PC-97-92855 23L-104

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON FEBRUARY 1, 1997.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 965 — MICHEAL E. JAMES

SIGNATURE

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

DATE

CERTIFICATION OF CITY COUNCIL ACCEPTANCE

THIS PLAT OF EAGLES NEST ESTATES II ADDITION TO THE CITY OF GENTRY, ARKANSAS, IS HEREBY APPROVED AND ACCEPTED, THIS 21 DAY OF Oct, 1997, BY THE GENTRY CITY COUNCIL.

MAYOR, CITY OF GENTRY, ARKANSAS — DATE 10/21/97

~~CITY CLERK~~ Finance Director, CITY OF GENTRY, ARKANSAS — DATE 10-22-97

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 746
GENTRY, ARKANSAS 72734
501-736-2653

MELVIN COX — DATE 10-20-97

DONALD COX — DATE 10-20-97

STATE OF ARKANSAS
COUNTY OF BENTON

OFFICIAL SEAL
GAIL J. HENLINE
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires June 27, 2004.

SUBSCRIBED AND SWORN TO ME THIS 20 DAY OF October, 1997.
MY COMMISSION EXPIRES 6-27-2004 NOTARY PUBLIC

FILED FOR RECORD
At 3:40 O'Clock P M
OCT 22 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LINE	BEARING	DISTANCE
L 1	S 00°18'03"E	80.00'
L 2	N 00°17'33"E	10.47'
L 3	N 00°18'03"W	80.00'
L 4	N 00°17'33"E	80.00'
L 5	S 30°48'40"E	90.21'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	12° 56' 35"	275.00'	62.12'	31.19'	61.99'	N 24° 20' 23" W
C 2	17° 34' 02"	275.00'	84.32'	42.49'	83.99'	N 09° 05' 04" W
C 3	00° 34' 06"	325.00'	3.22'	1.61'	3.22'	N 30° 48' 40" W
C 4	15° 21' 00"	325.00'	87.07'	43.80'	86.81'	N 22° 33' 26" W
C 5	14° 16' 50"	325.00'	81.00'	40.71'	80.80'	N 07° 45' 08" W
C 6	00° 18' 40"	325.00'	1.76'	0.88'	1.76'	N 00° 27' 23" W
C 7	16° 27' 29"	275.00'	78.99'	39.77'	78.72'	S 22° 34' 56" E
C 8	14° 38' 44"	275.00'	70.29'	35.34'	70.10'	S 07° 01' 49" E
C 9	03° 42' 37"	325.00'	21.05'	10.53'	21.04'	S 28° 57' 21" E
C 10	15° 02' 23"	325.00'	85.31'	42.90'	85.07'	S 19° 34' 51" E
C 11	12° 21' 12"	325.00'	70.07'	35.17'	69.94'	S 05° 53' 03" E

BASIS OF BEARINGS

PLAT BY JOE B. JOHNSON, RLS #442

ZONING

R-1 SINGLE FAMILY

LEGAL DESCRIPTION

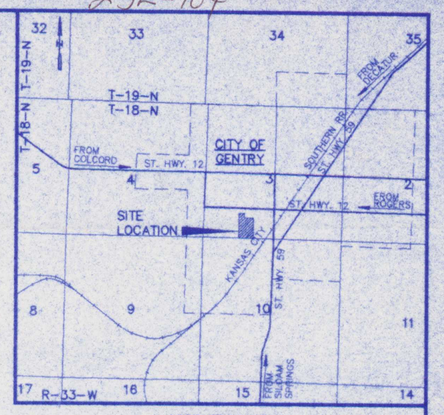
Part of the SE 1/4 of the SW 1/4 of Section 3, T-18-N, R-33-W, Benton County, Arkansas described as beginning at the SW corner of said SE 1/4 of the SW 1/4; Thence N 00°17'33" E 963.44; thence N 89°41'57" E 270.00'; thence S 00°18'03" E 80.00'; thence along the arc of a curve to the left with a radius of 275.00' a distance of 84.32'; thence N 89°41'57" E 282.74'; thence S 00°13'33" W 798.23'; thence S 89°28'43" W 568.21' to the point of beginning and containing 11.44 acres.

EASEMENTS AND SETBACKS

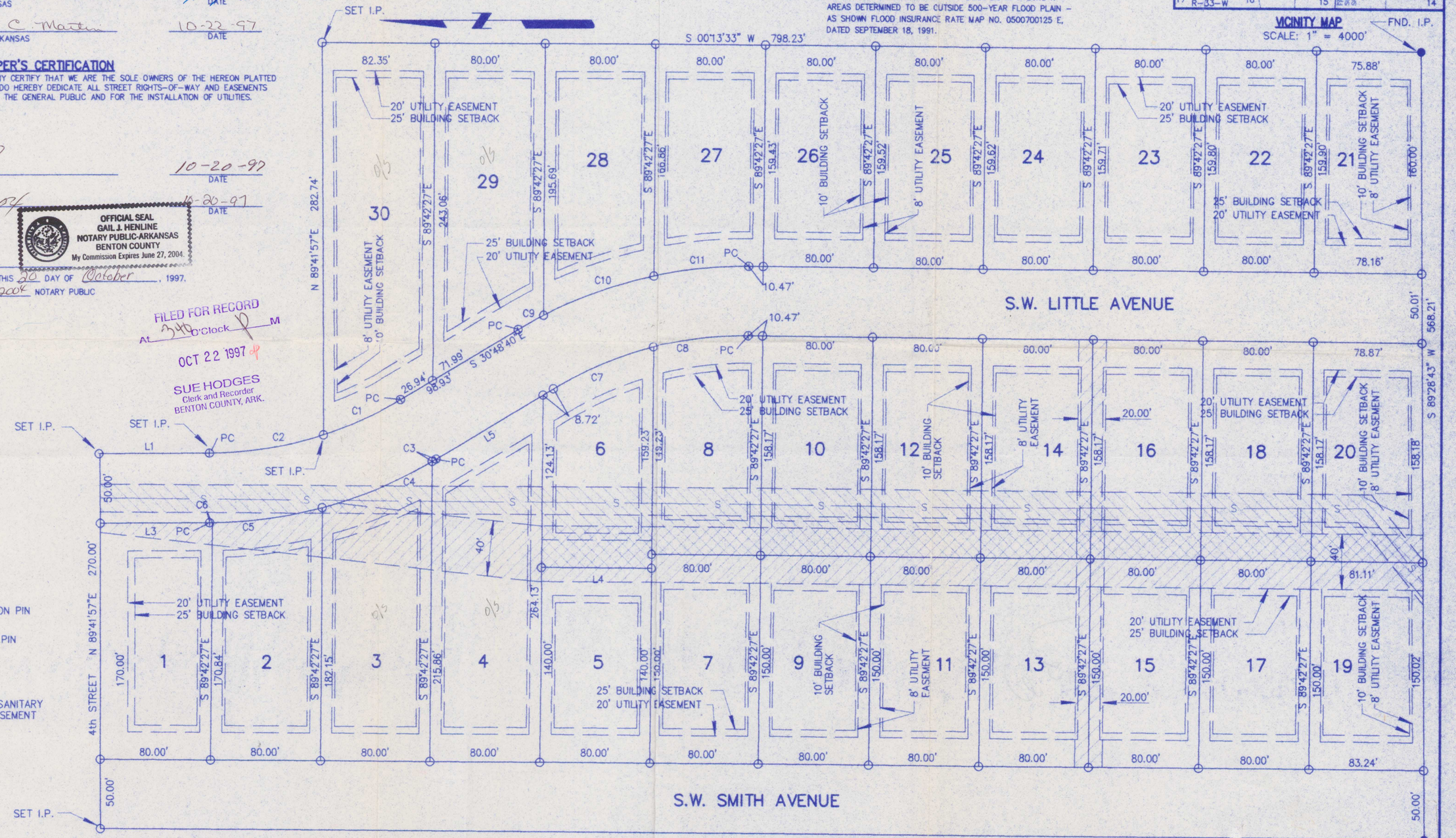
ALL LOTS HAVE A 25 FT. WIDE FRONT AND REAR BUILDING SET BACK.
ALL LOTS HAVE A 10 FT. WIDE SIDE SETBACK.
ALL LOTS HAVE A 20 FT. WIDE UTILITY EASEMENT AT THE FRONT AND REAR.
ALL LOTS HAVE AN 8 FT. WIDE UTILITY EASEMENT AT THE SIDES
A SANITARY SEWER EASEMENT IS AS INDICATED ON LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, AND 20.
A DRAINAGE EASEMENT IS AS INDICATED ON LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20.

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

- FOUND IRON PIN
- SET IRON PIN
- DRAINAGE EASEMENT
- EXISTING SANITARY SEWER EASEMENT

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

OWNER AND DEVELOPER

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

PLAT

0 100 200
GRAPHIC SCALE: 1" = 50'

10-00067-000
10-00067-002

FINAL PLAT
EAGLES NEST ESTATES II
GENTRY, ARKANSAS

SHEET 1 OF 2

CAD NO. C:\CAD\PLOT\94007TP1 PLOTTED 09/21/97 TIME 7:48 PM