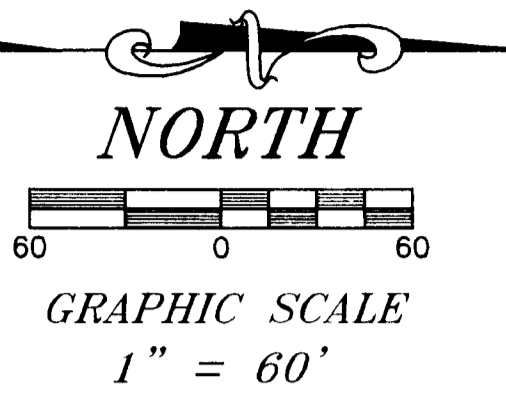
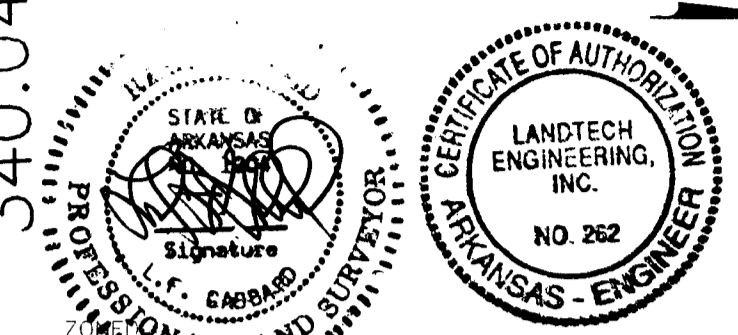


B.M.1: ALUMINUM DISK IN THE TOP OF EXISTING INLET ELEVATION=1313.07
 B.M.2: ALUMINUM DISK IN THE TOP OF EXISTING INLET ELEVATION=1310.99
 LOT #54 SHALL BE DEEDED FEE SIMPLE TO CITY OF SPRINGDALE
 WATER AND SEWER COMMISSION.



CURVE #	RADIUS	LENGTH	TANGENT	DELTA
R.C.1	202.00'	135.06'	70.16'	38°18'34"
R.C.2	75.00'	117.81'	50.13'	38°17'50"
R.C.3	75.00'	50.13'	26.04'	30°01'57"
R.C.4	50.00'	78.57'	50.03'	50°03'35.09"
R.C.5	75.00'	65.64'	35.09'	30°08'33.59"

Curve #	Length	Radius	Delta
C1	61.01	178.02	19.64
C2	60.84	177.00	19.69
C3	39.27	25.00	90.00
C4	7.38	25.00	16.91
C5	13.65	25.00	31.28
C6	64.13	50.00	73.49
C7	44.19	50.00	50.64
C8	68.72	50.00	78.75
C9	64.13	50.00	73.49
C10	13.65	25.00	31.28
C11	7.38	25.00	16.91
C12	39.27	25.00	90.00
C13	31.28	100.00	17.92
C14	48.32	100.00	27.69
C15	67.53	100.00	38.69
C16	9.95	100.00	5.70
C17	70.64	100.62	40.22
C18	40.03	50.00	45.87
C19	40.03	50.00	45.87
C20	24.81	50.00	28.43
C21	58.13	50.00	66.61
C22	8.70	50.00	9.97
C23	9.44	100.00	5.41
C24	50.06	100.00	28.68
C25	28.32	100.00	16.05
C26	38.60	25.00	88.47
C27	28.47	227.00	7.19
C28	62.59	227.00	15.60
C29	60.72	227.00	15.33
C30	39.94	25.00	91.53
C31	78.54	50.00	90.00
C32	30.08	45.00	38.30
C33	39.28	25.00	90.03
C34	43.76	50.00	50.14

S89°17'49"W 660.00'

M₂ 1,91.68'

CITY OF BETHEL HEIGHTS

LEGEND

- | | | | |
|--|--------------------------------|--|-----------------------------|
| | EX CONCRETE MONUMENT | | WATER TEE |
| | SET CONCRETE MONUMENT | | WATER VALVE |
| | COTTON PICKER SPINDEL | | SINGLE WATER METER |
| | SET IRON PIN | | DOUBLE WATER METER |
| | FOUND IRON PIN | | SANITARY SEWER MAIN |
| | FOUND PIPE | | SANITARY SEWER MANHOLE |
| | SET P.K. NAIL / RAILROAD SPIKE | | SANITARY SEWER SERVICE |
| | FOUND RAIL ROAD SPIKE | | STORM SEWER |
| | WATER MAIN | | STORM SEWER DROP INLET |
| | FIRE HYDRANT | | STREET LIGHT (6,800 Lumens) |

ABBREVIATIONS

- | | |
|-------|---------------------|
| EX | Existing |
| FF | Finished Floor |
| R/W | Right of Way |
| SD | Standard |
| Std | Standard |
| (TYP) | Typical |
| UE | Utility Easement |
| DE | Drainage Easement |
| SE | Sewer Easement |
| SB | Setback |
| AE | Access Easement |
| PE | Pedestrian Easement |

NOTES:

- THIS PROPERTY IS WITHIN THE 100 YEAR FLOOD PLAIN ZONE A AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL #05007C0252 E DATED SEPTEMBER 18, 1991.
- SIDEWALKS WILL BE REQUIRED AS LOTS ARE DEVELOPED. SIDEWALKS SHALL BE BUILT 1' FROM THE RIGHT-OF-WAY LINE AND 5' WIDE.
- ALL RESIDENTIAL LOTS ARE TO BE SINGLE FAMILY RESIDENTS.
- TOTAL LOTS: 53
- THE PROPERTY IS ZONED SF-3.
- ALL RADII ARE 25' UNLESS NOTED OTHERWISE.
- ALL STREETS HAVE 50' RIGHT OF WAYS.
- NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

LOT 32: L1= 16.76' N 04°43'21" E
 LOT 32: L2= 29.79' N 79°09'10" E

BUILDING SETBACK SF-3
 FRONT 30 FEET (UNLESS OTHERWISE SHOWN)
 SIDE 8 FEET (UNLESS OTHERWISE SHOWN)
 REAR 20 FEET (UNLESS OTHERWISE SHOWN)

Professional Land Planners
Landtech Engineering, Inc.
 120 W. Emma Ave.
 Springdale, Arkansas 72765
 Telephone: (479) 756-2772

FERN'S VALLEY SUBDIVISION FINAL PLAT

Drawn By: TJL	SCALE: NONE	DATE: SEPT 2007	SURVEY DATE:
Design By: W.O.# 03042	DRAWING: 03042MOD.DWG	F.B.	
Checked By:	DATE OF APPROVAL:	Sheet 2 of 2	