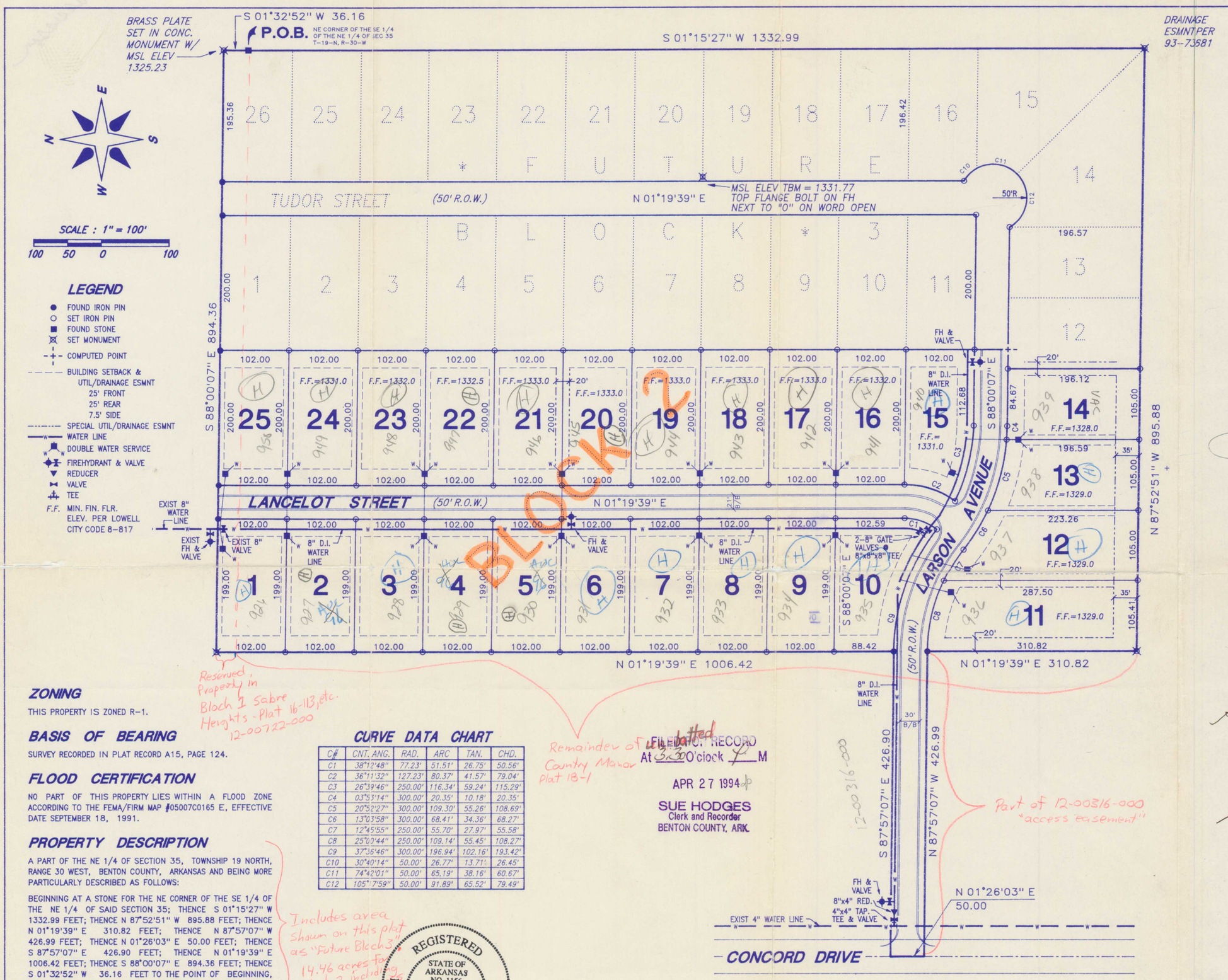

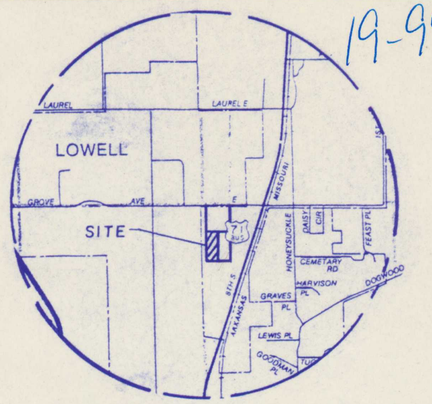

VICINITY MAP

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE
- SET MONUMENT
- COMPUTED POINT
- BUILDING SETBACK & UTIL/DRAINAGE ESMNT
  - 25' FRONT
  - 25' REAR
  - 7.5' SIDE
- SPECIAL UTIL/DRAINAGE ESMNT
- WATER LINE
- DOUBLE WATER SERVICE
- FIREHYDRANT & VALVE
- REDUCER
- VALVE
- TEE
- F.F. MIN. FIN. FLR. ELEV. PER LOWELL CITY CODE 8-817

ZONING

THIS PROPERTY IS ZONED R-1.

BASIS OF BEARING

SURVEY RECORDED IN PLAT RECORD A15, PAGE 124.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO THE FEMA/FIRM MAP #05007C0165 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

PROPERTY DESCRIPTION

A PART OF THE NE 1/4 OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOR THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 35; THENCE S 01°15'27" W 1332.99 FEET; THENCE N 87°52'51" W 895.88 FEET; THENCE N 01°19'39" E 310.82 FEET; THENCE N 87°57'07" W 426.99 FEET; THENCE N 01°26'03" E 50.00 FEET; THENCE S 87°57'07" E 426.90 FEET; THENCE N 01°19'39" E 1006.42 FEET; THENCE S 88°00'07" E 894.36 FEET; THENCE S 01°32'52" W 36.16 FEET TO THE POINT OF BEGINNING, CONTAINING 28.61 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19TH DAY OF APRIL, 1994, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN OF THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

S. CRAIG DUNCAN, REGISTERED LAND SURVEYOR # 1156

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1156 — SIGNATURE — S. CRAIG DUNCAN

CURVE DATA CHART

C#	CNT. ANG.	RAD.	ARC	TAN.	CHD.
C1	38°12'48"	77.23'	51.51'	26.75'	50.56'
C2	36°11'32"	127.23'	80.37'	41.57'	79.04'
C3	26°39'46"	250.00'	116.34'	59.24'	115.29'
C4	03°53'14"	300.00'	20.35'	10.18'	20.35'
C5	20°52'27"	300.00'	109.30'	55.26'	108.69'
C6	13°03'58"	300.00'	68.41'	34.36'	68.27'
C7	12°45'55"	250.00'	55.70'	27.97'	55.58'
C8	25°00'44"	250.00'	109.14'	55.45'	108.27'
C9	37°36'46"	300.00'	196.94'	102.16'	193.42'
C10	30°40'14"	50.00'	26.77'	13.71'	26.45'
C11	74°42'01"	50.00'	65.19'	38.16'	60.67'
C12	105°7'59"	50.00'	91.89'	65.52'	79.49'

FILED FOR RECORD At 3:30 O'clock P M
APR 27 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

STATE NUMBERS

500 – 19N – 30W – 0 – 35 – 130 – 04 – 1156
500 – 19N – 30W – 0 – 35 – 140 – 04 – 1156

SABRE HEIGHTS

BLOCK 2 - LOTS 1-25

PREPARED FOR :
PARAMOUNT ESTATES
P.O. BOX # 369
ROGERS, AR 72757

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC, ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT, AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF LOWELL AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES ; WITH THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Jacqueline K. Zimmerman

STATE OF ARKANSAS } SS
COUNTY OF BENTON }

DESCRIBED AND SWORN BEFORE ME THIS 21 DAY OF April, 1994.

11-11-96
MY COMMISSION EXPIRES

Margie Aline Fetner
NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF April, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LOWELL.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF April, 1994, BY THE COUNCIL OF THE CITY OF LOWELL.

Glen M. Rogers
MAYOR

Edna Barker
CITY CLERK

CITY BUILDING INSPECTOR ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF April, 1994, BY THE BUILDING INSPECTOR OF THE CITY OF LOWELL.

CITY BUILDING INSPECTOR

CITY STREET DEPARTMENT ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF April, 1994, BY CITY OFFICIAL OF THE CITY OF LOWELL.

Clyde Harrell
CITY OFFICIAL

CITY WATER DEPARTMENT ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 27 DAY OF April 1994, BY THE WATER SUPERINTENDENT OF THE CITY OF ~~LOWELL~~ Rogers.

Tom L. McAlister
CITY WATER SUPERINTENDENT

273-7989 OR 636-7989
CONSULTING INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

FINAL PLAT

SCALE	DATE	JOB	SHEET
1" = 100'	1-21-94	E-92205	1