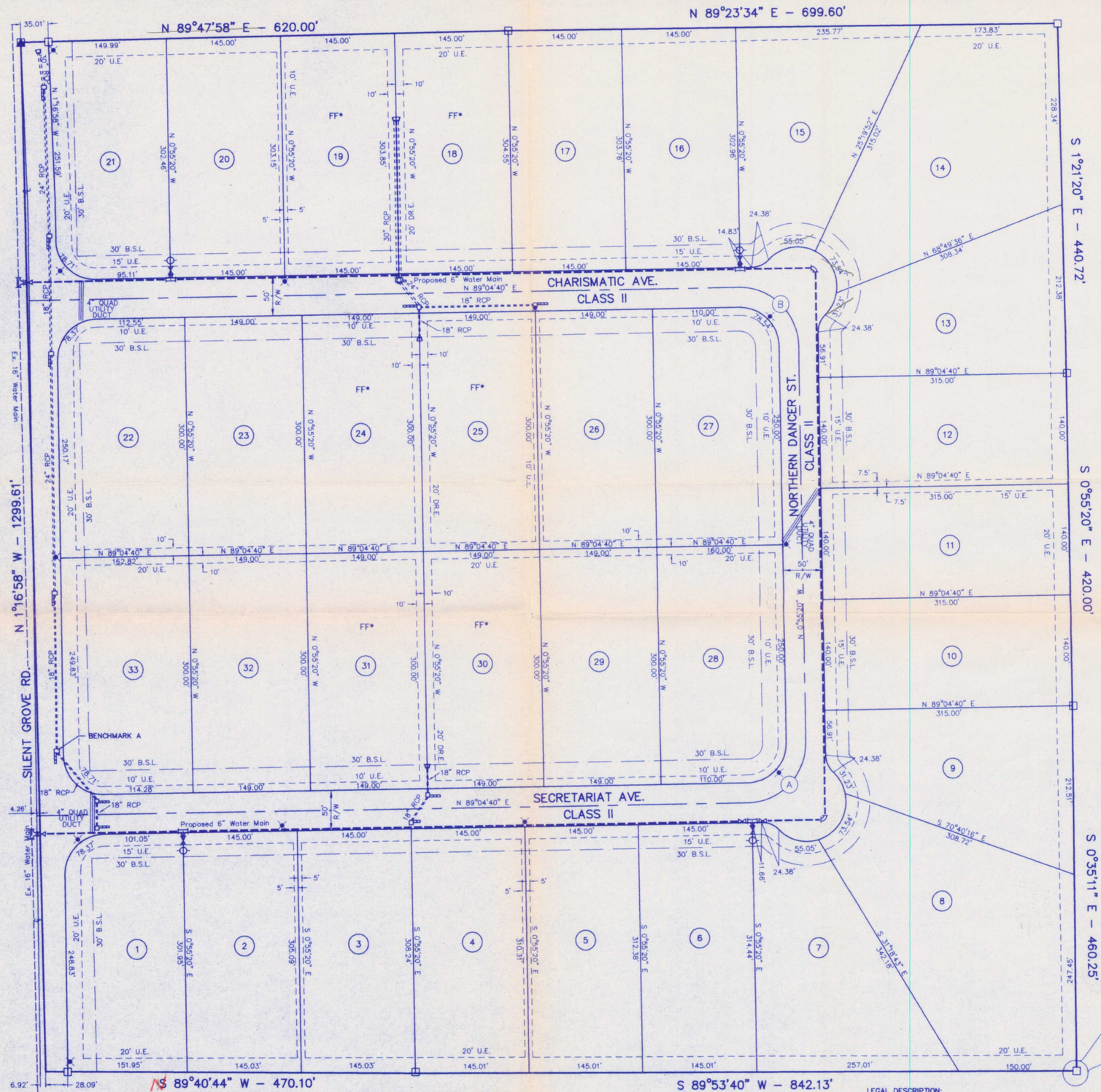
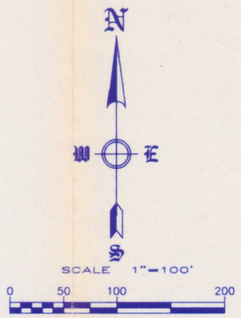
P4-18



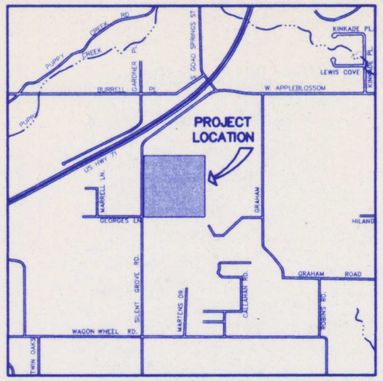

SURVEYOR/ENGINEER:
Engineering Services, Inc.
1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72764

ZONING: R-1

ACREAGE: 39.72 Acres

PROPOSED USE: Residential Subdivision

NO. OF LOTS: 33




## VICINITY MAP

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 |
|---|---|---|
| STREETS AND DRAINAGE | 7/9/01 | Patsy Christie, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DIVISION |
| WATER AND SEWER | 7/13/01 | Kurt Fulbright, WATER & SEWER SUPERINTENDENT |
| APPROVAL FOR RECORDING | 7/16/01 | Ted Belmonte, SECRETARY, PLANNING COMMISSION |
| | 7/16/01 | David Powers, CHAIRMAN, PLANNING COMMISSION |
| ACCEPTANCE OF DEDICATIONS | 7/17/01 | Denise Pearce, CITY CLERK |
| | 7-17-01 | Jim Lee Van Hoose, MAYOR |

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(s) 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 5-22-01.

OWNER/DEVELOPER:
Belmont Estates L.L.C.
700 W. Emma Ave.
Springdale, Arkansas 72764

Tim Graham, Member — SIGNATURE — 7/16/01 DATE

RESOLUTION: Resolved that Tim Graham is hereby authorized to execute the Certificate of Ownership and Dedication as shown on this Final Plat.

CERTIFICATE: I, Tim Graham, do hereby certify that the foregoing is a true and correct copy of the resolution unanimously adopted at a meeting of the Board of Directors of said corporation on the 10th day of May, 2001, at which a quorum of the Board was present.

DATE: 7/16/01 SIGNATURE:

ACCEPTANCE OF EASEMENTS:
Electric
Gas
Water & Sewer
Telephone
Television

NOTE:
This property is not within the 100 year Flood Zone as shown on the F.I.R.M. Map #05007C0164 E of Benton County, Arkansas, and Incorporated Areas dated September 18, 1991.

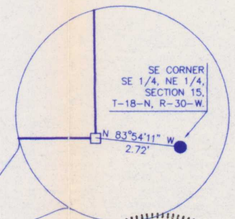
CERTIFICATE OF ACCURACY:
I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Springdale.

7-16-01 — DATE — REGISTERED LAND SURVEYOR — 1429 NO.

NOTES:
1) ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
2) ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
3) SIDEWALK SHALL BE PLACED BY THE INDIVIDUAL LOT OWNER AS REQUIRED BY CITY ORDINANCE, INCLUDING ALONG SILENT GROVE ROAD.
4) LOTS 1, 21, 22, AND 33 SHALL HAVE NO ACCESS FROM SILENT GROVE ROAD.
5) STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6,800 LUMENS. STREET LIGHTS ALONG SILENT GROVE ROAD TO BE A MINIMUM OF 11,000 LUMENS.
6) ALL MAILBOXES TO BE PLACED ALONG THE OUTSIDE OF STREETS, (STARTING ON SOUTH SIDE OF SECRETARIAT AVENUE)
*7) FINISH FLOOR ELEVATIONS FOR LOTS 18, 19, 24, 25, 30, & 31 TO BE DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO CITY OF SPRINGDALE FOR APPROVAL BEFORE ISSUANCE OF BUILDING PERMIT.

FILED FOR RECORD
At 10:40 O'Clock A M
JUL 20 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

BENCHMARK A = 1348.97




REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1429
SIGNATURE
PHILIP C. HUMBARD

## LEGEND

| | |
|---|---|
| EXISTING 16" WATER MAIN | DR.E. — DRAINAGE EASEMENT |
| EXISTING OVERHEAD POWER LINE | FOUND IRON PIN |
| EXISTING SANITARY SEWER LINE | FOUND COTTON PICKER SPINDLE |
| EXISTING LIGHT POLE | POWER POLE |
| EXISTING MANHOLE | CONCRETE MONUMENT |
| EXISTING WIRE FENCE | R/W — RIGHT-OF-WAY |
| EXISTING WOODEN FENCE | STREET LIGHT |
| U.E. — UTILITY EASEMENT | PROPOSED 6" WATER MAIN |

| ROAD CENTERLINE CURVE DATA | | | | |
|---|---|---|---|---|
| | R | Δ | T | L |
| Ⓐ | 75' | 90°00'00" | 55.0000' | 86.3938' |
| Ⓑ | 75' | 90°00'00" | 55.0000' | 86.3938' |

NOTE:
City of Springdale does not imply approval of the septic system. This approval must be obtained from the Benton County Health Office.

LEGAL DESCRIPTION:
A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Fifteen (15), Township Eighteen (18) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described as follows:

From a found iron pin at the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section Fifteen (15) run North 83°54'11" West – 2.72 feet to the POINT OF BEGINNING; thence South 89°53'40" West – 842.13; thence South 89°40'44" West – 470.10 feet; thence North 1°16'58" West – 1299.61 feet to a found cotton spindle; thence North 88°47'58" East – 620.00 feet; thence North 89°23'34" East – 699.60 feet; thence South 1°21'20" East – 440.72 feet; thence South 0°55'20" East – 420.00 feet; thence South 0°35'11" East – 460.25 feet to the POINT OF BEGINNING, containing 39.72 acres, more or less, and subject to Rights-of-Way and Easements.

ENGINEERING SERVICES INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

# FINAL PLAT
# BELMONT ESTATES
# SPRINGDALE, ARKANSAS

P4 18

| REVISION | DATE | DESCRIPTION |
|---|---|---|
| | | |

SCALE: 1"= 100'
DATE: JULY 2001
ENGINEER: BJH
DRAWN BY: JS
W.O. #: 00918

FINAL PLAT

G:\SUBD\Belmont Estates\00918-FinalPlat3.dwg Thu Jul 12 15:07:08 2001

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