PROFESSIONAL LAND SURVEYOR' seal for Alvin G. Harris, No. 931, and a 'REGISTERED PROFESSIONAL SURVEYOR' seal for Jim Hendren, No. 931. Also includes a 'DRAWN' table with columns: DRAWN, DATE, PROJECT NO., SHEET NO.