

NOTES

- 1. Developer And Or Builder To Clean All Easements.
- 2. All Driveways Are Not To Exceed 15.0% Slope.
- 3. All Distances Along Curves Are Arc Lengths.
- 4. All Lot Line Return Radii 25' Unless Noted Otherwise.
- 5. No Fences Shall Be Constructed Within Any Drainage Easement.
- 6. Sidewalks Shall Be Constructed By Lot Builders And In Accordance With City Of Springdale's Minimum Standards.
- 7. Lots 45, 46, 55-59 Shall Not Have Access From 56th Street. Lots 81-82 Shall Not Have Access From Oak Grove Road.
- 8. 1,677± L.F. Of Public Street (50' Right-of-way)
- 9. Variance B09-23, Modification Of Street Typical Section.
- 10. Waiver W09-12, Deletion Of Street Improvements For Oak Grove Road.

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.

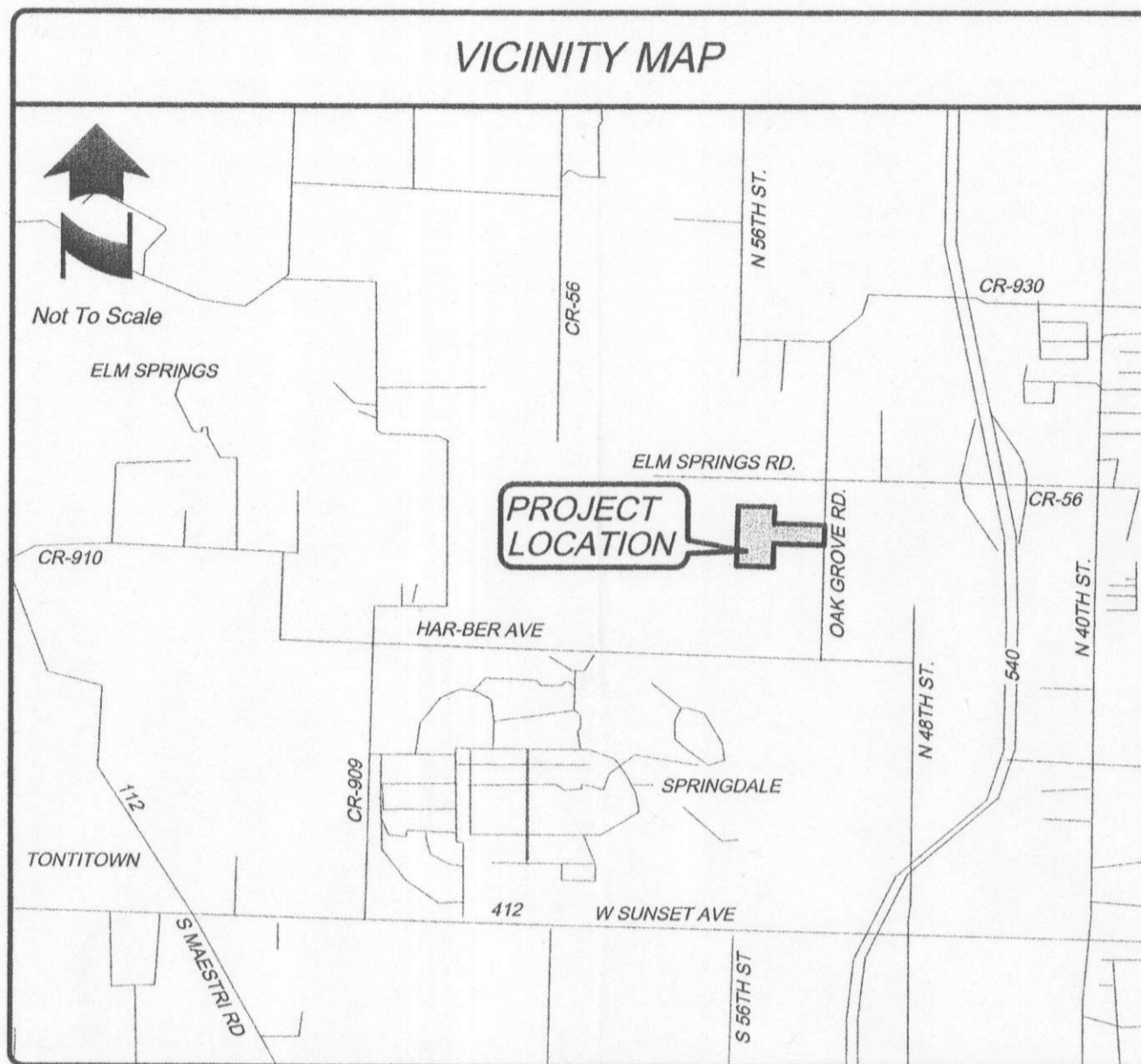
SURVEYOR'S NOTES:

Basis of Datum: Bearings and Coordinates shown hereon are referenced to the NAD83 Datum, Arkansas, North Zone Grid System, per G.P.S. observations using NGS-OPUS. Elevations are NAVD88, referenced to found monuments per Parker's Place, Phase I. Convergence Angle at the P.O.B. is -1°16'32"

Every document reviewed and considered as a part of this survey is noted hereon. Surveyor has made no investigation or independent search for easements or other encumbrances or facts that an accurate and current title search would disclose. There may exist other documents of record or facts affecting this parcel.

Subsurface or environmental conditions were not examined or considered as a part of this survey.

Flood Information: Based Upon Review Of FEMA Firm: Washington County, Arkansas And Incorporated Areas, Map Number 05143C0055F, Revised Date May 16, 2008 And By Graphical Plotting Only, Portions Of The Subject Property Are Determined To Be Located Within Zone "A". Surveyor Makes No Statements Regarding The Probability Of Flooding



Survey Description, Parent Tract:

Part Of The Southwest Quarter Of The Northwest Quarter Of Section 33, Township 18 North, Range 30 West Of The Fifth Principal Meridian, Washington County, Arkansas, Being A Portion Of Tract 1, As Shown On Plat Record 2006-16984; Tract 'c' As Shown On Plat Record 2007-43832 And A Portion Of Phase 1 Of Parker's Place Subdivision As Shown On Plat Record 0023-00000351, More Particularly Described As:

Commencing At A 1/2" Rebar With Cap Stamped 'PS 1558' For The Southwest Corner Of Said Southwest Quarter Of The Northwest Quarter; Thence North 2°40'26" East 36.54 Feet To A 1/2" Rebar With Cap Stamped 'PS 1339' And The Point Of Beginning; Thence Continuing North 02°40'26" East 864.98 Feet To A 1/2" Rebar With Cap Stamped 'PS 1369'; Thence South 87°38'59" East 560.81 Feet To A 1/2" Rebar With Cap Stamped 'PS 1339'; Thence South 02°44'09" West 247.66 Feet To A 1/2" Rebar With Cap Stamped 'PS 1339'; Thence South 87°13'03" East 763.61 Feet; Thence South 02°40'26" West 307.07 Feet; Thence North 87°25'13" West 763.94 Feet To A 1/2" Rebar; Thence South 02°44'09" West 347.02 Feet To A 1/2" Rebar With Cap Stamped 'PS 1369'; Thence North 87°21'45" West 17.20 Feet To A 1/2" Rebar; Thence North 86°48'23" West 195.45 Feet To A 1/2" Rebar; Thence North 87°34'28" West 131.18 Feet To A 1/2" Rebar; Thence North 2°25'32" East 106.69 Feet To A 1/2" Rebar With Cap Stamped 'PS 1339'; Thence 39.27 Feet Along A Curve To The Right Having A Radius Of 25.00 Feet And A Central Angle Of 90°00'00" To A 1/2" Rebar With Cap Stamped 'PS 1339'; Thence North 87°34'28" West 75.00 Feet To A 1/2" Rebar With Cap Stamped 'PS 1339'; Thence South 2°25'32" West 96.29 Feet To A 1/2" Rebar; Thence North 87°18'11" West 165.85 Feet To The Point Of Beginning, Containing 16.72 Acres, More Or Less, Subject To Any Easements Or Rights-of-way Of Record Or Fact.

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.

Mark A. Gray, AR. P.S. #1339 Date: 5-12-10

Certification 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 Is In Order Having Been Approved By The City Attorney On May 11, 2010.

Kevin Riggins Date: May 14 2010

STATE OF ARKANSAS
COUNTY OF WASHINGTON, SWORN AND SUBSCRIBED BEFORE ME

This 14th Day Of May, 2010.

Notary Public Rizzel Teague

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.

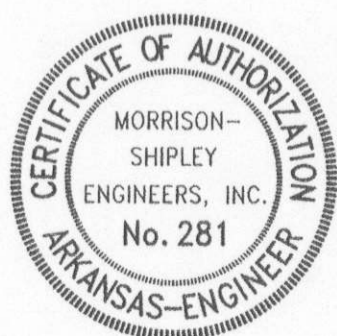
	Date	Signature
Acceptance Of Dedications	5-14-10	Denise Pearce City Clerk
Approval For Recording		Ray Sprouse Mayor
Commission		Secretary, Planning
Water And Sewer	5/10/10	R. P. Rizzel Engineer, Springdale Water Utilities
Streets And Drainage	6/3/10	Patricia Christie Director, Planning And Community Development Division

PARKER'S PLACE, PHASE II

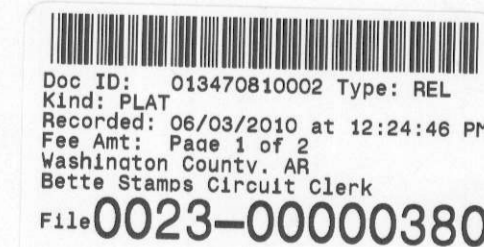
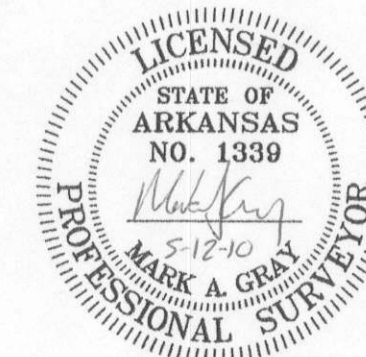
Lots 45 Thru 89, A Residential Subdivision
And A Replat Of Outlot, Phase I

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

Owner And Developer
RIGGINS CONSTRUCTION, INC.
RETIREMENT TRUST AND KEVIN AND
KARI RIGGINS FAMILY TRUST
700 West Emma
Springdale, AR 72764

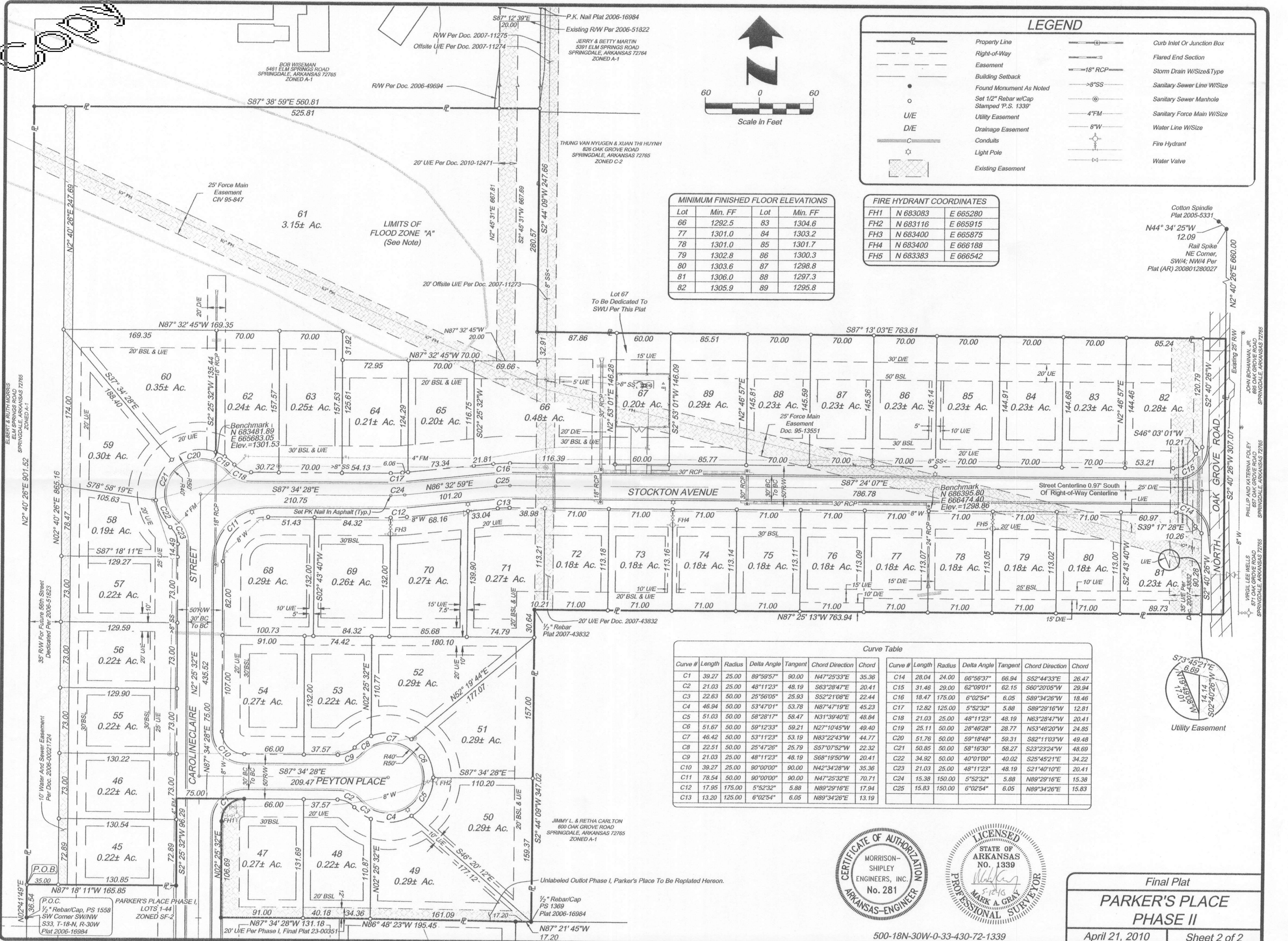


2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com



Final Plat	
PARKER'S PLACE PHASE II	
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73-380



LEGEND

	Property Line		Curb Inlet Or Junction Box
	Right-of-Way		Flared End Section
	Easement		Storm Drain W/Size&Type
	Building Setback		Sanitary Sewer Line W/Size
	Found Monument As Noted		Sanitary Sewer Manhole
	Set 1/2" Rebar w/Cap Stamped 'P.S. 1339'		Sanitary Force Main W/Size
	Utility Easement		Water Line W/Size
	Drainage Easement		Fire Hydrant
	Conduits		Water Valve
	Light Pole		
	Existing Easement		

MINIMUM FINISHED FLOOR ELEVATIONS

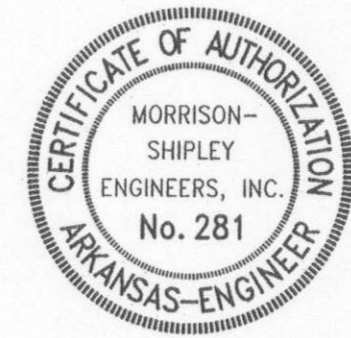
Lot	Min. FF	Lot	Min. FF
66	1292.5	83	1304.6
77	1301.0	84	1303.2
78	1301.0	85	1301.7
79	1302.8	86	1300.3
80	1303.6	87	1298.8
81	1306.0	88	1297.3
82	1305.9	89	1295.8

FIRE HYDRANT COORDINATES

FH1	N 683083	E 665280
FH2	N 683116	E 665915
FH3	N 683400	E 665875
FH4	N 683400	E 666188
FH5	N 683383	E 666542

Curve Table

Curve #	Length	Radius	Delta Angle	Tangent	Chord Direction	Chord
C1	39.27	25.00	89°59'57"	90.00	N47°25'33"E	35.36
C2	21.03	25.00	48°11'23"	48.19	S63°28'47"E	20.41
C3	22.63	50.00	25°56'05"	25.93	S52°21'08"E	22.44
C4	46.94	50.00	53°47'01"	53.78	N87°47'19"E	45.23
C5	51.03	50.00	58°28'17"	58.47	N31°39'40"E	48.84
C6	51.67	50.00	59°12'33"	59.21	N27°10'45"W	49.40
C7	46.42	50.00	53°11'23"	53.19	N83°22'43"W	44.77
C8	22.51	50.00	25°47'26"	25.79	S57°07'52"W	22.32
C9	21.03	25.00	48°11'23"	48.19	S68°19'50"W	20.41
C10	39.27	25.00	90°00'00"	90.00	N42°34'28"W	35.36
C11	78.54	50.00	90°00'00"	90.00	N47°25'32"E	70.71
C12	17.95	175.00	5°52'32"	5.88	N89°29'16"E	17.94
C13	13.20	125.00	6°02'54"	6.05	N89°34'26"E	13.19
C14	28.04	24.00	66°56'37"	66.94	S52°44'33"E	26.47
C15	31.46	29.00	62°09'01"	62.15	S60°20'05"W	29.94
C16	18.47	175.00	6°02'54"	6.05	S89°34'26"W	18.46
C17	12.82	125.00	5°52'32"	5.88	S89°29'16"W	12.81
C18	21.03	25.00	48°11'23"	48.19	N63°28'47"W	20.41
C19	25.11	50.00	28°46'28"	28.77	N53°46'20"W	24.85
C20	51.76	50.00	59°18'48"	59.31	S82°11'03"W	49.48
C21	50.85	50.00	58°16'30"	58.27	S23°23'24"W	48.69
C22	34.92	50.00	40°01'00"	40.02	S25°45'21"E	34.22
C23	21.03	25.00	48°11'23"	48.19	S21°40'10"E	20.41
C24	15.38	150.00	5°52'32"	5.88	N89°29'16"E	15.38
C25	15.83	150.00	6°02'54"	6.05	N89°34'26"E	15.83



Final Plat
PARKER'S PLACE
 PHASE II
 April 21, 2010 Sheet 2 of 2

500-18N-30W-0-33-430-72-1339