NOTES:

1. Developer And Or Builder To Clean All Easements.
- All Driveways Are Not To Exceed 7.0% Slope.
- All Distances Along Curves Are Chord Lengths.
- All Lot Line Return Radii 25' Unless Noted Otherwise.
- Basis Of Bearings: N02°25'27"E Along the W Line of the NW 1/4 Of the SW1/4 Of Section 33, T-18-N, R-30-W According To Survey, Doc. 2006-00016983
- 2248± L.F. Of Public Street (50' Right-of-way)
- No Fences Shall Be Constructed Within Any Drainage Easement.
- Sidewalks Shall Be Constructed By Lot Builders And In Accordance With City Of Springdale's Minimum Standards.
- Lots 6, 7, And 17-27 Shall Not Have Access From 56th Street
- FLOOD INFORMATION: Based Upon Review Of FEMA Firm: Washington County, Arkansas And Incorporated Areas, Map Number 05143C0055F, Revised Date May 16, 2008 And By Graphic Plotting Only, The Subject Property Are Determined To Be Located Within Zone "X" Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

ZONING CLASSIFICATION: SF-2

- Front Yard Setbacks = 30'
  Back Yard Setbacks = 20'
  Side Yard Setbacks = 8'

RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT

The right-of-way as shown on this plat is donated to the public for public use. The easements as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easement shall be provided.

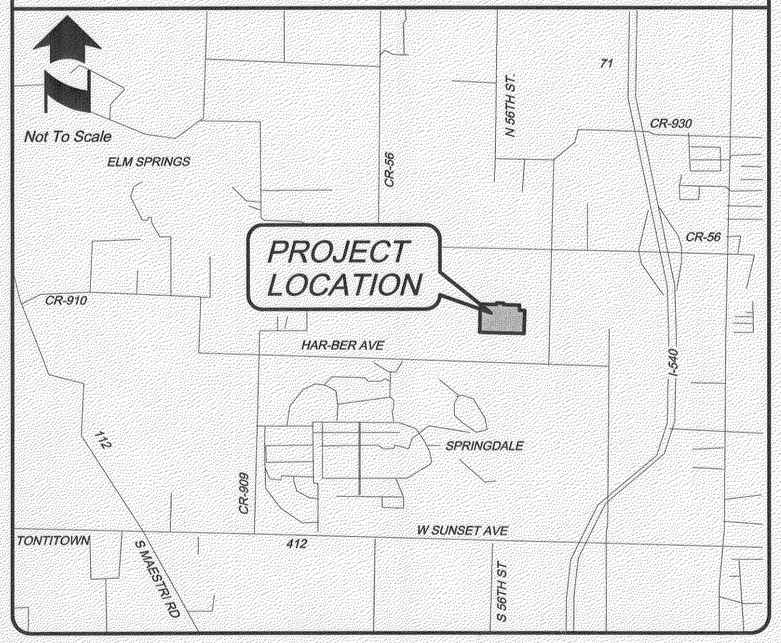
Parcels # 815-36233-100, # 815-36226-001, And # 815-29801-116

Boundary Description:

Part Of The Northeast Quarter Of The Southeast Quarter Of Section 32, Part Of The Northwest Quarter Of The Southwest Quarter And Part Of The Southwest Quarter Of The Northwest Quarter Of Section 33, All In Township 18 North, Range 30 West, Of The Fifth Principal Meridian, Washington County, Arkansas, Being More Particularly Described As Follows:

Beginning At The Northwest Corner Of Said Northwest Quarter Of The Southwest Quarter Of Section 33; Thence North 02°41'49" East, 36.54 Feet; Thence South 87°18'11" East, 165.67 Feet; Thence North 02°25'32" East, 96.40 Feet; Thence South 87°34'28" East, 75.00 Feet; Thence South 02°25'32" West, 20.00 Feet; Thence 7.85 Feet Along The Arc Of A Non-Tangent Curve To The Left Having A Radius Of 5.00 Feet And A Chord Bearing And Distance Of South 47°25'33" West, 7.07 Feet; Thence South 02°25'32" West, 94.54 Feet; Thence South 87°34'28" East, 111.33 Feet; Thence South 86°48'23" East, 212.64 Feet; Thence South 02°45'31" West, 11.83 Feet; Thence North 87°21'45" West, 17.20 Feet; Thence South 02°25'32" West, 125.01 Feet; Thence South 87°31'37" East, 123.18 Feet; Thence South 02°42'51" West, 547.07 Feet; Thence North 87°11'44" West, 662.95 Feet To A Point On The West Line Of Said Northwest Quarter Of The Southwest Quarter; Thence North 87°00'40" West, 380.39 Feet; Thence North 02°31'13" East, 669.80 Feet; Thence South 87°00'36" East, 379.27 Feet To The Point Of Beginning, Containing 16.17 Acres, More Or Less.

VICINITY MAP



Filing Block

Surveyor's Declaration

I Hereby Declare That I Have This Day Completed A Survey Of The Herein Described Property, Situated In Washington County, Arkansas. The Property Lines And Corner Monuments Are, To The Best Of My Knowledge And Ability, Correctly Established.

Keith A. Sikes, AR P.L.S. #1507 — Date: 9/11/08

Resolution:

I ,Kevin Riggins Have The Authority To Execute The Certificate Of Transmittal, Ownership, And Ordinance.

Kevin Riggins — Date: 9/11/08

Certificate Of 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 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 _____, 2008.

Kevin Riggins — Date: 9/11/08

State Of Arkansas, County Of Washington,
Sworn And Subscribed Before Me This 11th Day Of Sept, 2008.

Notary Public: Rizzel Teague

My Commission Expires: 05-07-13

OFFICIAL SEAL
RIZZEL L. TEAGUE
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 05-07-13

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
Acceptance Of Dedications	9/15/08	Denise Pearce, City Clerk
	9-15-08	Jerre M. Van Hoose, Mayor
Acceptance Of Recording	12/02/08	Secretary, Planning
Commission	8/13/08	Rick Barrows, Chairman, Planning Commission
Water And Sewer	9/12/08	Engineer, Springdale Water Utilities
Street And Drainage	9/15/08	Director, Planning And Community Development Division

PARKER'S PLACE, PHASE I

Lots 1 Thru 44, A Residential Subdivision

PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4, SECTION 33, AND PART OF THE NE 1/4 OF THE SE 1/4, SECTION 32, ALL IN T-18-N, R-30-W OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

Doc ID: 012482710002 Type: REL
Recorded: 09/15/2008 at 12:14:22 PM
Fee Amt: Page 1 of 2
Washington County, AR
Bette Stamps Circuit Clerk
File 0023-00000351

Revision	By	Date
Revised Per City Comments	CLD	8-15-08
Benchmark Data And Temp. Esmt.		
Added Per City Comments	CLD	9-11-08

Owner And Developer
RIGGINS CONSTRUCTION
Kevin Riggins
700 West Emma
Springdale, AR 72764

CERTIFICATE OF AUTHORIZATION — MORRISON-SHIPLEY ENGINEERS, INC. No. 281 — ARKANSAS-ENGINEER

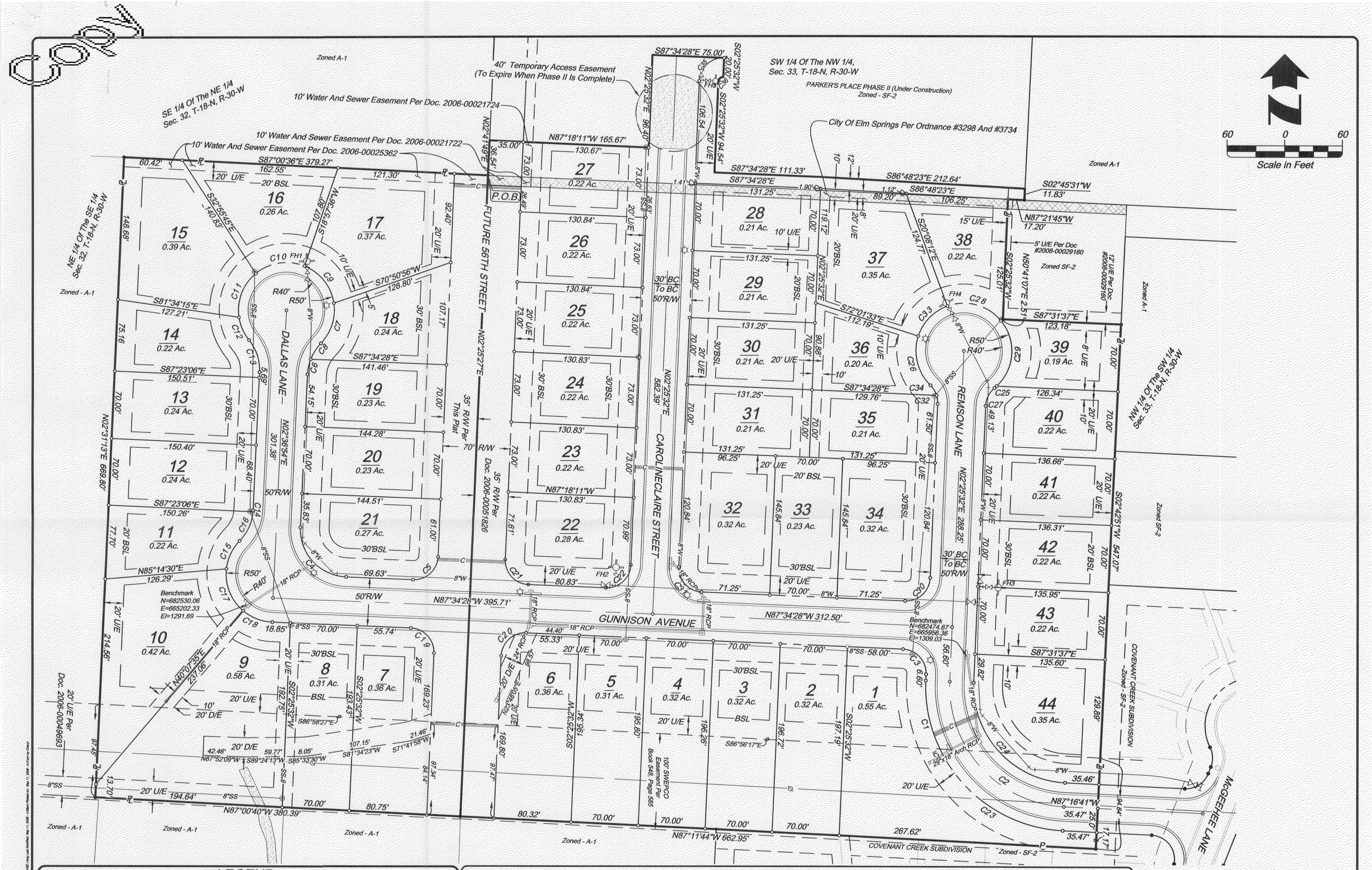
MORRISON SHIPLEY
ENGINEERS ■ SURVEYORS
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS NO. 1507 — SIGNATURE — KEITH A. SIKES — 9/11/08

Final Plat	
PARKER'S PLACE, PHASE I	
September 11, 2008	Sheet 1 of 2

93-351

RIG-01 [Drawing Name: K:\Data\Subdivision\Current Drawings\...\Plat1 10x36.dgn Plot1_PLAT.PHASE1.dwg Last Modified: Sep 11, 2008 - 12:06pm Plotted on: Sep 11, 2008 - 12:06pm by Chad]



LEGEND

Property Line	Curb Inlet Or Junction Box
Right-of-Way	Flared End Section
Easement	18" RCP — Storm Drain W/Size&Type
Building Setback	8"SS — Sanitary Sewer Line W/Size
Found Rebar	Sanitary Sewer Manhole
Set Rebar	8"W — Water Line W/Size
U/E Utility Easement	Fire Hydrant
D/E Drainage Easement	Water Valve
C Conduits	
Light Pole	

CURVE TABLE

Curve	Length	Radius	Delta Angle	Tangent	Chord Direction	Chord
C1	76.70	150.00	29°17'45"	39.21	S12°13'21"E	75.86
C2	195.70	125.00	89°42'13"	124.35	N42°25'35"W	176.32
C3	39.27	25.00	90°00'00"	25.00	S42°34'28"E	35.36
C4	78.71	50.00	90°11'22"	50.17	S42°28'47"E	70.83
C5	39.27	25.00	90°00'04"	25.00	N47°25'29"E	35.36
C6	16.14	50.00	18°29'27"	8.14	S11°51'37"W	16.07
C7	45.79	50.00	52°28'17"	24.64	N17°47'20"E	44.21
C8	20.00	50.00	22°55'08"	10.14	S32°33'54"W	19.87
C9	51.81	50.00	59°22'00"	28.50	N38°07'49"W	49.52
C10	53.92	50.00	61°47'32"	29.92	S81°17'25"W	51.35
C11	51.31	50.00	58°47'57"	28.17	S20°59'41"W	49.09
C12	26.52	50.00	30°23'23"	13.58	S23°35'59"E	26.21

CURVE TABLE

Curve	Length	Radius	Delta Angle	Tangent	Chord Direction	Chord
C13	36.14	50.00	41°24'35"	18.90	N18°05'24"W	35.36
C14	1.60	50.00	1°49'44"	0.80	N03°31'46"E	1.60
C15	33.08	50.00	37°54'18"	17.17	S25°04'19"W	32.48
C16	34.54	50.00	39°34'51"	17.99	N24°14'03"E	33.86
C17	48.86	50.00	55°59'35"	26.58	S21°52'38"E	46.94
C18	33.11	50.00	37°56'26"	17.19	S68°50'38"E	32.51
C19	39.27	25.00	89°59'53"	25.00	N42°34'32"W	35.35
C20	39.27	25.00	90°00'04"	25.00	S47°25'29"W	35.36
C21	39.27	25.00	89°59'53"	25.00	S42°34'32"E	35.35
C22	39.27	25.00	90°00'00"	25.00	N47°25'32"E	35.36
C23	158.15	150.00	60°24'26"	87.32	S57°04'27"E	150.92
C24	156.56	100.00	89°42'13"	99.48	S42°25'35"E	141.06

CURVE TABLE

Curve	Length	Radius	Delta Angle	Tangent	Chord Direction	Chord
C25	3.23	50.00	3°42'12"	1.62	N48°45'48"E	3.23
C26	55.62	50.00	63°44'19"	31.09	S13°53'42"E	52.80
C27	21.03	25.00	48°11'23"	11.18	S26°31'13"W	20.41
C28	61.80	50.00	70°49'20"	35.55	N74°43'33"W	57.94
C29	75.25	50.00	86°13'35"	46.81	N03°47'55"E	68.34
C30	39.27	25.00	90°00'00"	25.00	N47°25'32"E	35.36
C31	39.27	25.00	90°00'00"	25.00	S42°34'28"E	35.36
C32	8.67	25.00	19°51'57"	4.38	N07°30'27"W	8.62
C33	45.28	50.00	51°53'20"	24.33	S43°55'07"W	43.75
C34	12.36	25.00	28°19'26"	6.31	N31°36'08"W	12.23
C35	39.27	25.00	90°00'00"	25.00	S47°25'32"W	35.36
C36	7.85	5.00	89°59'57"	5.00	S47°25'33"W	7.07

FIRE HYDRANT COORDINATES

FH1	N 682889	E 665266
FH2	N 682553	E 665588
FH3	N 682547	E 665972
FH4	N 682835	E 665938
FH5	N 683082	E 665680

Final Plat

PARKER'S PLACE, PHASE I

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