20-179

# FINAL PLAT
# EAGLES NEST I
# A RESIDENTAL SUBDIVISION ADDITION
# GENTRY, ARKANSAS

LEGAL DESCRIPTION

Part of the NW 1/4 of the NW 1/4 of Section 10, T-18-N,R-33-W, Benton County,Arkansas, described as beginning at a point 790.65' S 89°59'53" W of the SE corner of said NW 1/4 of the NW 1/4; thence S 89°59'53" W 336.97'; thence N 00°36'39" E 222.75'; thence S 89°59'53" W 188.03'; thence N 00°36'39" E 164.25'; thence N 89°59'53" E 525.00'; thence S 00°36'39" W 387.00' to the point of beginning and containing 3.70 acres. Property is subject to the right of way of Pioneer Lane on the West side and a 20' access road on the north side as shown hereon.

**BASIS OF BEARINGS**

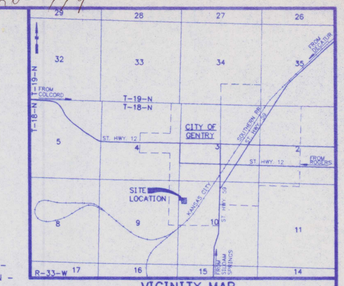
PLAT BY JOE B. JOHNSON, RLS #442

**ZONING**

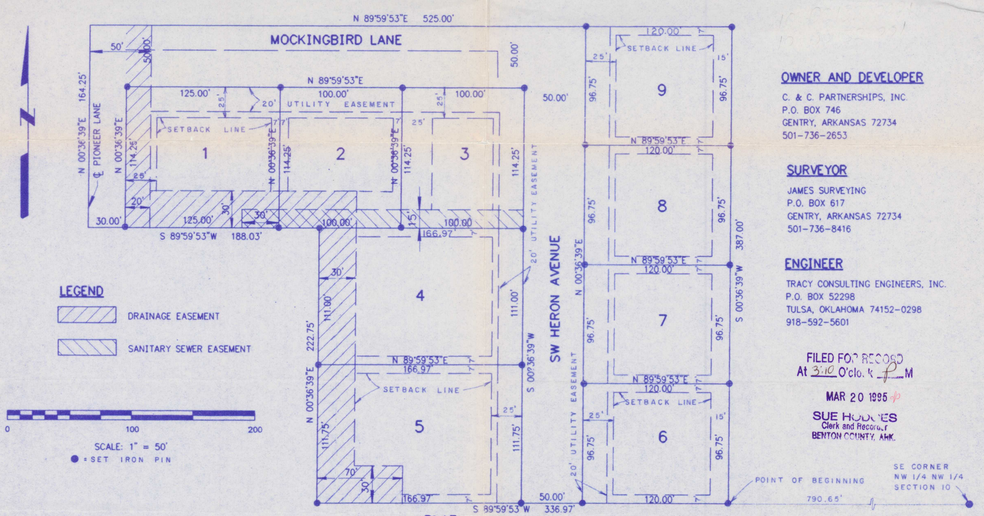
R-2 DUPLEX

**FLOOD ZONE CERTIFICATION**

THE HEREON DESCRIBED PROPERTY DOES LIE IN A ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN - AS SHOWN FLOOD INSURANCE RATE MAP NO. 0500700125 E, DATED SEPTEMBER 18, 1991.




**VICINITY MAP**
SCALE: 1" = 4000'




**LEGEND**

- DRAINAGE EASEMENT
- SANITARY SEWER EASEMENT

SCALE: 1" = 50'
● = SET IRON PIN

**PLAT**

**OWNER AND DEVELOPER**

C. & C. PARTNERSHIPS, INC.
P.O. BOX 746
GENTRY, ARKANSAS 72734
501-736-2653

**SURVEYOR**

JAMES SURVEYING
P.O. BOX 617
GENTRY, ARKANSAS 72734
501-736-8416

**ENGINEER**

TRACY CONSULTING ENGINEERS, INC.
P.O. BOX 52298
TULSA, OKLAHOMA 74152-0298
918-592-5601

FILED FOR RECORD
At 3:10 O'clock P M
MAR 20 1995
SUE HOUGHES
Clerk and Recorder
BENTON COUNTY, ARK.

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MARCH 10, 1995.

MICHAEL E. JAMES, L.S.
JAMES SURVEYING
P.O. BOX 617
GENTRY, ARKANSAS 72734
501-736-8416

STATE OF ARKANSAS No. 988 — MICHAEL E. JAMES — PROFESSIONAL LAND SURVEYOR

2/20/95
DATE

**ENGINEER'S CERTIFICATION**

I HEREBY CERTIFY THAT ALL ENGINEERING ACTIVATED ON THE PROJECT WERE PERFORMED WITH GOOD ENGINEERING PRACTICES AND IN COMPLIANCE WITH ALL KNOWN APPLICABLE STANDARDS.

RONALD G. TRACY, P.E.
TRACY CONSULTING ENGINEERS, INC.
P.O. BOX 52298
TULSA, OKLAHOMA 74152-0298
918-592-5601

REGISTERED PROFESSIONAL ENGINEER No. 3973 — RONALD G. TRACY

2-21-1995
DATE

**CERTIFICATION OF APPROVAL OF WATER MAIN AND SANITARY SEWER LINE EXTENSION**

I HEREBY CERTIFY THAT ALL UTILITY EASEMENTS AND WATER MAIN EXTENSION AND SANITARY SEWER LINE EXTENSION IMPROVEMENTS INSTALLED AND PLATTED IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE CITY OF GENTRY, ARKANSAS.

WATER AND WASTEWATER SUPERINTENDENT, CITY OF GENTY, ARKANSAS

3-20-95
DATE

**CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES**

I HEREBY CERTIFY THAT ALL STREETS, DRAINAGE, GRADING, AND UTILITY EASEMENTS AND OTHER IMPROVEMENTS INSTALLED AND PLATTED IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE CITY OF GENTRY, ARKANSAS.

DESIGNATED CITY OFFICIAL, CITY OF GENTRY, ARKANSAS

3-20-95
DATE

**CERTIFICATION OF APPROVAL OF BUILDING SET-BACK DIMENSIONS**

I HEREBY CERTIFY THAT ALL LOT BUILDING SET-BACK DIMENSIONS SHOWN AS PLATTED IN THIS SUBDIVISION FULLY MEETS THE REQUIREMENTS OF THE CITY OF GENTRY, ARKANSAS.

BUILDING INSPECTOR, CITY OF GENTRY, ARKANSAS

3-20-95
DATE

**CERTIFICATION OF PLANNING COMMISSION ACCEPTANCE**

THIS PLAT OF EAGLES NEST I ADDITION IS HEREBY APPROVED BY THE GENTRY PLANNING COMMISSION THIS 16 DAY OF Feb, 1995.

2-16-95
DATE

2-16-95
DATE

**CERTIFICATION OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE GENTRY CITY COUNCIL AT A MEETING HELD ON 13 DAY OF March, 1995

CHAIRMAN, CITY COUNCIL, CITY OF GENTRY, ARKANSAS

3-20-95
DATE

**CERTIFICATION OF CITY COUNCIL ACCEPTANCE**

THIS PLAT OF EAGLES NEST I ADDITION TO THE CITY OF GENTRY, ARKANSAS, IS HEREBY APPROVED AND ACCEPTED, THIS 13 DAY OF March, 1995, BY THE GENTRY CITY COUNCIL.

MAYOR, CITY OF GENTRY, ARKANSAS

3-20-95
DATE

CITY CLERK, CITY OF GENTRY, ARKANSAS

3-20-95
DATE

**OWNER'S AND DEVELOPER'S CERTIFICATION**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED AND DESCRIBED PROPERTY, AND DO HEREBY DEDICATE ALL STREET RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON FOR THE USE OF THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

C. & C. PARNTERSHIPS, INC.
P.O. BOX 745
GENTRY, ARKANSAS 72734
501-736-2653

MELVIN COX

3/20/95
DATE

DONALD COX under Power of Attorney dated 3-16-95

3/20/95
DATE

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN TO ME THIS 20 DAY OF March, 1995
MY COMMISSION EXPIRES 9/12/96 NOTARY PUBLIC

OFFICIAL SEAL
SALLY QUAM
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires Sept. 12, 1996

D:\CAD\ATBC\MAGNIFY\ PLOTTED 02/16/95 TUE 2:27 PM

CAD NO.