PC 2402 22L-138

ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

CURVE DATA	DELTA	TANGENT	RADIUS	ARC LENGTH
C1	90°00'00"	49.97'	35.0'	77.06'

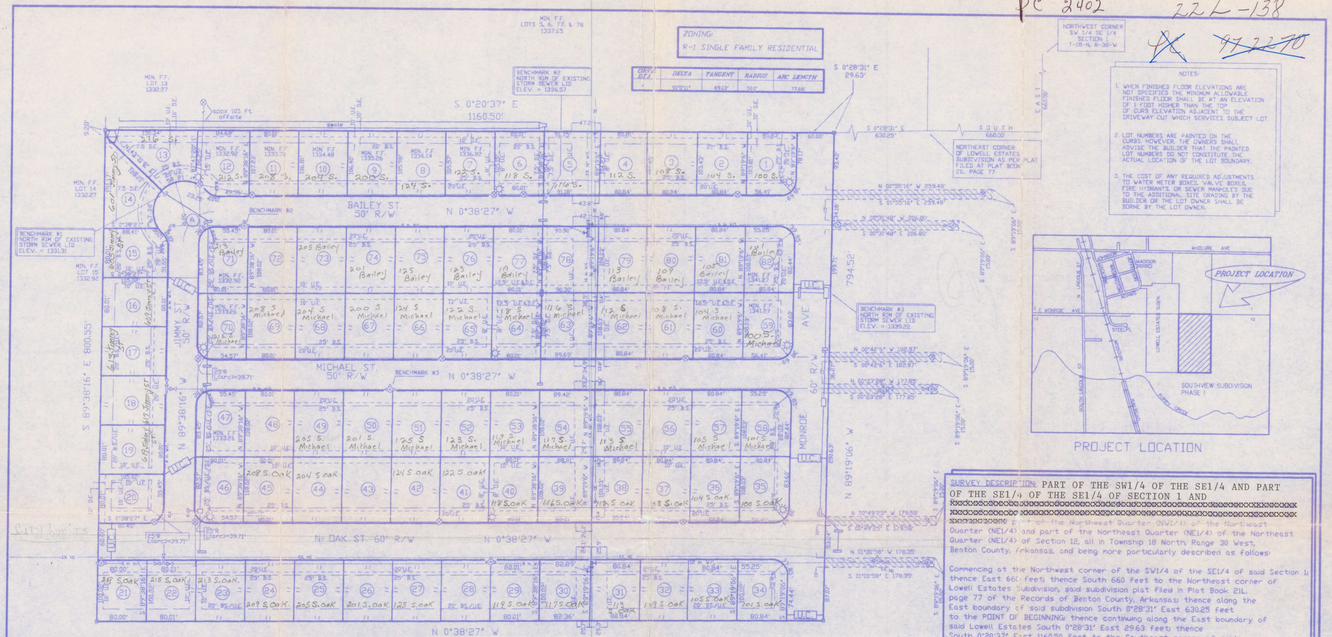
NORTHWEST CORNER SW 1/4 SE 1/4 SECTION 1 T-19-N, R-30-W

NOTES:

1. WHEN FINISHED FLOOR ELEVATIONS ARE NOT SPECIFIED THE MINIMUM ALLOWABLE FINISHED FLOOR SHALL BE AT AN ELEVATION OF 1 FOOT HIGHER THAN THE TOP OF CURB ELEVATION ADJACENT TO THE DRIVEWAY CUT WHICH SERVICES SUBJECT LOT.

2. LOT NUMBERS ARE PAINTED ON THE CURBS; HOWEVER, THE OWNERS SHALL ADVISE THE BUILDER THAT THE PAINTED LOT NUMBERS DO NOT CONSTITUTE THE ACTUAL LOCATION OF THE LOT BOUNDARY.

3. THE COST OF ANY REQUIRED ADJUSTMENTS TO WATER METER BOXES, VALVE BOXES, FIRE HYDRANTS OR SEWER MANHOLES DUE TO THE ADDITIONAL SITE GRADING BY THE BUILDER OR THE LOT OWNER SHALL BE BORNE BY THE LOT OWNER.



PROJECT LOCATION

SURVEY DESCRIPTION: PART OF THE SW1/4 OF THE SE1/4 AND PART OF THE SE1/4 OF THE SE1/4 OF SECTION 1 AND

Part of the Northwest Part of SW1/4 of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 12, all in Township 18 North Range 30 West, Benton County, Arkansas, and being more particularly described as follows:

Commencing at the Northwest corner of the SW1/4 of the SE1/4 of said Section 1; thence East 660 feet thence South 660 feet to the Northeast corner of Lowell Estates Subdivision, said subdivision plat filed in Plat Book 2L, page 77 of the Records of Benton County, Arkansas; thence along the East boundary of said subdivison South 0°28'31' East 630.25 feet to the POINT OF BEGINNING thence continuing along the East boundary of said Lowell Estates South 0°28'31' East 29.63 feet thence South 0°20'37' East 1160.50 feet to the Southeast corner of said Lowell Estates; thence South 89°38'16' East 800.55 feet thence North 0°38'27' West 1185.80 feet; thence North 89°19'06' West 794.52 feet to the POINT OF BEGINNING, containing 21.75 acres more or less.

FILED FOR RECORD
AT 2:00 O'Clock P M
JAN 29 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

OWNER / DEVELOPER
Pennington Developments, Inc
P.O. BOX 5095
Springdale, Arkansas 72766

FLOOD NOTE: This property does not appear to be affected by Zone A as shown on the Federal Emergency Management Agency Flood Insurance Rate Map #0500070194 E, dated September 18, 1991.

CERTIFICATE OF ACCURACY: I hereby certify that the plan shown on described on this plat is a true and correct survey and that the monuments have been placed as staked and as required by the Subdivision Regulations of the City of Lowell.

December 10th, 1996
DATE

Registered Land Surveyor / No. 1078

NORTH

100 50 0 50 100

GRAPHIC SCALE
1" = 100'

TRANSMITTAL, OWNERSHIP AND ORDINANCE: The undersigned hereby transmit this plat to the City of Lowell for approval and acceptance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use (as noted). 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 dedicatory of acceptance is in order having been approved by the City Attorney on December 10th, 1996

	DATE	
		Michael T. Pennington President Pennington Developments, Inc. Owner/Developer 1/3/97
ACCEPTANCE OF EASEMENTS:		
Carnal Electric	Ray Walker 1-8-97	
Electric (SWEPCO)	Mike Holder	
Telephone		
Television	Doug Hineman 1-2-97	
Water & Sewer	Rolf Pahrendt	Julia Nail Public Works Director of Water and Sewer Easements 1-2-97
Gas		

CERTIFICATION OF ACCEPTANCE: The undersigned hereby certify that the plat meets current regulations of the City of Lowell and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	DATE	
BUILDING SETBACK DIMENSIONS	1-8-97	Don Hankins BUILDING OFFICIAL
PUBLIC PROTECTION PROVISIONS	1-8-97	Jay Neal FIRE CHIEF
STREETS AND DRAINAGE	1-8-97	Jerry Brown STREET SUPERINTENDENT
	1-8-97	Johnny Ford
WATER AND SEWER	12-17-96	Rolf Pahrendt WATER & WASTEWATER SUPERINTENDENT
APPROVAL FOR RECORDING	1-8-97	Jim Mundy PLANNING COMMISSION CHAIRMAN
ACCEPTANCE OF DEDICATIONS	01/08/97	Julia Nail PUBLIC WORKS DIRECTOR
	1-7-97	Don Jones MAYOR
	1/6/97	Gary W. Edwards CITY CLERK

LEGEND

- OFFSITE WATER AND SEWER
- QUAD 4" PVC UTILITY CROSSING
- TAPPING VALVE & SLEEVE
- GATE VALVE
- B.I. TEE
- FIRE HYDRANT ASSEMBLY
- B.I. 90° BEND
- SEWER MANHOLE
- POWER POLE
- STORM DRAINAGE STRUCTURES & PIPE
- CONCRETE MONUMENT
- MIN. F.F. MINIMUM FINISHED FLOOR OF HOUSE
- PROPOSED STREET LIGHT

FILED FOR RECORD
AT 10:10 O'Clock A M
JAN 13 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Professional Land Planners
Landtech Engineering, Inc.
Patti L. Hampton
Leonard F. Gabbard, P.E.
120 W. Emma Ave.
Springdale, Arkansas 72765
Telephone: (501) 756-2772

FINAL PLAT
for
SOUTHVIEW SUBDIVISION PHASE I

DATE: December 26th, 1996	SCALE: 1 IN. = 100 FT.
DRAWING FILE: 96020FIN.DWG	DRAWN BY: M. WILLIAMS & L. GABBARD