

SURVEY DESCRIPTION

Parcel # 21-00167-237
 PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 87°05'53" EAST 167.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 112°15' EAST 139.14 FEET; THENCE SOUTH 14°00'15" WEST 37.29 FEET; THENCE SOUTH 26°04'49" WEST 320.11 FEET; THENCE ALONG THE APPROXIMATE CENTER OF SPRING CREEK THE FOLLOWING: SOUTH 39°32'59" EAST 104.68 FEET; THENCE SOUTH 26°14'12" EAST 116.60 FEET; THENCE SOUTH 19°41'05" EAST 147.80 FEET; THENCE LEAVING SPRING CREEK NORTH 62°40'14" EAST 559.78 FEET; THENCE NORTH 52°00'04" EAST 343.17 FEET; THENCE ALONG THE APPROXIMATE CENTER OF WAGON WHEEL ROAD NORTH 37°40'50" WEST 361.66 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 87°05'53" WEST 67.83 FEET; THENCE SOUTH 58°38'15" WEST 48.76 FEET; THENCE SOUTH 85°00'06" WEST 83.53 FEET; THENCE SOUTH 76°29'13" WEST 67.39 FEET; THENCE NORTH 72°52'18" WEST 235.92 FEET; THENCE NORTH 87°05'53" WEST 109.13 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WAGON WHEEL ROAD ALONG THE NORTHEASTERLY SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

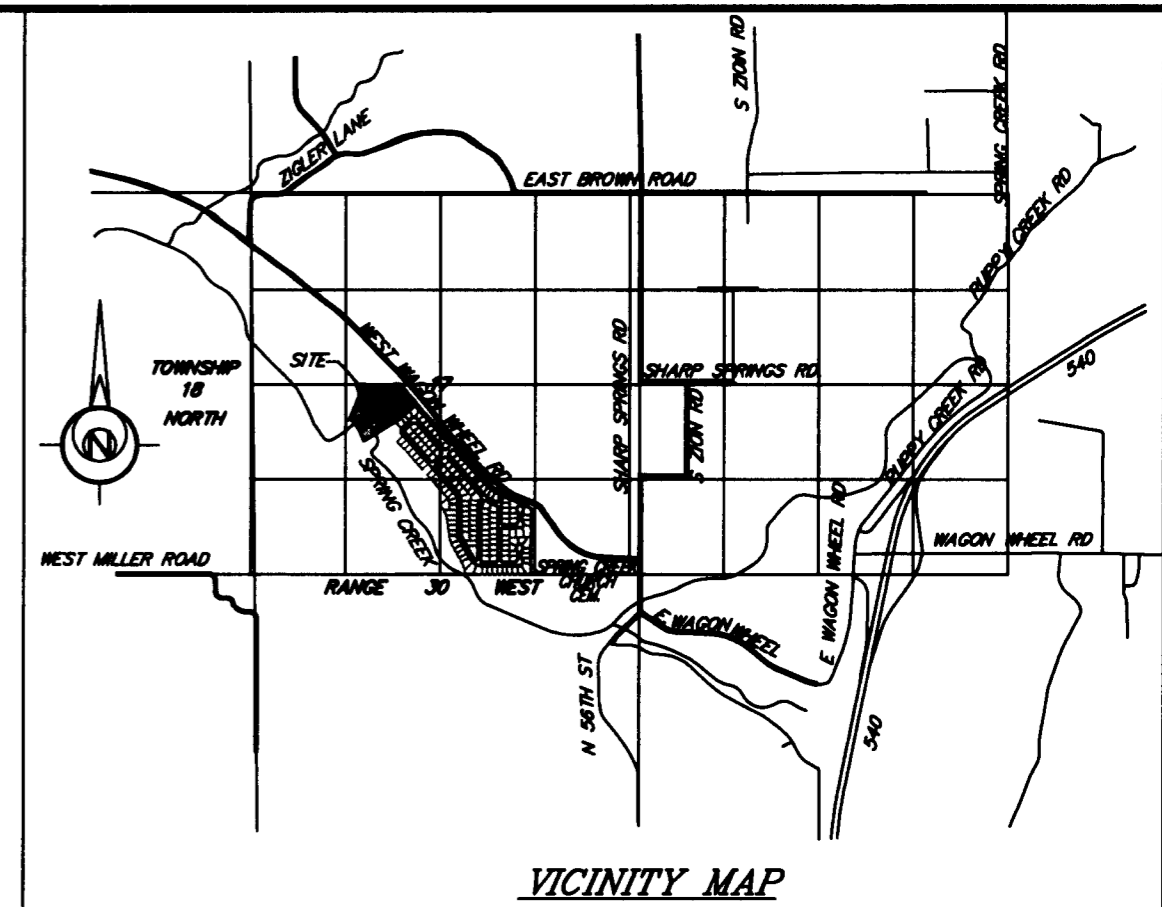
**FINAL PLAT
 WAGON WHEEL BEND**

SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST
 SPRINGDALE, BENTON COUNTY, ARKANSAS
 ZONING CLASSIFICATION: SF-2

OWNER / DEVELOPER
 WAGON WHEEL BEND, L.L.C.
 TIM McMAHON
 P.O. BOX 7300
 SPRINGDALE, AR 72766
 TEL 479-521-2611
 FAX 479-521-2442

LEGEND

- D/E - DRAINAGE EASEMENT
- B/S - BUILDING SETBACK
- SS/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT
- A/E - ACCESS EASEMENT
- S/E - SIGN EASEMENT
- ⊕ - FIRE HYDRANT
- - SANITARY SEWER MANHOLE
- RCP - REINFORCED CONCRETE PIPE
- BM - BENCHMARK



LINE TABLE

LINE	LENGTH	BEARING
L1	15.00	N52°03'06"E
L2	15.00	N62°33'52"W
L3	12.58	S25°01'54"W

MINIMUM FINISH FLOOR

LOT	ELEVATION
7	1162.50
8	1163.05
9	1163.05
10	1162.00
11	1162.00
12	1162.00
13	1162.50
14	1162.50
18	1163.05
21	1169.00
22	1169.00
23	1169.00
15	1166.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD DIST.
C1	78°34'37"	150.00	205.71	S16°39'39"E	189.97
C2	10°40'10"	300.00	55.87	N57°20'09"E	55.78
C3	90°03'02"	15.00	23.58	N82°58'25"W	21.22
C4	89°56'58"	15.00	23.55	N07°01'35"E	21.20
C5	90°03'02"	15.00	23.58	S82°58'25"E	21.22
C6	32°12'15"	15.00	8.43	S21°50'46"E	8.32
C7	67°22'48"	15.00	17.64	N71°38'18"W	16.64
C8	89°56'58"	15.00	23.55	N07°01'35"E	21.20
C9	61°22'48"	15.00	16.07	S86°38'22"E	15.31
C10	82°21'53"	15.00	21.56	S40°06'52"W	19.75
C11	26°31'31"	15.00	6.94	N01°45'21"E	6.88
C12	39°42'54"	15.00	10.40	N36°05'31"W	10.19
C13	39°42'54"	15.00	10.40	S42°48'47"W	10.19

LOT AREA TABLE (GIVEN IN SQUARE FEET)

LOT #	AREA	LOT #	AREA	LOT #	AREA
1	10,627	10	13,219	19	13,247
2	8,250	11	12,816	20	9,236
3	8,250	12	13,107	21	13,377
4	8,689	13	21,615	22	12,003
5	8,364	14	16,219	23	10,029
6	8,189	15	13,711	24	10,567
7	8,689	16	12,182	25	85,567
8	10,401	17	12,209		
9	11,740	18	12,871		

STATE PLANE COORDINATES FOR FIRE HYDRANTS

Point #	North	East	Description
1	698923.4798	663071.5618	Fire Hydrant
2	698923.0035	662848.7498	Fire Hydrant
3	698685.3157	662782.8083	Fire Hydrant
4	698911.4847	662557.7609	Fire Hydrant

OFFSITE EASEMENT INSTRUMENT NUMBERS

PROPERTY OWNER: RODNEY & BARBARA SPRINGSTON
 PARCEL NUMBERS: 18-06170-001 & 18-06170-000
 INSTRUMENT NUMBER: BOOK 2006 PAGE 26344

PROPERTY OWNER: LISA ANN BLOUNT
 PARCEL NUMBER: 18-06159-000
 INSTRUMENT NUMBER: BOOK 2006 PAGE 61215

PROPERTY OWNER: JAMES & JOY MATHIAS
 PARCEL NUMBER: 21-00167-235
 INSTRUMENT NUMBER: BOOK 2006 PAGE 61212

SITE BENCHMARKS

THE BENCHMARKS ARE LOCATED WITH ALUMINUM MONUMENTS PLACED AT THE CORNERS OF TWO EXISTING STORM INLET BOXES. (THE STATE PLANE COORDINATES AND ELEVATIONS ARE AS FOLLOWS.)

POINT#	NORTH	EAST	ELEVATION	DESCRIPTION
BM NO. 1	698623.4405	662691.9045	1163.30	ALUM. MON.
BM NO. 2	698635.1560	662586.3887	1162.19	ALUM. MON.

GENERAL NOTES:

BASED UPON REVIEW OF FEMA MAPS 05007C0163 E AND 05007C0251 E A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD ZONE.

NO DRIVEWAYS PERMITTED TO WAGON WHEEL ROAD.

EXISTING ZONING - SF-2 LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT.

NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE OR ACCESS EASEMENTS.

VARIANCES:
 SETBACK ALONG WAGON WHEEL ROAD TO BE 20 FEET FOR LOTS 23 AND 24. APPROVED APRIL 7, 2006

BENCHMARK

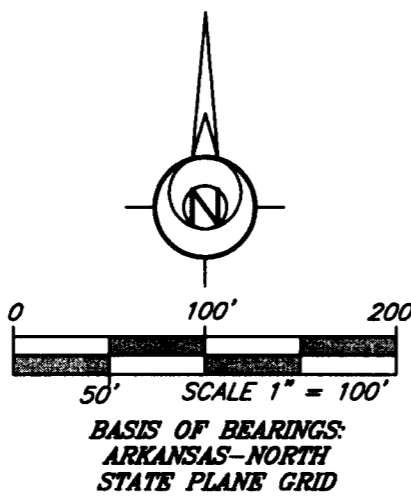
REFERENCE MARK RM60
 FIRM PANEL 251
 ELEVATION 1162.24
 PAINTED X ON NE HEADWALL OF COUNTY ROAD BRIDGE OVER SPRING CREEK

SETBACKS:
 FRONT - 30 FEET
 REAR - 20 FEET
 SIDE (INTERIOR) - 8 FEET
 SIDE (CORNER) - 30 FEET
 EXCEPT AS NOTED

RIGHT-OF-WAY AND EASEMENT DEDICATION STATEMENT

THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DONATED TO THE PUBLIC FOR PUBLIC USE. THE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY PROVIDED BY THE PROPERTY OWNER FOR PUBLIC UTILITIES, FRANCHISED UTILITIES, CABLE TV, DRAINAGE, ACCESS AND OTHER PURPOSES. ANY DESIGNATED "UTILITY EASEMENT" SHALL INCLUDE PUBLIC UTILITIES, FRANCHISE UTILITIES AND CABLE TV. THE RESPECTIVE UTILITY COMPANIES AND CABLE TV SHALL HAVE ACCESS THROUGH AND ALONG THEIR DESIGNATED EASEMENTS FOR THEIR PERSONNEL AND EQUIPMENT AT ALL TIMES. THE AUTHORITY TO CUT DOWN AND KEEP TRIMMED TREES, HEDGES AND SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SUCH UTILITIES AND CABLE TV IS HEREBY GRANTED BY THE PROPERTY OWNER. IN THE EVENT THAT FENCING OF INDIVIDUAL LOTS IS DESIRED, GATES THAT PROVIDE FREE INGRESS AND EGRESS TO, AND WITHIN THE DEDICATED EASEMENT SHALL BE PROVIDED.

1007.78 LINEAR FEET OF STREET DEDICATION WITH THIS PLAT.



CERTIFICATE OF TRANSMITTAL OWNERSHIP AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATED 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 THE ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

ALLOTTER: Tim McMahon
 TIM McMAHON

RESOLUTION BY WAGON WHEEL BEND, L.L.C.

WAGON WHEEL BEND, L.L.C. STATES THAT TIM McMAHON HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL OWNERSHIP AND ORDINANCE

Tim McMahon - Member
 TIM McMAHON - MEMBER

STATE OF ARKANSAS
 COUNTY OF BENTON, SWORN AND SUBSCRIBED BEFORE ME
 THIS 21st DAY OF July, 2007

NOTARY PUBLIC: Jeffery D. Neal
 MY COMMISSION EXPIRES 04-7-14

CERTIFICATE OF ACCEPTANCE:

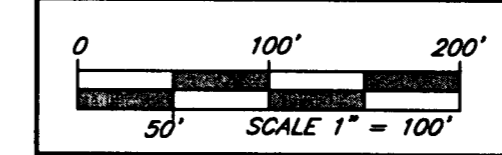
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW:

ACCEPTANCE OF DEDICATIONS	DATE	SIGNATURE	TITLE
	7/30/07	<u>Denise Pearce</u>	CITY CLERK
	7.30.07	<u>Jane M. deHorne</u>	MAYOR
APPROVAL FOR RECORDING	7/29/07	<u>W. J. ...</u>	SECRETARY, PLANNING
COMMISSION	7/26/07	<u>Rick Barrows</u>	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	7/26/07	<u>Paul ...</u>	ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	8/1/07	<u>Jatay Christa</u>	DIRECTOR OF PLANNING AND DEVELOPMENT DIVISION

SURVEYORS DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

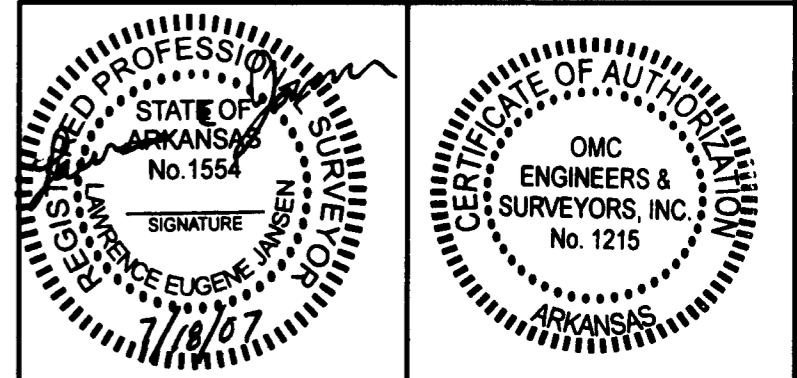
Lawrence E. Jansen 7-18-07
 LAWRENCE E. JANSEN PS 1564 Date



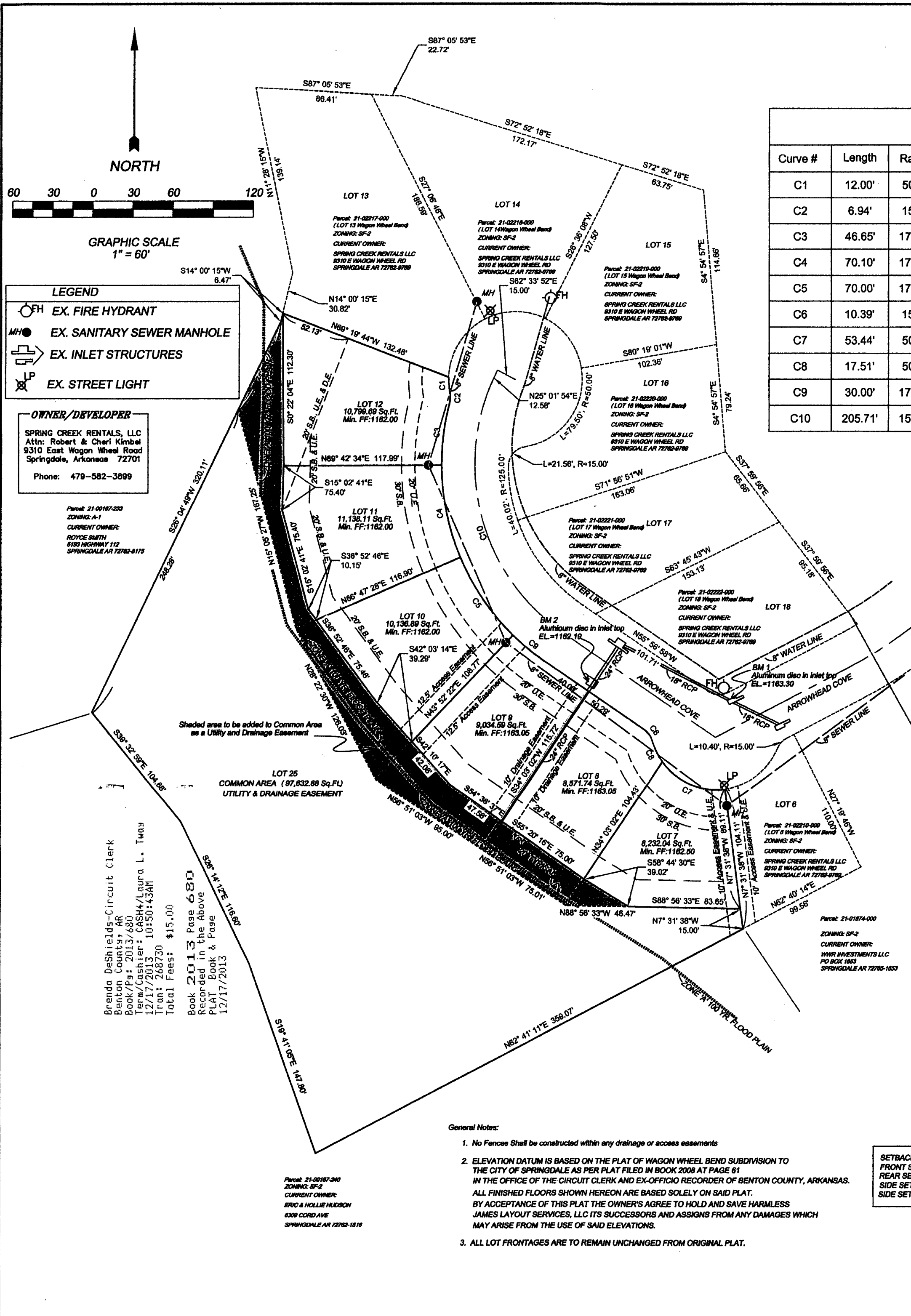
BASIS OF BEARINGS
 ARKANSAS-NORTH
 STATE PLANE GRID

Job No.: 0601-095
 Date: 04-17-2007
 Drawn By: MDA
 Checked By: LEJ

⊕ - EXISTING IRON PIN
 ○ - SET IRON PIN
 X - FENCELINE
 P - PLAT DISTANCE
 M - MEASURED DISTANCE
 D - DEED DISTANCE

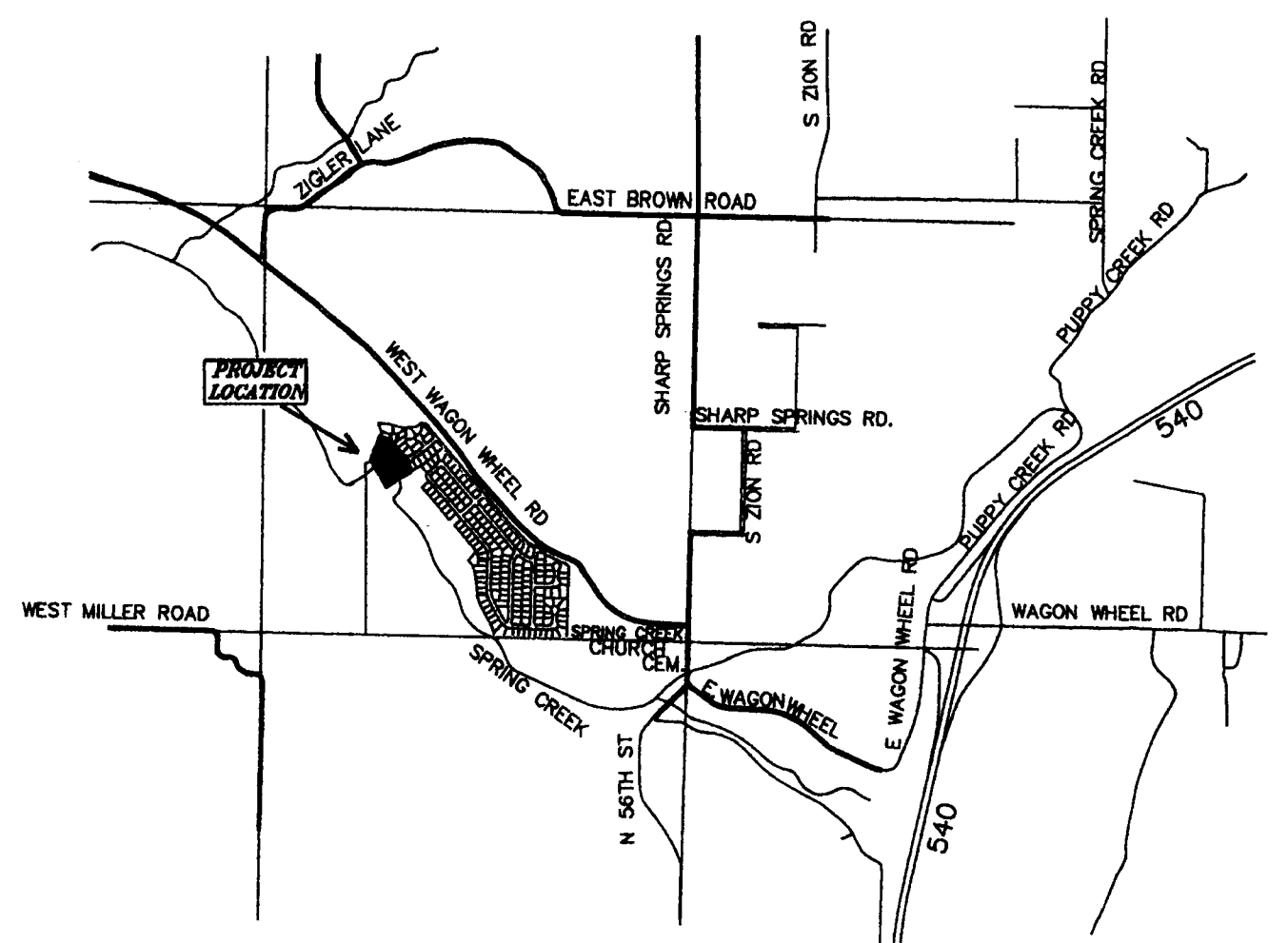


ENGINEERS & SURVEYORS, INC.
 BENTONVILLE, ARKANSAS 72112
 (479) 254-3855 Fax (479) 254-3877



Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.00'	50.00'	13°44'48"	S4°38'11"E	11.97'
C2	6.94'	15.00'	26°31'37"	S1°45'13"W	6.88'
C3	46.65'	175.00'	15°16'27"	S7°22'48"W	46.51'
C4	70.10'	175.00'	22°57'02"	N11°43'57"W	69.63'
C5	70.00'	175.00'	22°55'07"	S34°40'01"E	69.53'
C6	10.39'	15.00'	39°41'21"	S36°04'31"E	10.18'
C7	53.44'	50.00'	61°13'59"	S66°54'39"E	50.93'
C8	17.51'	50.00'	20°03'49"	S26°15'44"E	17.42'
C9	30.00'	175.00'	9°49'24"	S51°02'16"E	29.97'
C10	205.71'	150.00'	78°34'38"	S16°39'39"E	189.97'



PARCEL NUMBERS

21-02216-000 (LOT 12 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02215-000 (LOT 11 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02214-000 (LOT 10 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02213-000 (LOT 9 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02212-000 (LOT 8 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02211-000 (LOT 7 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2
 21-02229-000 (LOT 25 WAGON WHEEL BEND SUBDIVISION) Current Zoning SF-2

LEGAL DESCRIPTION:

ALL OF LOTS NUMBERED 7 (SEVEN) THROUGH 12 (TWELVE) AND LOT 25 (TWENTY-FIVE) IN WAGON WHEEL BEND SUBDIVISION TO THE CITY OF SPRINGDALE AS PER PLAT FILED IN BOOK 2008 AT PAGE 61 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

FLOOD PLAN NOTES

The Zone 'A' Flood Plain was determined by georeferencing in FEMA's DFIRM DB Files into this drawing which are on the same coordinate data system. The flood plain was not scaled into this drawing but rather georeferenced in and is therefore a true and accurate geographically reproducible representation of where said line exist as of the date of this RePlat. It should be noted that once this area receives a detailed flood study said flood plain delineation shown hereon could be subject to change.

No Part of lots 7 through 12 are in any Special Flood Hazard Area as per FIRM Panel 430 of 860, Map Number 05007C0430J Effective Date September 28, 2007

Most of Lot 25 'Common Area' is in a Special Flood Hazard Area as per FIRM Panel 430 of 860, Map Number 05007C0430J Effective Date September 28, 2007

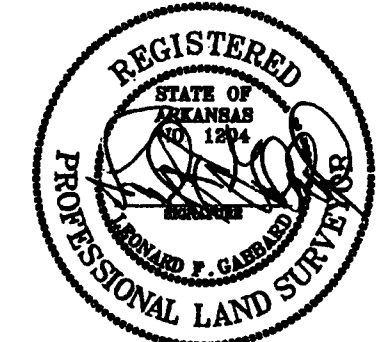
Certificates of Acceptance: The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	12/11/13	<i>Denise Pearce</i> CITY CLERK
APPROVAL FOR RECORDING	12/12/13	<i>Don Sprance</i> MAYOR
	12/10/13	<i>[Signature]</i> SECRETARY PLANNING COMMISSION
	12/10/13	<i>[Signature]</i> CHAIRMAN PLANNING COMMISSION
WATER AND SEWER	12/15/13	<i>Paul Robert</i> ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	12/15/13	<i>Jessy Christy</i> DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

Transmittal, Ownership and Ordinance:
 The undersigned hereby transmit this plat to the City of Springdale 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 11/12/13 DATE

Certificates 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 Springdale.



Owner: SPRING CREEK RENTALS, LLC

RESOLUTION: BE IT RESOLVED THAT Robert Kimbel PRESIDENT OF SPRING CREEK RENTALS, LLC IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

BY: [Signature] PRESIDENT
Cheryl Kimbel SECRETARY OF SPRING CREEK RENTALS LLC DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING BY THE BOARD OF DIRECTORS OF SAID CORPORATION, ON THE 27 DAY OF November, AT WHICH A QUORUM OF THE BOARD WAS PRESENT.

BY: [Signature] SECRETARY

	REPLAT OF LOTS 7 thru 12 & Common Area Lot 25 WAGON WHEEL BEND SUBDIVISION to the City of Springdale, Arkansas		Project # 13-074
			Drawing Name: [Blank]
			Date: 9/23/13
			System: SPC (0301 AR N)
			Field Op.: M.D.J
		Drawn By: L.F.G.	Scale 1"=60'
		Checked By: L.F.G.	Sheet 1 of 1
		James Layout Services, LLC 7801 W. Wedington Dr. Fayetteville, Arkansas 72704 Telephone: (479) 445-7731 E-mail: matt@jlsnwa.com	Revision 0