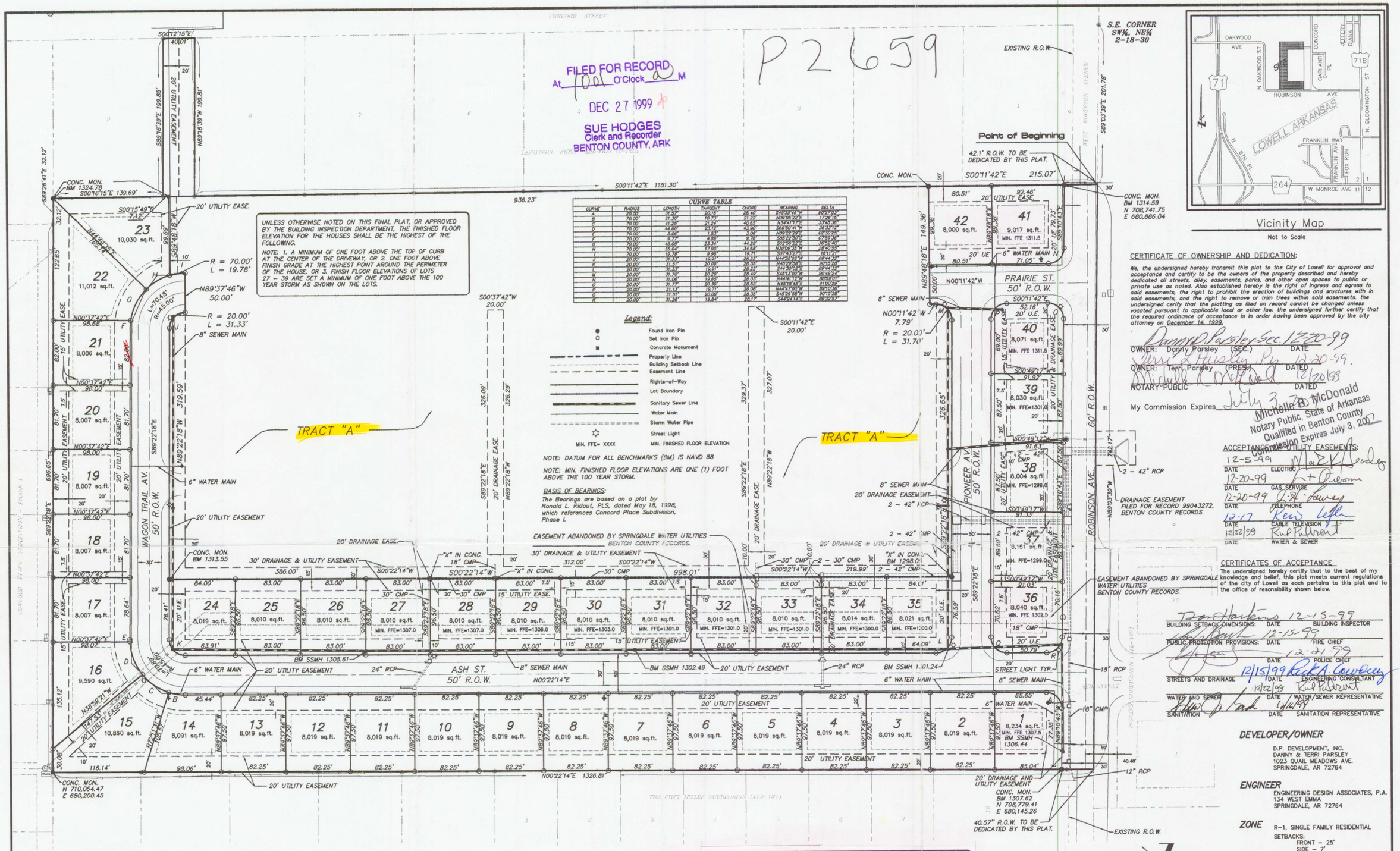
P2659

FILED FOR RECORD
At 1:00 O'Clock a M
DEC 27 1999
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK



UNLESS OTHERWISE NOTED ON THIS FINAL PLAT, OR APPROVED BY THE BUILDING INSPECTION DEPARTMENT, THE FINISHED FLOOR ELEVATION FOR THE HOUSES SHALL BE THE HIGHEST OF THE FOLLOWING.

NOTE: 1. A MINIMUM OF ONE FOOT ABOVE THE TOP OF CURB AT THE CENTER OF THE DRIVEWAY, OR 2. ONE FOOT ABOVE FINISH GRADE AT THE HIGHEST POINT AROUND THE PERIMETER OF THE HOUSE, OR 3. FINISH FLOOR ELEVATIONS OF LOTS 27 – 39 ARE SET A MINIMUM OF ONE FOOT ABOVE THE 100 YEAR STORM AS SHOWN ON THE LOTS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	20.00'	31.42'	20.16'	28.40'	S43°55'48"W	90°27'03"
B	70.00'	21.30'	10.73'	21.22'	N09°03'29"E	17°26'15"
C	70.00'	41.29'	21.24'	40.65'	N34°41'17"E	33°46'36"
D	70.00'	44.66'	23.13'	43.90'	S69°50'41"W	36°33'12"
E	70.00'	3.06'	1.53'	3.06'	N89°22'29"E	02°30'23"
F	70.00'	6.77'	4.89'	6.76'	S89°23'53"E	05°59'16"
G	70.00'	45.04'	23.32'	44.28'	S51°53'23"E	36°52'40"
H	70.00'	35.04'	17.80'	34.68'	N30°09'35"W	28°40'55"
I	70.00'	19.78'	9.96'	19.71'	S07°43'23"E	16°11'21"
J	20.00'	31.33'	19.91'	28.23'	N44°30'02"W	89°44'32"
K	20.00'	31.51'	20.09'	28.35'	N45°29'58"E	90°15'28"
L	20.00'	31.33'	19.91'	28.23'	S44°30'02"E	89°44'32"
M	20.00'	31.70'	20.29'	28.49'	S45°10'01"W	90°49'24"
N	20.00'	31.06'	19.85'	28.03'	N44°41'12"W	88°59'01"
O	20.00'	31.77'	20.36'	28.53'	N45°18'48"E	91°00'59"
P	20.00'	31.13'	19.71'	28.08'	N44°49'00"W	89°10'58"
Q	20.00'	31.51'	20.09'	28.35'	S45°29'58"W	90°15'28"
R	20.00'	31.28'	19.84'	28.17'	S44°21'12"E	89°39'57"

Legend:

- Found Iron Pin
- Set Iron Pin
- Concrete Monument
- Property Line
- Building Setback Line
- Easement Line
- Rights-of-Way
- Lot Boundary
- Sanitary Sewer Line
- Water Main
- Storm Water Pipe
- Street Light
- MIN. FFE= XXXX — MIN. FINISHED FLOOR ELEVATION

NOTE: DATUM FOR ALL BENCHMARKS (BM) IS NAVD 88

NOTE: MIN. FINISHED FLOOR ELEVATIONS ARE ONE (1) FOOT ABOVE THE 100 YEAR STORM.

BASIS OF BEARINGS:
The Bearings are based on a plat by Ronald L. Ridout, PLS, dated May 18, 1998, which references Concord Place Subdivision, Phase I.

Vicinity Map
Not to Scale

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We, the undersigned hereby transmit this plat to the City of Lowell for approval and acceptance and certify to be the owners of the property described and hereby dedicated all streets, alley, easements, parks, and other open spaces to public or private use as noted. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings and sructures with in said easements, and the right to remove or trim trees within said easements. 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 December 14, 1999.

OWNER: Danny Parsley (SEC.) DATE 12-20-99
OWNER: Terri L. Parsley (PRES.) DATED 12-20-99
NOTARY PUBLIC DATED 12/20/99
My Commission Expires July 3, 2002
Michelle B. McDonald
Notary Public, State of Arkansas
Qualified in Benton County
Commission Expires July 3, 2002

ACCEPTANCE OF UTILITY EASEMENTS:

DATE 12-5-99	ELECTRIC	
DATE 12-20-99	GAS SERVICE	
DATE 12-20-99	TELEPHONE	
DATE 12-17	CABLE TELEVISION	
DATE 12/22/99	WATER & SEWER	

CERTIFICATES OF ACCEPTANCE

The undersigned hereby certify that to the best of my knowledge and belief, this plat meets current regulations of the city of Lowell as each pertains to this plat and to the office of resonsibility shown below.

BUILDING SETBACK DIMENSIONS:	DATE 12-15-99	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS:	DATE 12-15-99	FIRE CHIEF
	DATE 12-21-99	POLICE CHIEF
STREETS AND DRAINAGE	DATE 12/15/99	ENGINEERING CONSULTANT
WATER AND SEWER	DATE 12/22/99	WATER/SEWER REPRESENTATIVE
SANITATION	DATE 12/14/99	SANITATION REPRESENTATIVE

DEVELOPER/OWNER
D.P. DEVELOPMENT, INC.
DANNY & TERRI PARSLEY
1023 QUAIL MEADOWS AVE.
SPRINGDALE, AR 72764

ENGINEER
ENGINEERING DESIGN ASSOCIATES, P.A.
134 WEST EMMA
SPRINGDALE, AR 72764

ZONE
R-1, SINGLE FAMILY RESIDENTIAL
SETBACKS:
FRONT – 25'
SIDE – 7'
SIDE (R.O.W.) – 25'
REAR – 25'
LAND AREA – MIN. 8,000 S.F.

NOTE:
SIDEWALKS TO BE INSTALLED BY INDIVIDUAL LOT OWNERS.

GRAPHIC SCALE IN FEET: 80 0 80 160

SURVEY DESCRIPTION:

A certain tract of land located within the corporate limits of the City of Lowell, being a part of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 2, Township 18 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit:

Beginning at a point N89°03'39"W 201.78 feet from the Southeast corner of the SW¼ of the NE¼ of said Section 2, thence continuing N89°03'39"W 742.17 feet to a point; thence N00°22'14"E 1326.81 feet to a point along the Southerly line of Concord Place Subdivision – Phase I; thence along the Southerly boundary of Concord Place Subdivision S89°22'18"E 696.65 feet to a point; thence S89°26'41"E 32.12 feet to a point, said point being the Northwest corner of Lot 9 of Lassiter's First Addition; thence along the Westerly boundary of Lassiter's First Addition S00°16'15"E 139.69 feet to the Southwest corner of said Lot 9; thence S89°16'39"E 199.85 feet to the Southeast corner of said Lot 9; thence S00°12'15"E 40.01 feet to a point, said point being the Northeast corner of Lot 8 of Lassiter's First First Addition; thence N89°16'39"W 199.81 feet to the Northwest corner of said Lot 8; thence S00°11'42"E 1151.30 feet to the Point-of-Beginning, containing 22.62 acres (985,397 sq. ft.), more or less, subject to all rights-of-way, easements and servitudes, of record or fact.

FLOOD ZONE CERTIFICATION:

I CERTIFY THAT THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGE-MENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0164 E, DATED SEPTEMBER 18, 1991.

DECLARATION OF SURVEY AND ACCURACY:

I hereby certify that the plan shown and described on this plat is a true and correct survey that the monuments have been placed as stated and as required by the subdivision regulations of the City of Lowell.

Michael B. Mann, AR. P.L.S. No. 1174 — 12-15-99 date

STATE OF ARKANSAS No. 1174 MICHAEL B. MANN PROFESSIONAL LAND SURVEYOR

LEGAL DISCLAIMER
The Springdale Water and Sewer Commission disclaims any and all liability and responsibility related to the abandoned sewer line shown hereon. Anyone using the property, including, but not limited to, building any structure over the abandoned sewer does so entirely at their own risk.

"RESOLUTION: Resolved that Terri Parsley, President of D.P. Development, INC. is hereby authorized to execute the certificate of ownership and dedication as shown on the final plat."

"CERTIFICATE: I Danny Parsley, Secretary of D.P. Development, INC. 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 8 th day of February, 1994, at which a quorum of the Board was present."

DATE: 12-09-99 SIGNATURE: Danny Parsley

CERTIFICATE OF APPROVAL FOR RECORDING:

This plat was approved by the Lowell Planning Commission at a meeting held December 6, 1999

DATE: 12-23-99 CHAIRMAN:

ACCEPTANCE OF DEDICATIONS:

DATE: 12-23-99 MAYOR OF LOWELL Martha Brown

DATE: 12-22-99 RECORDER / TREASURER Phillinda Freeman

FINAL PLAT

PRAIRIE MEADOWS SUBDIVISION
PHASE I, LOTS 1–42 & TRACT"A"
LOWELL, ARKANSAS

EDA Engineering Design Associates, P.A.
Consulting Engineering, Landscape Architecture, Land Surveying
134 West Emma, Springdale, Arkansas 72764 — (501) 756-1266, Fax: (501) 756-2129

DRAWN BY: RMA	CHECKED BY: MBM
DATE: 11-22-99	
SCALE: 1" = 80'-0"	
JOB NUMBER: 0314	
FILE NAME: 0314FP.DWG	
DESCRIPTION: REVISED 12-15-99	SHEET 1 OF 1

BASIS OF BEARING:
The Bearings are based on a plat by Ronald L. Ribaut, PLS, dated May 18, 1998, which references Concord Place Subdivision, Phase I.

GRAPHIC SCALE IN FEET

NOTE:
The coordinates shown, are referenced to State Plane, and are not based on the same basis of bearing as the lines plotted hereon.

Legend:

- Found Iron Pin
- Set Iron Pin
- Concrete Monument
- Property Line
- Building Setback Line
- Easement Line
- Rights-of-Way
- Lot Boundary
- Sanitary Sewer Line
- Water Main
- Storm Water Pipe
- Street Light
- M.F.F.E. = XXXX — MIN. FINISHED FLOOR ELEVATION

UNLESS OTHERWISE NOTED ON THIS FINAL PLAT, OR APPROVED BY THE BUILDING INSPECTION DEPARTMENT, THE FINISHED FLOOR ELEVATION FOR THE HOUSES SHALL BE THE HIGHEST OF THE FOLLOWING:

NOTE: (1) A MINIMUM OF ONE FOOT ABOVE THE TOP OF CURB AT THE CENTER OF THE DRIVEWAY OR (2) ONE FOOT ABOVE FINISH GRADE AT THE HIGHEST POINT AROUND THE PERIMETER OF THE HOUSE. ALL OF FINISH FLOOR ELEVATIONS OF LOTS 45, 46, 58 thru 61, 65, 70, 73-74, 87 & 88 ARE SET A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR STORM AS SHOWN ON THE LOTS.

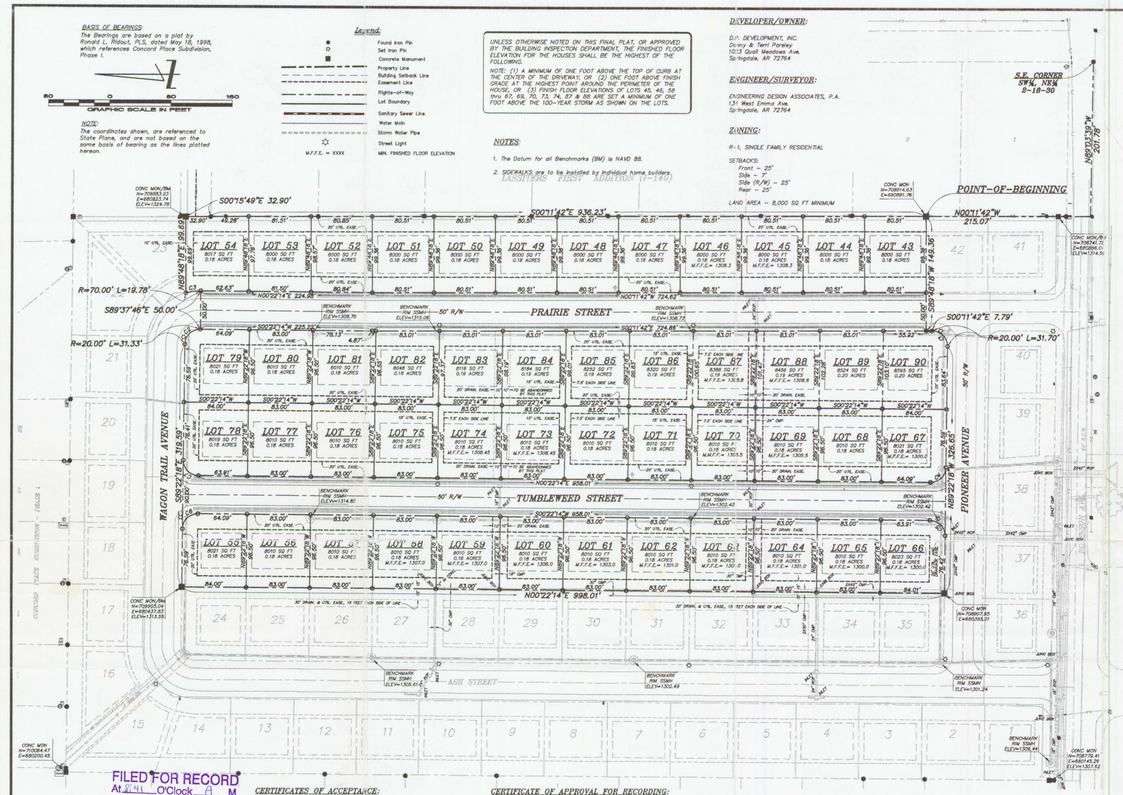
NOTES:

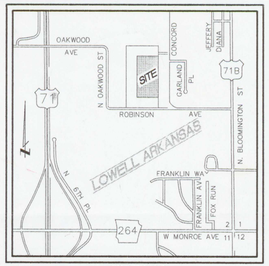
1. The Datum for all Benchmarks (BM) is NAVD 88.
2. SIDEWALKS are to be installed by individual home builders.

DEVELOPER/OWNER:
D.P. DEVELOPMENT, INC.
Danny & Terri Parsley
1013 Quail Meadows Ave.
Springdale, AR 72764

ENGINEER/SURVEYOR:
ENGINEERING DESIGN ASSOCIATES, P.A.
131 West Emma Ave.
Springdale, AR 72764

ZONING:
R-1, SINGLE FAMILY RESIDENTIAL
SETBACKS:
Front – 25'
Side – 7'
Side (R/W) – 25'
Rear – 25'
LAND AREA – 8,000 SQ FT MINIMUM





VICINITY MAP:
NOT-TO-SCALE

P3 329

RESOLUTION:

RESOLVED that Terri Parsley, President of D.P. Development, Inc. is hereby authorized to execute the certificate of ownership and dedication as shown on the final plat.

CERTIFICATE:

I Danny Parsley, Secretary of D.P. Development, Inc. 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 8th day of February, 1994, at which a quorum of the Board was present.

Danny Parsley 9/15-00
Danny Parsley / date

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We, the undersigned hereby transmit this plat to the City of Lowell for approval and acceptance and certify to be the owners of the property described and hereby dedicated all streets, alleys, easements, parks, and other open spaces to public or private use as noted. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings and structures with in said easements, and the right to remove or trim trees within said easements, 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 _____ 2000.

D.P. DEVELOPMENT, INC.

Terri Parsley, Pr 8-19-00
Terri Parsley, President / date

Danny Parsley 8-19-00
Danny Parsley, Secretary / date

BE IT REMEMBERED that on this day came before me the undersigned, a Notary Public with and for the County of Benton, duly commissioned and acting, Danny Parsley and Terri Parsley to me well known as the persons signing this Certificate of Ownership and Dedication, and stated that they executed the same for the purpose herein mentioned and set forth.

Witness my hand and seal on this Notary Public this 19th day of August 2000.

"NOTARY SEAL"
Louann McBee, Notary Public
State of Arkansas, Washington County
My Commission Expires Nov. 20, 2009

Notary Public / Commission Expiration

FLOOD ZONE CERTIFICATION:

I certify that this property lies within Flood Zone "X" (unshaded), areas determined to be outside the 500-Year Flood-Plain, according to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) No. 0500120114-E, dated September 18, 1991.

CERTIFICATE OF SURVEY AND ACCURACY:

I hereby certify that the plan shown and described on this plat is a true and correct survey, that the monuments have been placed as stated and as required by the subdivision regulations of the City of Lowell.

Michael B. Marie 8-18-00
Michael B. Marie, P.L.S. / date

FILED FOR RECORD
At 2:41 O'Clock A M
OCT 11 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No.1174
MICHAEL B. MARIE

CERTIFICATES OF ACCEPTANCE:

The undersigned hereby certifies that to the best of my knowledge and belief, that this plat meets current regulations of the City of Lowell as each pertains to this plat and is the office of responsibility shown below.

BUILDING SETBACK DIMENSIONS:
8-11-00
Building Inspector / date

PUBLIC PROTECTION PROVISIONS:
8/14/00
Fire Chief / date
8/14-00
Police Chief / date

STREETS AND DRAINAGE:
Rick A. Crowley 8/11/2000
Engineering Consultant / date

WATER AND SEWER:
8/10/00
Water/Sewer Representative / date

SANITATION:
8-11-00
Sanitation Representative / date

CURVE TABLE

CURVE	RADIUS	LENGTH	INTERIOR ANGLE	CHORD BRG. & DIST.
C1	20.00	31.70	90°47'24"	N45°13'00"E 28.48'
C2	20.00	31.33	89°44'32"	S44°30'02"E 28.22'
C3	70.00	19.78	16°11'21"	N17°42'27"W 19.71'
C4	20.00	31.33	89°44'32"	N44°30'02"W 28.22'
C5	20.00	31.33	90°15'28"	S45°29'58"W 28.20'
C6	20.00	31.33	90°15'28"	S45°29'58"W 28.20'

CERTIFICATE OF APPROVAL FOR RECORDING:

This plat was approved by the Lowell Planning Commission at a meeting held this 7th day of August 2000.

8-28-2000
Chairman / date

ACCEPTANCE OF DEDICATIONS:

Martha Brown 8-23-00
Mayor / date
Susan Pianalto 8-30-00
Recorder/Treasurer / date

ACCEPTANCE OF UTILITY EASEMENTS:

Mick Lewis 8-11-00
SWEPCO / date
Kenneth Eaton 8/14/00
Arkansas Western Gas / date
Don Gray 8/11/00
Southwestern Bell Telephone / date
8/11/00
COX CABLE / date
Rick Pulliam 8/10/00
Springdale Water Utilities / date

SURVEY DESCRIPTION:

A part of Tract "A", of Prairie Meadows Subdivision, as per plat recorded in Plat Record P-02-659 of the records of the Benton County Circuit Clerk, said Tract being located within the corporate limits of the City of Lowell, being situated in the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section 2, Township 18 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit.

Beginning at a point N89°03'39"W 201.78 feet and N00°11'42"W 215.07 feet from a found iron pin marking the Southeast Corner of the SW¼ of the NE¼ of said Section 2, thence S89°46'18"W 149.36 feet to a point; thence S00°11'42"E 7.79 feet to a point; thence 31.70 feet along a tangential curve to the right, having a radius of 20.00 feet, and interior angle of 90°19'24", and a chord bearing and distance of S45°13'00"W 28.49 feet to a point; thence N89°21'18"W 326.65 feet to a point; thence N00°22'14"E 998.01 feet to a point; thence S89°21'18"E 319.59 feet to a point; thence 31.33 feet along a tangential curve to the right, having a radius of 20.00 feet, an interior angle of 89°44'32", and a chord bearing and distance of S44°30'02"E 28.22 feet to a point; thence non-tanget to the previous curve S89°37'46"E 50.00 feet to a point; thence 19.78 feet along a non-tangential curve to the left, having a radius of 70.00 feet; an interior angle of 16°11'21", and a chord bearing and distance of N07°43'27"W 19.71 feet to a point; thence non-tangent to the previous curve N89°46'18"E 99.69 feet to a point; thence S00°15'49"E 32.90 feet to a point; thence S00°11'42"E 936.23 feet to the Point-of-Beginning, containing 11.13 acres (484,939 sq. ft.), more or less, subject to all rights-of-way, servitudes and/or easements of record or fact.

500-18N-30W-0-02-310-04-1174

REPLAT OF TRACT "A" (PD # 5-91)

PRAIRIE MEADOWS – PHASE 1
LOTS 43 – 90
LOWELL, ARKANSAS

EDA
Engineering Design Associates, P.A.
Consulting Engineering
Landscape Architecture
Land Surveying
34 West Emma Avenue
Springdale, Arkansas 72764
(501) 756-1266
Fax: (501) 756-2129

DRAWN BY: MBM CHECKED BY: RMA
DATE: 8-08-00
SCALE: 1" = 80'
JOB NUMBER: 0314
FILE NAME: 0314-fp2.dwg

DESCRIPTION:
C:\Land Projects\0314\dwg\0314-fp2.dwg 08/08/00 10:36:14 AM CDT

SHEET 1 OF 1