FILED FOR RECORD
At 1 O'Clock 4 M
JUL 07 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Book 32L Page 294

LEGEND

- WATERLINE
- SANITARY SEWER
- 8UAD. 4" PVC UTILITY CROSSING
- TAPPING VALVE & SLEEVE
- GATE VALVE
- 3-2 TEE
- FIRE HYDRANT ASSEMBLY
- 3-2 90° BEND
- SEWER MANHOLE
- POWER POLE
- STORM DRAINAGE STRUCTURES & PIPE
- CONCRETE MONUMENT
- SET IRON PIN
- PROPOSED STREET LIGHT

NOTES

1. WHEN FINISHED FLOOR ELEVATIONS ARE NOT SPECIFIED THE MINIMUM ALLOWABLE FINISHED FLOOR SHALL BE AT AN ELEVATION OF 1.0'(0.3M) HIGHER THAN THE TOP OF CURB ELEVATION ADJACENT TO THE DRIVEWAY OUT 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 OF THE LOT OWNER SHALL BE BORNE BY THE LOT OWNER.

NORTHWEST CORNER SW 1/4 SE 1/4 SECTION 1 T-18-N, R-30-W

NORTHEAST CORNER OF LOWELL ESTATES SUBDIVISION AS PER PLAT FILED AT PLAT BOOK 8U, PAGE 77.

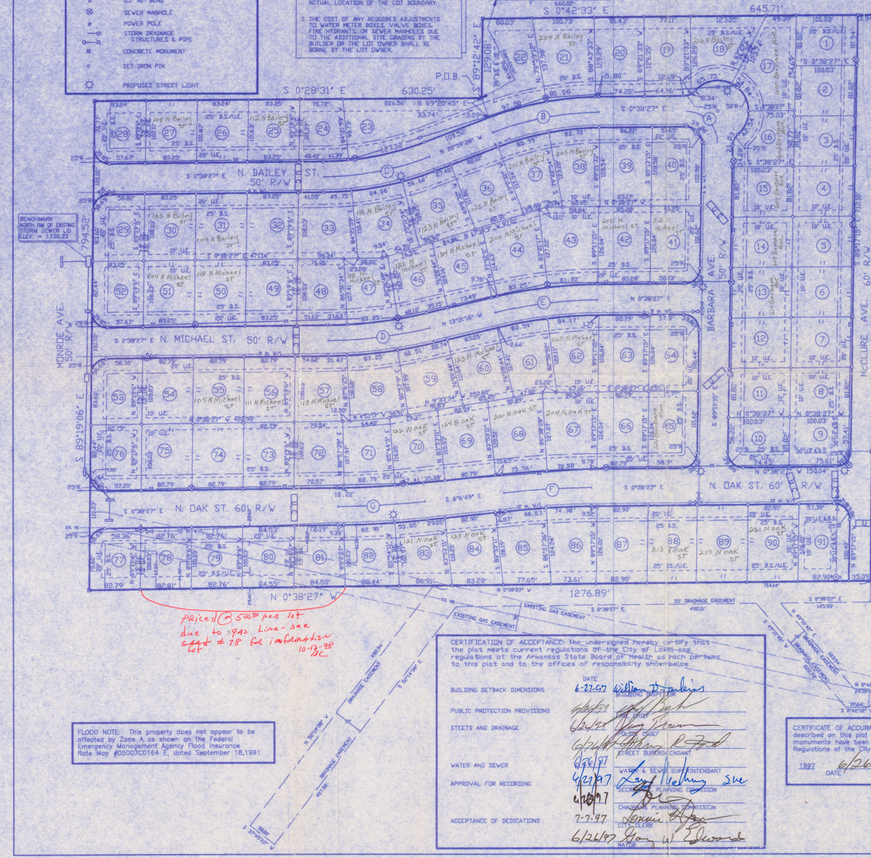
NORTH

100 50 0 50 100

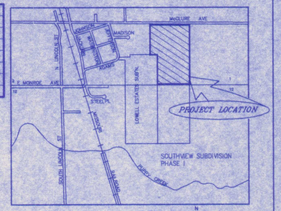
GRAPHIC SCALE 1" = 100'

ZONING: R-1 SINGLE FAMILY RESIDENTIAL

CURVE TABLE	DELTA	TANGENT	RADIUS	ARC LENGTH
A	90°21'09"	51.19'	80.00'	79.92'
B	30°28'01"	69.74'	500.00'	177.59'
C	30°28'01"	69.74'	500.00'	177.59'
D	18°59'12"	85.01'	750.00'	168.60'
E	18°59'12"	85.01'	750.00'	168.60'
F	04°38'22"	71.69'	1890.00'	143.28'
G	04°38'22"	71.69'	1890.00'	143.28'



FILED FOR RECORD
At 12:30 O'Clock P M
JUL 01 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



PROJECT LOCATION

SURVEY DESCRIPTION

Part of the Southeast Quarter (SW1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 1, 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 8U, page 77 of the Records of Benton County, Arkansas; being the POINT OF BEGINNING of Southview Subdivision Phase II; thence South 0°28'31" East 630.25 feet; thence South 89°19'06" East 794.52 feet; thence North 0°38'27" West 1276.89 feet; thence North 89°21'34" West 922.54 feet; thence South 0°42'33" East 645.71 feet; thence South 89°12'42" East to the POINT OF BEGINNING, containing 23.16 acres, no - or less.

Subscribed and sworn before me, this 25th day of June, 1997, the signature of Michael T. Pennington, President of Pennington Developments, Inc., Owner/Developer.

Donna J. Stewart

OFFICIAL SEAL
Donna J. Stewart
Notary Public-Arkansas
Washington County
Expires 8/27/2002

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 plating 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 June 10, 1997.

ACCEPTANCE OF EASEMENTS:

Carroll Electric: Ray Walker
Electric (SWEPCO): Jack E Regal
Telephone: [illegible]
Television: Douglas L. Harriman
Water & Sewer: [illegible]
Gas: [illegible]

MICHAEL T. PENNINGTON, President
Pennington Developments, Inc.
Owner/Developer
6-25-97

Wood V. Nail
WOOD V. NAIL, Surviving Heir of Ernest E. Nail
Owner / Grantor of Offsite Drainage Easements
6-25-97

Julia Nail
JULIA NAIL, Spouse of Wood V. Nail
Owner/ Grantor of Offsite Drainage Easements
6-25-97

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 #050070C0164 E, dated September 18,1991.

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	6-27-97	William D. Pennington, Jr. BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	[illegible]	[illegible] FIRE CHIEF
STREETS AND DRAINAGE	6/26/97	[illegible] STREET SUPERINTENDENT
WATER AND SEWER	6/26/97	[illegible] WATER & SEWER SUPERINTENDENT
APPROVAL FOR RECORDING	6/27/97	[illegible] Sue Hodges RECORDING SECRETARY
	6/30/97	[illegible] CHAIRMAN, PLANNING COMMISSION
ACCEPTANCE OF DEDICATIONS	7-7-97	[illegible] CITY CLERK
	6/26/97	[illegible] MAYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
PATTI L. HAMPTON
1078

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.

1997 DATE 6/26 [illegible] Registered Land Surveyor / No. 1078

OWNER / DEVELOPER

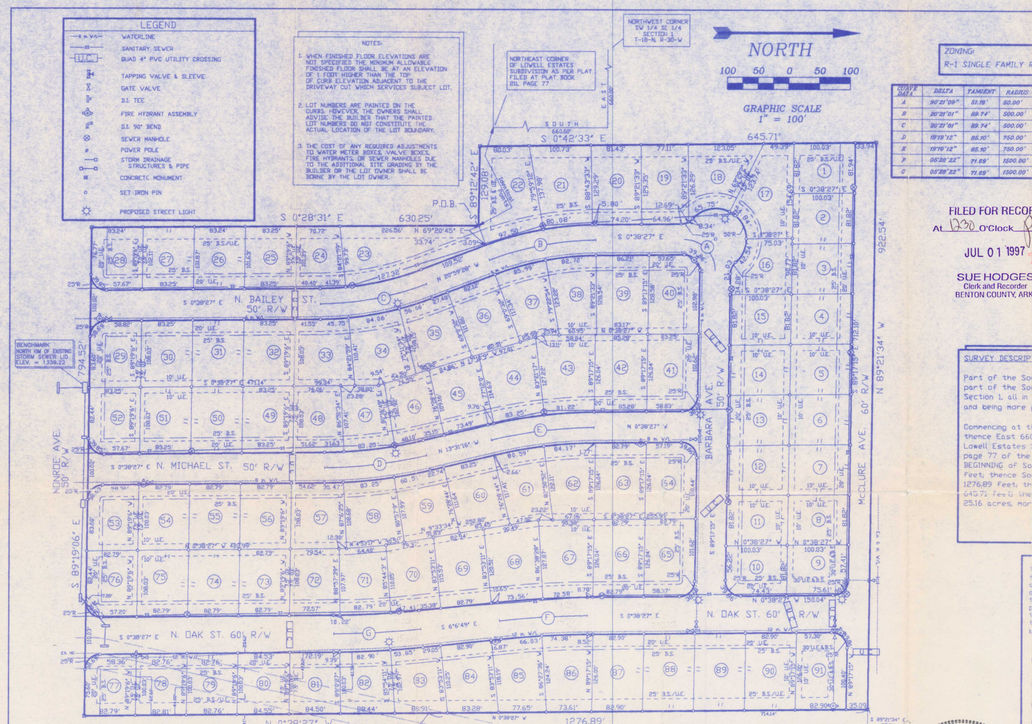
Pennington Developments, Inc.
P.O. BOX 6095
Springdale, Arkansas 72766

Professional Land Planners
Landtech Engineering, Inc.
Patti L. Hampton, P.L.S.
Leonard F. Gabbard, P.E., P.L.S.
120 W. Emma Ave.
Springdale, Arkansas 72765
Telephone: (501) 756-2776

FINAL PLAT for SOUTHVIEW SUBDIVISION PHASE II

DATE	SCALE
May 10th, 1997	1 IN. = 100 F.T.
DRAWING FILE: 96020FIN.DWG	DRAWN BY: L. GABBARD

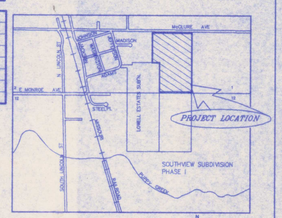
221-294



ZONING: R-1 SINGLE FAMILY RESIDENTIAL

CURVE TABLE	DELTA	TANGENT	RADIUS	ARC LENGTH
A	90°21'00"	53.18'	85.00'	79.72'
B	30°28'01"	89.74'	500.00'	177.59'
C	30°28'01"	89.74'	500.00'	177.59'
D	19°19'12"	85.10'	250.00'	168.80'
E	19°19'12"	85.10'	250.00'	168.80'
F	06°28'22"	71.69'	1200.00'	143.28'
G	06°28'22"	71.69'	1200.00'	143.28'

FILED FOR RECORD
At 1:30 O'Clock P M
JUL 01 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



SURVEY DESCRIPTION:

Part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 1, 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 21L, page 77 of the Records of Benton County, Arkansas; being the POINT OF BEGINNING of Southview Subdivision Phase II; thence South 0°28'31" East 630.25 feet; thence South 89°19'06" East 794.52 feet; thence North 0°38'27" West 1276.89 feet; trince North 89°21'34" West 922.54 feet; thence South 0°42'33" East 645.71 feet; thence South 89°19'06" East to the POINT OF BEGINNING, containing 25.16 acres, more or less.

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 ordinance of acceptance is in order having been approved by the City Attorney on June 10, 1997.

Richard T. Pennington
Richard T. PENNINGTON, President
Pennington Developments, Inc.
Owner / Developer
6-25-97
DATE

ACCEPTANCE OF EASEMENTS:

Journal Electric: Roy Waller
Electric (SWEPCO): Jack E Regal
Telephone: Edity
Television: Douglas G. Hainman
Water & Sewer: Neil Parkhurst
Gas: [illegible]

Ward V. Neil
WARD V. NEIL, Surveying Team Leader
Owner / Developer
Owner / Grantor of Offsite Drainage Easements
6-25-97
DATE

Julie Neil
JULIE NEIL, Corporate Secretary
Owner / Developer
Owner / Grantor of Offsite Drainage Easements
6-25-97
DATE

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	6-27-97	BUILDING INSPECTOR
PUBLIC PROTECTION PROVISIONS	6/26/97	FIRE CHIEF
STEETS AND DRAINAGE	6/26/97	STREET SUPERINTENDENT
WATER AND SEWER	6/26/97	WATER & SEWER SUPERINTENDENT
APPROVAL FOR RECORDING	6/27/97	MAYOR, CITY OF LOWELL, ARKANSAS
ACCEPTANCE OF DEDICATIONS	6/26/97	CHAIRMAN, PLANNING COMMISSION

ATTEST: CLERK

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.

1997 6/26/97 Patti L. Hampton
DATE Registered Professional Land Surveyor / No. 1078

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS 1078 PATTI L. HAMPTON

OWNER / DEVELOPER
Pennington Developments, Inc.
P.O. BOX 6095
Springdale, Arkansas 72766

Professional Land Planners
Landtech Engineering, Inc.
Patti L. Hampton, P.L.S. — 120 W. Emma Ave. Springdale, Arkansas 72766
Leonard F. Gabbard, P.E., P.L.S. — Telephone: (501) 756-2772

FINAL PLAT
for
SOUTHVIEW SUBDIVISION PHASE II

DATE: May 10th 1997	SCALE: 1 IN. = 100 FT.
DRAWING FILE: 960201 IN.DWG	DRAWN BY: L. GABBARD