FINAL PLAT
OF
SOUTHFORK SUBDIVISION PHASE IIIA
BENTON COUNTY, ARKANSAS

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF LOWELL.

3/1/2000 — DATE

REGISTERED LAND SURVEYOR / NO. 1204

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 OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE 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 EASMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN 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 2-15-2000 (DATE)

3-1-2000 — DATE

RED ROCK DEVELOPMENT — OWNER

BY: TIM GRAHAM

"RESOLUTION: RESOLVED THAT TIM GRAHAM, PRESIDENT OF RED ROCK DEVELOPMENT, INC. IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THE FINAL PLAT."

"CERTIFICATE: I, TIM GRAHAM, PRESIDENT OF RED ROCK 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 1st DAY OF March, 2000, AT WHICH A QUORUM OF THE BOARD WAS PRESENT."

DATE: 3/1/2000 SIGNATURE:

BE IT REMEMBERED, THAT ON THIS DATE, BEFORE ME, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, DULY COMMISSIONED AND ACTING, PERSONALLY AND APPEARED TIM GRAHAM, TO ME WELL KNOWN AS THE PERSON WHO HAS EXECUTED PURPOSES THEREIN MENTIONED AND SET FORTH.

WITNESS MY HAND AND SEAL ON THIS 1st DAY OF March, 2000.

NOTARY PUBLIC

(STATE OF ARKANSAS
COUNTY OF BENTON)

MY COMMISSION EXPIRES

" NOTARY SEAL "
Carrol Hillis, Notary Public
Benton County, State of Arkansas
My Commission Expires 2/25/2007

ACCEPTANCE OF UTILITY EASEMENTS

DATE	ELECTRIC
2-24-00	Mike Phillips

DATE	GAS SERVICE
2-24-00	Dennis Boyd

DATE	TELEPHONE
2-07-00	J. H. Fancy

DATE	CABLE TELEVISION
2-7-00	Rick Walker

DATE	WATER & SEWER
2/24/00	Rick Pulliam

LEGAL DESCRIPTION

A part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼), a part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼), a part of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼), a part of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼), and a part of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) all in Section Twelve (12), Township Eighteen (18) North, Range Thirty (30) West, Benton County, Arkansas. Being more particularly described as commencing at a point which is South 86°40'33" East 48.12 feet from the Southwest (SW) Corner of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section Twelve (12) said point being in the East Right-of-Way line of the Arkansas Missouri Railroad; thence along said Right-of-Way North 02°07'01" East a distance of 1526.78 feet; to a tangent curve to the Left; thence along said curve an arc distance of 1631.07 feet, said curve having a radius of 5850.00 feet, a central angle of 15°58'30", and a chord bearing and distance of North 05°52'14" West 1625.80 feet; thence North 13°51'29" West a distance of 455.58 feet; thence leaving said Railroad Right-Of-Way North 76°08'31" East a distance of 94.01 feet; thence South 25°14'29" East a distance of 52.47 feet; thence North 84°35'03" East a distance of 129.94 feet; thence North 76°08'31" East a distance of 30.13 feet; thence South 58°29'14" East a distance of 474.39 feet; thence South 11°11'46" East a distance of 314.51 feet; beginning of a curve whose forward tangent bears North 46°10'02" East; thence along said curve an arc distance of 139.45 feet, said curve having a radius of 50.00 feet, a central angle of 159°48'04", and a chord bearing and distance of South 53°55'56" East 98.45 feet to the beginning of a curve whose forward tangent bears South 29°44'43" West; thence along said curve an arc distance of 17.28 feet, said curve having a radius of 25.00 feet, a central angle of 39°36'27", and a chord bearing and distance of South 09°56'30" West 16.94 feet to the beginning of a curve whose forward tangent bears South 10°41'58" East thence along said curve an arc distance of 360.30 feet, said curve having a radius of 6500.00 feet, a central angle of 03°10'33", and a chord bearing and distance of South 09°06'41" East 360.25 feet; thence North 84°07'47" East a distance of 99.46 feet; thence South 05°52'13" East a distance of 394.41 feet; thence South 12°00'47" East a distance of 279.02 feet; thence South 88°18'34" West a distance of 44.29 feet; thence South 01°20'16" East a distance of 81.23 feet; thence South 00°37'58" East a distance of 81.23 feet; thence South 00°04'21" West a distance of 81.23 feet; thence South 00°50'37" West a distance of 81.23 feet; thence North 88°52'11" West a distance of 6.13 feet; thence South 02°07'01" West a distance of 96.89 feet; thence South 87°52'59" East a distance of 7.20 feet; thence South 02°07'01" West a distance of 60.00 feet; thence South 02°07'01" West a distance of 581.34 feet; thence South 01°16'12" West a distance of 60.81 feet; thence South 01°30'13" East a distance of 78.05 feet; thence South 03°08'35" East a distance of 12.36 feet; thence South 04°33'30" East a distance of 65.69 feet; thence South 06°06'25" East a distance of 19.71 feet; thence South 07°31'20" East a distance of 58.35 feet; thence South 09°04'15" East a distance of 27.05 feet; thence South 10°29'10" East a distance of 51.00 feet; thence South 12°02'04" East a distance of 34.40 feet; thence South 13°27'00" East a distance of 43.66 feet; thence South 14°40'50" East a distance of 24.20 feet; thence South 15°07'09" East a distance of 125.41 feet; thence South 14°43'37" East a distance of 11.23 feet; thence South 12°58'58" East a distance of 38.70 feet; thence South 09°47'59" East a distance of 52.40 feet; thence South 07°09'10" East a distance of 23.35 feet; thence South 03°58'11" East a distance of 67.74 feet; thence South 00°17'03" West a distance of 53.99 feet; thence South 02°10'15" West a distance of 89.25 feet to the South Section Line of Section Twelve (12), Township Eighteen (18) North, Range Thirty (30) West; thence North 86°40'33" West a distance of 274.05 feet along said section line; thence leaving said section line North 02°07'44" East a distance of 252.97 feet; thence North 15°07'09" West a distance of 42.43 feet; thence North 87°52'59" West a distance of 339.63 feet; thence South 02°04'18" West a distance of 286.08 feet to the South Section Line of Section Twelve (12), Township Eighteen (18) North, Range Thirty (30) West ; thence North 86°40'33" West a distance of 266.74 feet along said section line to the POINT OF BEGINNING containing 57.61 acres more or less.

57.61 TOTAL ACRES
224 LOTS

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 AREA OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
BUILDING SETBACK DIMENSIONS	3/30/00	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	3/30/00	FIRE CHIEF
	3-31-00	POLICE CHIEF
STREET AND DRAINAGE	3/30/2000	CITY'S ENGINEERING CONSULTANT
WATER AND SEWER	3/24/00	WATER & SEWER REPRESENTATIVE
SANITATION	3/30/00	SANITATION REPRESENTATIVE

CERTIFICATE OF APPROVAL FOR RECORDING:

THIS PLAT WAS APPROVED BY THE LOWELL PLANNING COMMISSION AT A MEETING HELD 1-17, 2000.

3-31-00 — DATE — CHAIRMAN

ACCEPTANCE OF DEDICATIONS

DATE	
3-31-00	Martha J. Brown — MAYOR OF LOWELL
3-30-00	Melinda Brown — RECORDER/TREASURER LOWELL

FILED FOR RECORD
At 10:45 O'Clock A M
MAR 31 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

REV	DATE	DESCRIPTION	BY

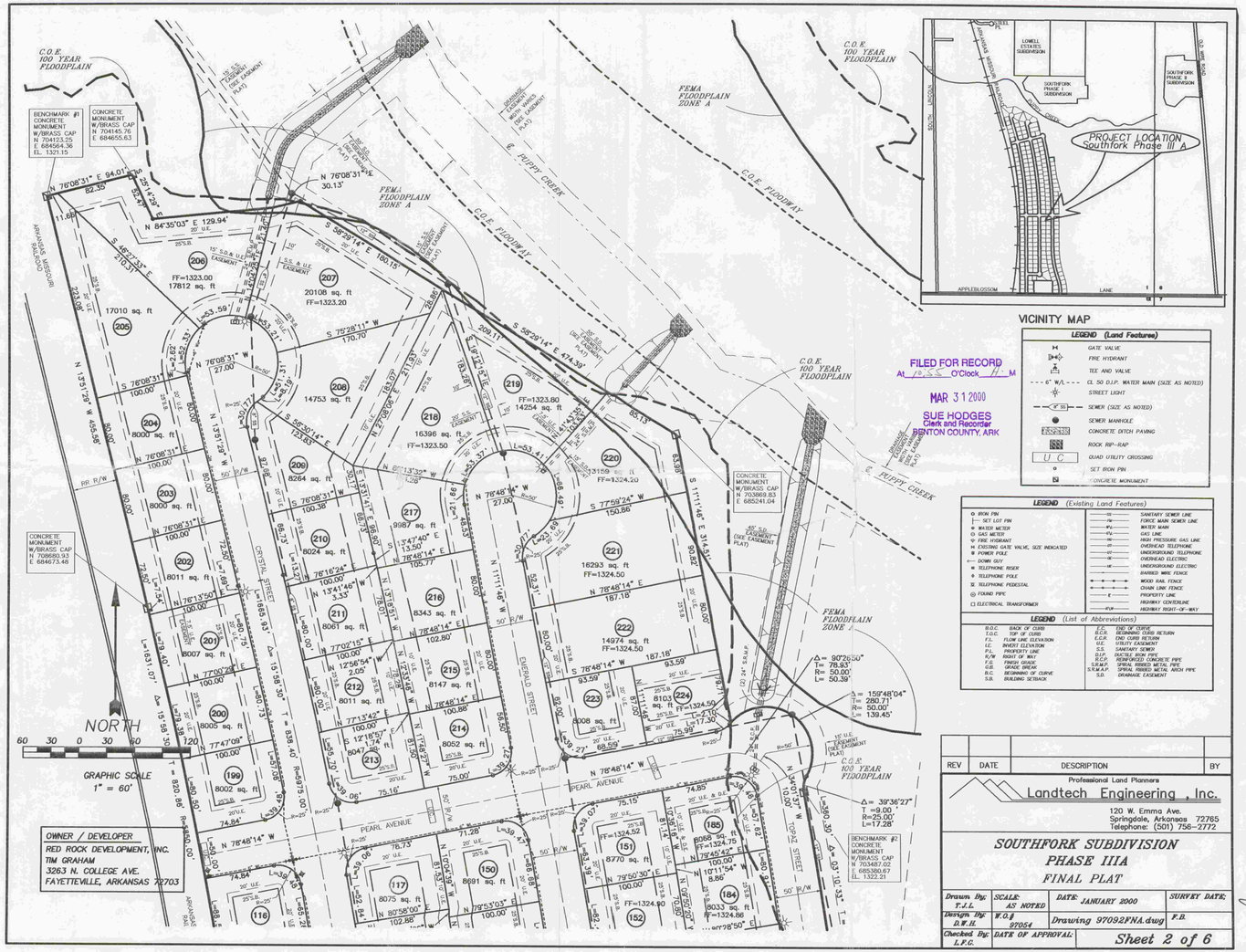
Professional Land Planners
Landtech Engineering, Inc.
120 W. Emma Ave.
Springdale, Arkansas 72765
Telephone: (501) 756-2772

SOUTHFORK SUBDIVISION
PHASE IIIA
FINAL PLAT

Drawn By: T.J.L.	SCALE: AS NOTED	DATE: JANUARY 2000	SURVEY DATE:
Design By: D.W.H.	W.O.# 97092	Drawing 97092FNA.dwg	F.B.
Checked By: L.F.C.	DATE OF APPROVAL:		Sheet 1 of 6

f-2-878

LOWELL



VICINITY MAP

FILED FOR RECORD
At 12:55 O'Clock P. M
MAR 3 1 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

LEGEND (Land Features)

- GATE VALVE
- FIRE HYDRANT
- TEE AND VALVE
- 6" W/L — CL 50 D.I.P. WATER MAIN (SIZE AS NOTED)
- STREET LIGHT
- 8" SS — SEWER (SIZE AS NOTED)
- SEWER MANHOLE
- CONCRETE DITCH PAVING
- ROCK RIP-RAP
- U C — QUAD UTILITY CROSSING
- SET IRON PIN
- CONCRETE MONUMENT

LEGEND (Existing Land Features)

- IRON PIN
- SET LOT PIN
- WATER METER
- GAS METER
- FIRE HYDRANT
- EXISTING GATE VALVE, SIZE INDICATED
- POWER POLE
- DOWN GUY
- TELEPHONE RISER
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- FOUND PIPE
- ELECTRICAL TRANSFORMER
- SS — SANITARY SEWER LINE
- FM — FORCE MAIN SEWER LINE
- WL — WATER MAIN
- GL — GAS LINE
- HL — HIGH PRESSURE GAS LINE
- OP — OVERHEAD TELEPHONE
- UT — UNDERGROUND TELEPHONE
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- BARBED WIRE FENCE
- WOOD RAIL FENCE
- CHAIN LINK FENCE
- PROPERTY LINE
- HIGHWAY CENTERLINE
- R/W — HIGHWAY RIGHT-OF-WAY

LEGEND (List of Abbreviations)

B.O.C.	BACK OF CURB	E.C.	END OF CURVE
T.O.C.	TOP OF CURB	B.C.R.	BEGINNING CURB RETURN
F.L.	FLOW LINE ELEVATION	E.C.R.	END CURB RETURN
I.E.	INVERT ELEVATION	U.E.	UTILITY EASEMENT
P.L.	PROPERTY LINE	S.S.	SANITARY SEWER
R/W	RIGHT OF WAY	D.E.	DRAINAGE EASEMENT
F.G.	FINISH GRADE	R.C.P.	REINFORCED CONCRETE PIPE
T.G.	TOP OF GRADE	S.R.M.P.	SPIRAL RIBBED METAL PIPE
B.C.	BEGINNING OF CURVE	S.R.M.A.P.	SPIRAL RIBBED METAL ARCH PIPE
S.B.	BUILDING SETBACK	S.D.	DRAINAGE EASEMENT

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SOUTHFORK SUBDIVISION
PHASE IIIA
FINAL PLAT

Drawn By: T.J.L.	SCALE: AS NOTED	DATE: JANUARY 2000	SURVEY DATE:
Design By: D.W.H.	W.O.# 97054	Drawing 97092FNA.dwg	F.B.
Checked By: L.F.C.	DATE OF APPROVAL:	Sheet 2 of 6	

P-2-87&A

MATCH LINE
SEE BELOW RIGHT

NORTH

60 30 0 30 60 120

GRAPHIC SCALE
1" = 60'

MATCH LINE SEE ABOVE LEFT

FILED FOR RECORD
At 11:35 O'Clock AM
MAR 31 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

REV	DATE	DESCRIPTION	BY

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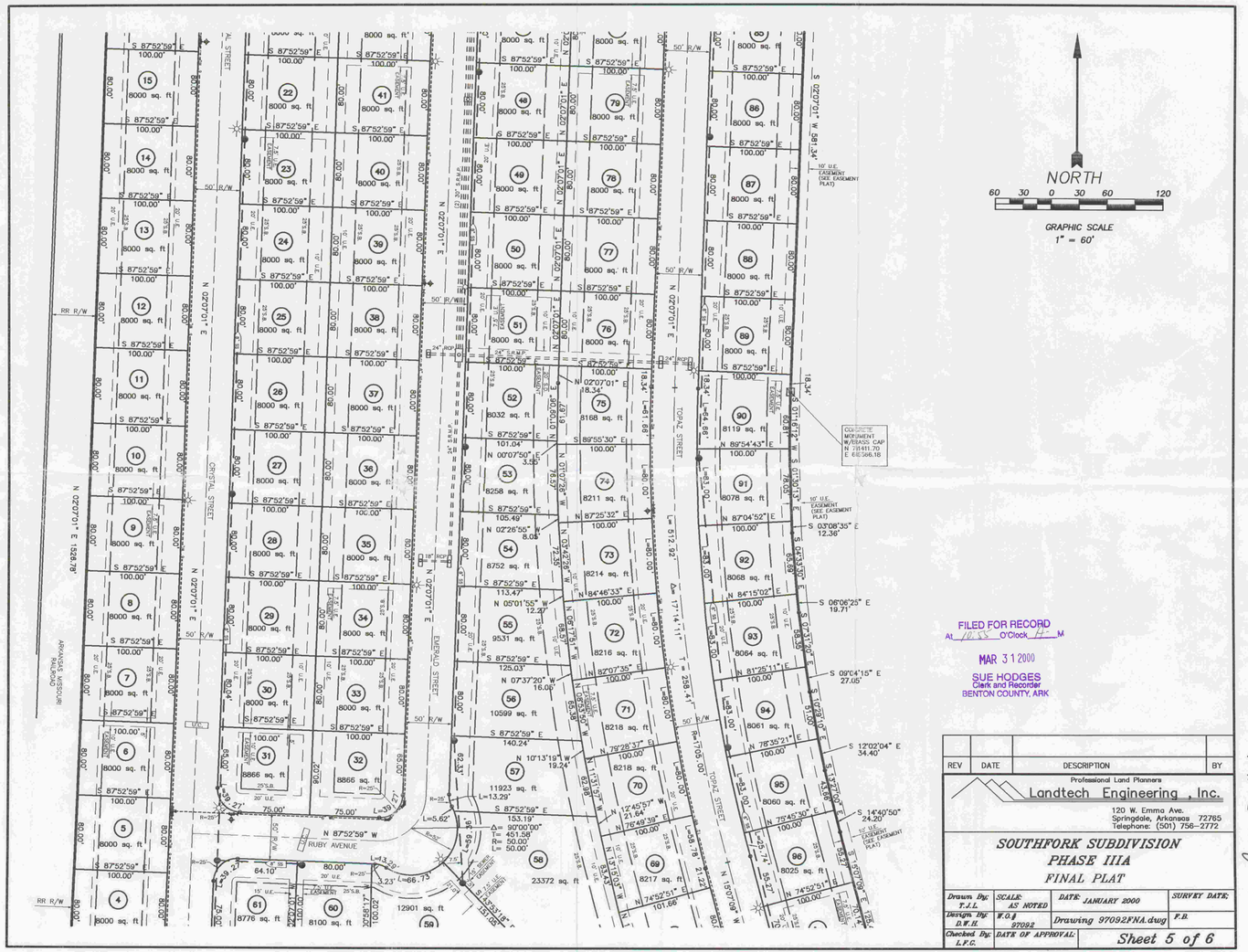
Checked By: L.F.C.	DATE OF APPROVAL:	Sheet 3 of 6	

8818-2

NORTH
60 30 0 30 60 120
GRAPHIC SCALE
1" = 60'
KANSAS MISSOURI RAILROAD
RR R/W
CRYSTAL STREET
EMERALD STREET
TOPAZ STREET
OPAL AVENUE
(2) 24" S.R.M.P.
(2) 36" S.R.M.P.
(2) 38"x60" ELLIPICAL CONCRETE
CONCRETE MONUMENT W/BRASS CAP N 702020.35 E 684638.16
CONCRETE MONUMENT W/BRASS CAP N 702475.77 E 685635.15
BENCHMARK #4 CONCRETE MONUMENT W/BRASS CAP N 701992.65 E 685587.62 EL. 1331.52
10' U.E. EASEMENT (SEE EASEMENT PLAT)
15' S.S. EASEMENT (SEE EASEMENT PLAT)
50' R/W
L=1865.93' Δ=15°58'30" T=838.20' R=6975.00'
L=1446.36' Δ=13°18'45" T=726.45' R=6226.00'
L=1454.11' Δ=12°52'02" T=730.13' R=6475.00'
L=1665.26'
L=16.66'
L=43.34'
S 02°07'01" W 60.00'
N 87°52'59" W
S 87°52'59" E
N 02°07'01" E
S 02°07'01" E
N 88°18'34" E 144.29'
S 88°18'34" W 44.29'
N 88°52'11" W 6.13'
S 88°52'11" E 93.78'
S 88°44'18" E 103.10'
S 88°49'06" E 100.00'
S 88°51'24" E 100.00'
S 88°45'23" E 107.75'
N 34°46'07" W 13.20'
N 00°26'10" E 9.25'
N 00°19'16" W 7.83'
N 01°50'08" W 4.99'
N 02°35'35" W 3.57'
N 03°21'01" W 2.14'
N 03°12'09" W 33.63'
N 02°27'55" W 29.51'
N 00°57'26" W 21.25'
N 00°15'11" W 17.12'
N 00°29'03" W 12.99'
N 01°43'40" W 25.38'
N 00°29'48" W 9.17'
N 01°36'08" E 76.43'
N 01°42'42" W 6.41'
N 00°33'36" E 76.86'
N 00°49'41" E 76.35'
N 02°49'24" W 76.35'
N 02°37'04" W 76.35'
N 02°27'37" W 74.93'
N 02°49'24" W 54.28'
N 02°37'04" W 54.28'
N 02°27'37" W 54.28


NORTH
60 30 0 30 60 120
GRAPHIC SCALE
1" = 60'
N 02°07'01" E 1324.78'
S 02°07'01" W 581.34'
N 02°07'01" E
AL STREET
CRYSTAL STREET
EMERALD STREET
TOPAZ STREET
RUBY AVENUE
RR R/W
50' R/W
ARKANSAS MISSOURI RAILROAD
CONCRETE MONUMENT W/BRASS CAP N 78411.70 E 616566.18
FILED FOR RECORD
At 10:55 O'Clock AM
MAR 31 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK
REV DATE DESCRIPTION BY
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Sheet 5 of 6

fz-878A