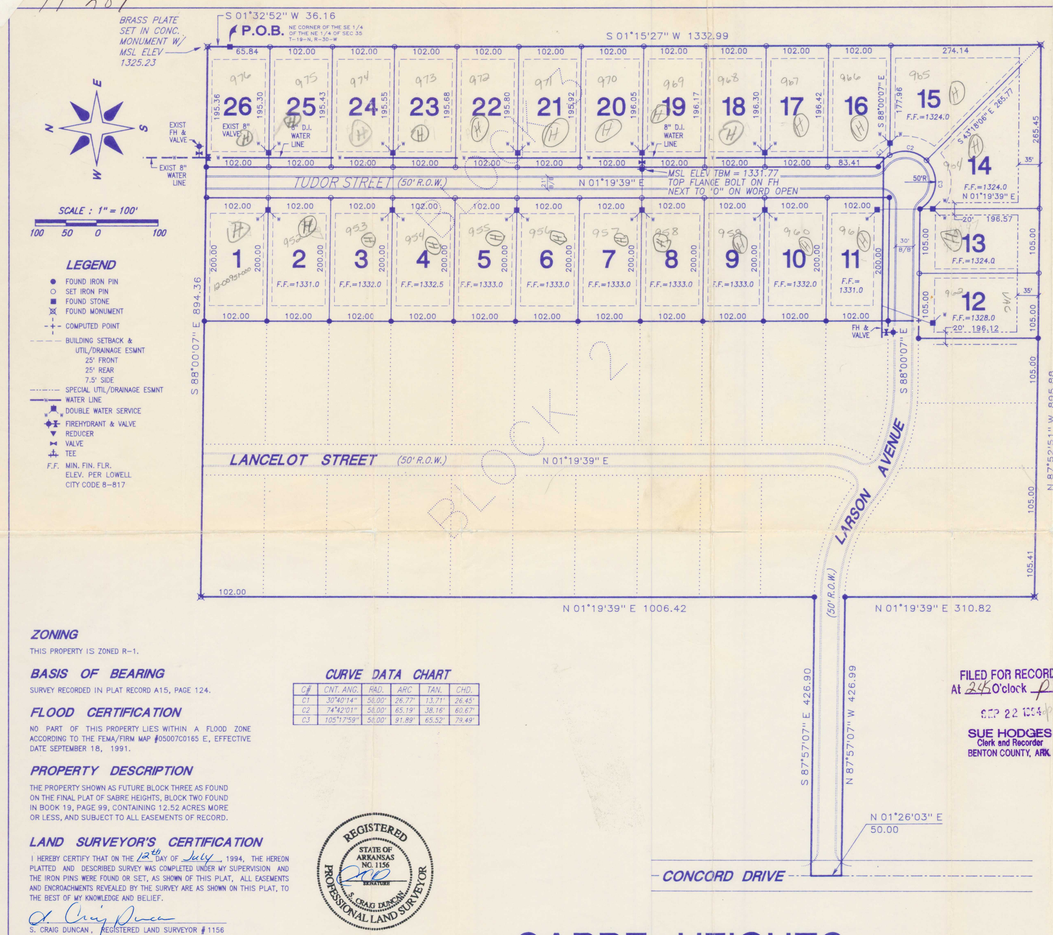
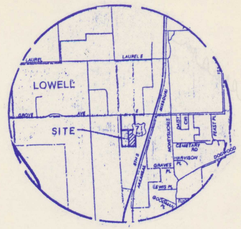
19-287





VICINITY MAP

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE
- FOUND 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 B-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

THE PROPERTY SHOWN AS FUTURE BLOCK THREE AS FOUND ON THE FINAL PLAT OF SABRE HEIGHTS, BLOCK TWO FOUND IN BOOK 19, PAGE 99, CONTAINING 12.52 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS OF RECORD.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 12th DAY OF July, 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

STATE NUMBERS

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

CURVE DATA CHART

C#	CNT. ANG.	RAD.	ARC	TAN.	CHD.
C1	30°40'14"	50.00'	26.77'	13.71'	26.45'
C2	74°42'01"	50.00'	65.19'	38.16'	60.67'
C3	105°17'59"	50.00'	91.89'	65.52'	79.49'

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

FILED FOR RECORD
At 2:45 O'clock P M
SEP 22 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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.

Paramount Estates Inc. — Paramount Estates, Inc.

STATE OF ARKANSAS } SS
COUNTY OF BENTON

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

11-11-96 — MY COMMISSION EXPIRES — NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 9 DAY OF August, 1994, BY THE PLANNING COMMISSION OF THE CITY OF LOWELL.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 13th DAY OF September, 1994, BY THE COUNCIL OF THE CITY OF LOWELL.

MAYOR — CITY CLERK

CITY BUILDING INSPECTOR ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 13th DAY OF September, 1994, BY THE BUILDING INSPECTOR OF THE CITY OF LOWELL.

CITY BUILDING INSPECTOR — Fire Chief

CITY STREET DEPARTMENT ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 13th DAY OF September, 1994, BY CITY OFFICIAL OF THE CITY OF LOWELL.

CITY OFFICIAL — Building Inspector

CITY WATER DEPARTMENT ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 21 DAY OF Sept, 1994, BY THE WATER SUPERINTENDENT OF THE CITY OF LOWELL.

CITY WATER SUPERINTENDENT

SABRE HEIGHTS

BLOCK 3 - LOTS 1-26

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

273-7989 OR 636-7989 — CONSULTING INC. — 1800 S. WALTON BLVD. BENTONVILLE, AR 72712

REPLAT OF FUTURE BLOCK 3
AS SHOWN ON FINAL PLAT BLOCK 2
FOUND IN BOOK 19, PAGE 99.

SCALE	DATE	JOB	SHEET
1" = 100'	7 - 08 - 94	E - 92205	1