21L-57

Graphic Scale: 1"=100'

SHORT COURSE TABLE

SEG.	DISTANCE	BEARING
1	58.31	S 73°31'35" E
2	34.80	N 47°26'14" E
3	64.80	N 47°26'15" E
4	40.11	S 50°33'40" E
5	31.64	S 88°43'33" E
6	37.50	S 88°43'33" E

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT
1	38°09'54"	314.07	209.20	108.65
2	90°00'00"	25.00	39.27	25.00
3	270°00'00"	75.00	~~353.43~~ 283.14	75.00
4	38°09'54"	264.07	175.90	91.35
5	87°33'23"	25.00	38.20	23.96
6	92°26'37"	25.00	40.34	26.09
7	60°00'00"	25.00	26.18	14.43
8	10°33'05"	314.07	57.84	29.00
9	18°19'16"	314.07	100.43	50.65
10	9°17'33"	314.07	50.94	25.52
11	66°55'34"	75.00	87.61	49.57
12	38°56'33"	75.00	50.98	26.52
13	49°01'33"	75.00	64.17	34.20
14	20°07'46"	264.07	92.77	46.87
15	18°02'07"	264.07	83.12	41.91
16	16°09'48"	75.00	21.16	10.65

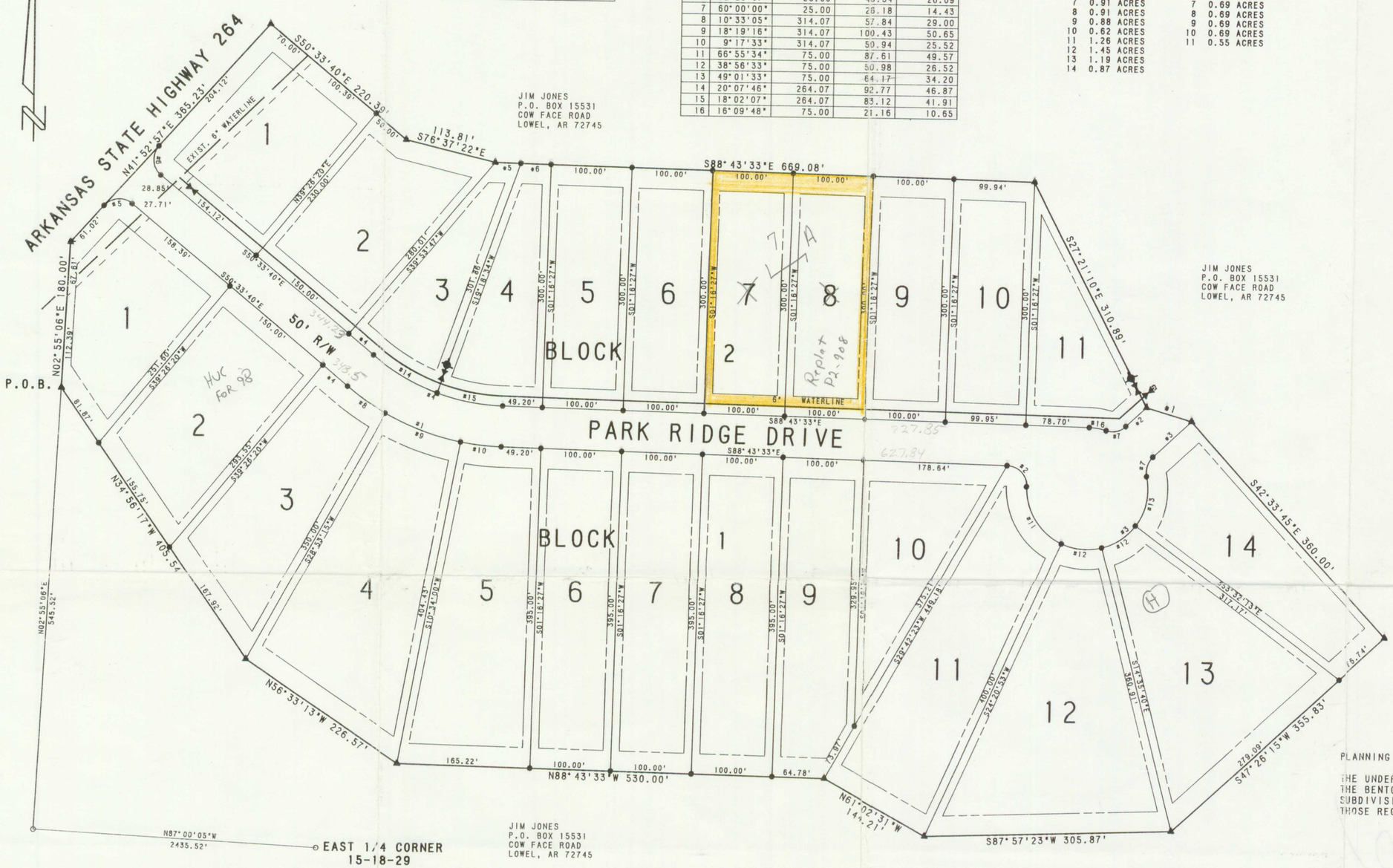
LOT AREA

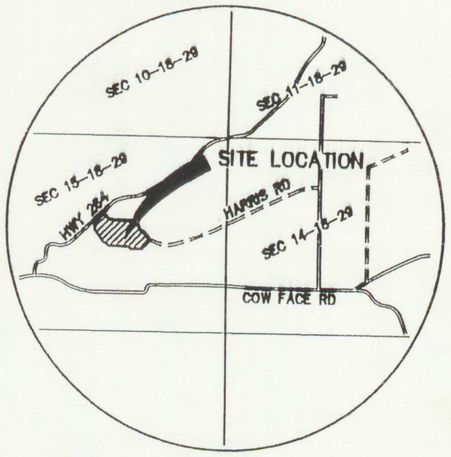
BLOCK 1

LOT	
1	0.82 ACRES
2	0.94 ACRES
3	0.93 ACRES
4	1.36 ACRES
5	1.21 ACRES
6	0.91 ACRES
7	0.91 ACRES
8	0.91 ACRES
9	0.88 ACRES
10	0.62 ACRES
11	1.26 ACRES
12	1.45 ACRES
13	1.19 ACRES
14	0.87 ACRES

BLOCK 2

LOT	
1	0.92 ACRES
2	0.86 ACRES
3	0.54 ACRES
4	0.59 ACRES
5	0.69 ACRES
6	0.69 ACRES
7	0.69 ACRES
8	0.69 ACRES
9	0.69 ACRES
10	0.69 ACRES
11	0.55 ACRES





VICINITY MAP
NTS

NOTE: 1. THE PRELIMINARY PLAT WAS APPROVED UNDER THE NAME "PINNICALE PARK" AND THE FINAL PLAT WAS APPROVED UNDER THE NAME "SYLVAN ACRES".

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT FALL WITHIN THE FLOOD ZONES "A" OR "AE" OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD STUDY: MAP NUMBER 05007C0170E.

FILED FOR RECORD
At 4:40 O'clock A M
NOV 08 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

PLANNING BOARD CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY THE BENTON COUNTY PLANNING BOARD IN ACCORDANCE WITH BENTON COUNTY SUBDIVISION REGULATIONS AND MEETS ALL APPLICABLE REQUIREMENTS OF THOSE REGULATIONS.

CHAIRMAN, PLANNING COMMISSION

OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIYF THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND ACCESS RIGHTS RESURVED AS REPRESENTED ON THIS PLAT (AND ATTACHMENTS).

10-23-95
DATED

Elsie M. Jones

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF October 1995.

Shirley J. Chapman
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-17-2002

OFFICIAL SEAL
SHIRLEY J. CHAPMAN
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires: 08 - 17 - 2002

NOTE: BUILDING SETBACK, UTILITY AND DRAINAGE EASEMENT (SHOWN)
25' FRONT YARD
10' SIDE YARD
25' REAR YARD

DESCRIPTION:

A PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE EAST QUARTER CORNER OF SAID SECTION 15 RUN N 87°00'05" W 2435.52 FEET ALONG THE QUARTER SECTION LINE; THENCE N 02°55'06" E 545.52 FEET TO THE POINT OF BEGINNING; THENCE N 02°55'06" E 180.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 264; THENCE N 41°52'57" E 365.23 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 50°33'40" E 220.39 FEET; THENCE S 76°37'22" E 113.81 FEET; THENCE S 88°43'33" E 669.08 FEET; THENCE S 27°21'10" E 310.89 FEET; THENCE S 73°31'35" E 58.31 FEET; THENCE S 42°33'45" E 360.00 FEET; THENCE S 47°26'15" W 355.83 FEET; THENCE S 87°57'23" W 305.87 FEET; THENCE N 61°02'31" W 144.21 FEET; THENCE N 88°43'33" W 530.00 FEET; THENCE N 56°33'13" W 226.57 FEET; THENCE N 34°56'17" W 405.54 FEET TO THE POINT OF BEGINNING CONTAINING 23.75 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAY.

BASIS OF BEARINGS: ARKANSAS STATE PLAIN MODIFIED GROUND COORDINATE SYSTEM NAD 83 ARKANSAS NORTH ZONE / NAVD 1929 FROM GPS CONTROL POINTS.

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 30 DAY OF OCT 19 95 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry Baker
LARRY WAYNE BAKER R.L.S.#1252

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1252
LARRY WAYNE BAKER

LEGEND:

- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
- SET CONCRETE MONUMENT
- UTILITY EASEMENT
- WATER VALVE
- FIRE HYDRANT

REV. 9/25/95 HW PLANNING COMM. REV. REQUIREMENTS

FINAL PLAT

SYLVAN ACRES

A SUBDIVISION OF A PART OF THE S 1/2, NE 1/4, 15-18-29

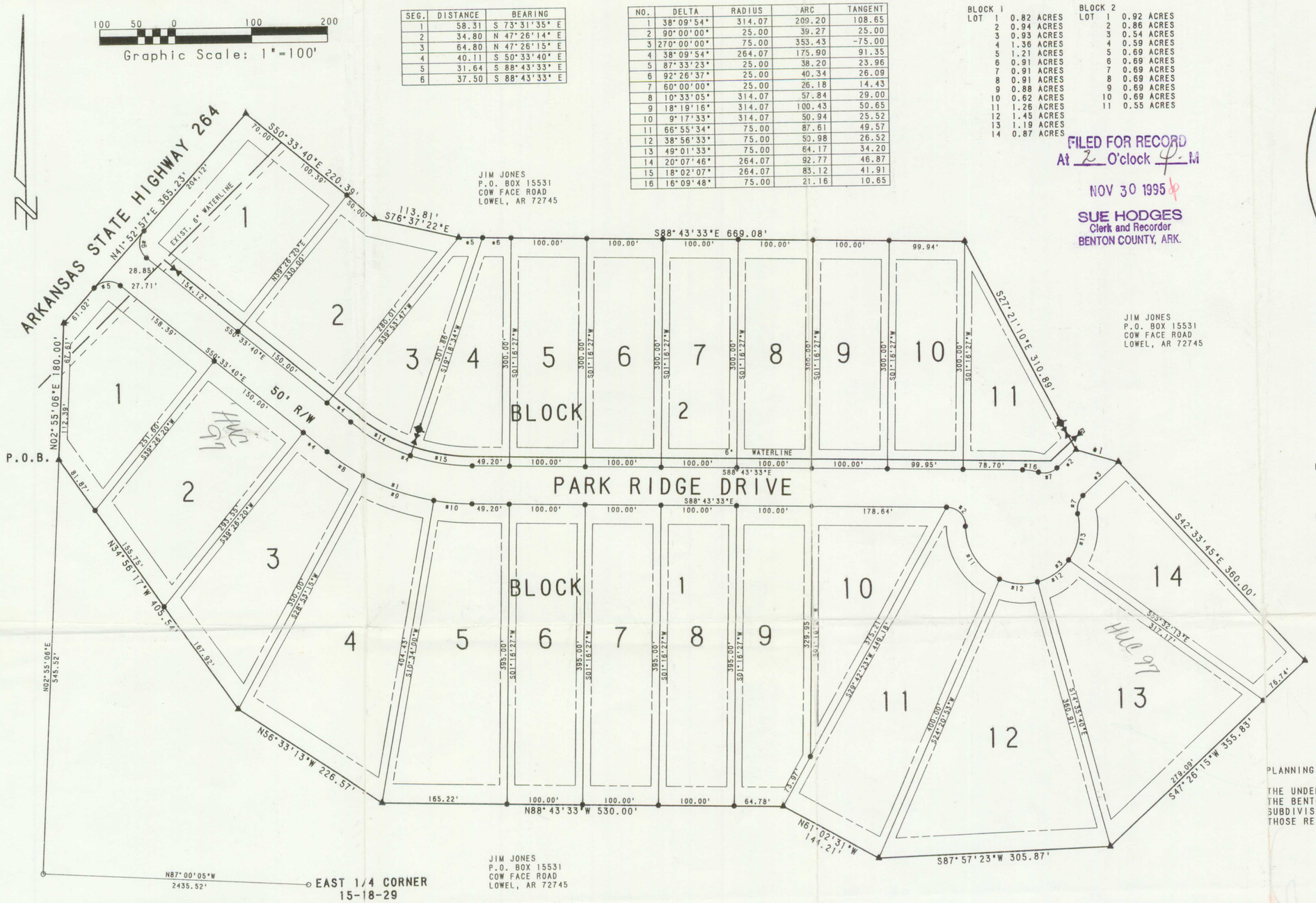
BENTON COUNTY, ARKANSAS

Crafton, Tull & Associates, Inc.
Architects & Engineers Rogers, Ark.

DRAWN:	DATE:	DRAWING NO.
GKW	9-25-95	94070
CHECKED: LWB	SCALE: 1"=100'	

FILES 94070\FIN.PLT & TB\94070FIN.PLT

21L-79 ~~21L-54~~



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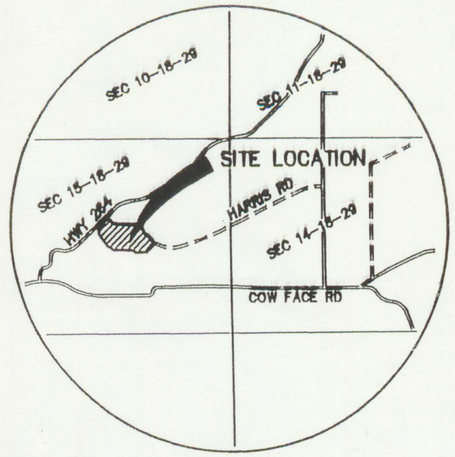
FILED FOR RECORD
At 2 O'clock 4 M
NOV 30 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

JIM JONES
P.O. BOX 15531
COW FACE ROAD
LOWEL, AR 72745



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FILED FOR RECORD
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NOV 08 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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CHAIRMAN, PLANNING COMMISSION

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10-23-94
DATED

Elsie M. Jones

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF October 1995.

Shirley J. Chapman
NOTARY PUBLIC

MY COMMISSION EXPIRES:
8-17-2002

OFFICIAL SEAL
SHIRLEY J. CHAPMAN
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires: 08 - 17 - 2002

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BASIS OF BEARINGS: ARKANSAS STATE PLAIN MODIFIED GROUND COORDINATE SYSTEM NAD 83 ARKANSAS NORTH ZONE / NAVD 1929 FROM GPS CONTROL POINTS.

ACCEPTANCE OF ROADS FOR MAINTENANCE

Roads and drainage systems in rights of way dedicated to the Public have been inspected and are hereby accepted for maintenance by the County Highway Department.

Date 11/30/95
County Judge

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 30 DAY OF OCT 19 95 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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BENTON COUNTY, ARKANSAS

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	9-25-95	94070
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