



SW CORNER, SE 1 of the SW 1/4 of SEC. 4-184-128 FOUND COTTON SPINDLE REFERENCE PLAT 2003-812 AND PLAT 2003-72



2006 1236
 Replat of the above
 716' 0" x 100' 0" to 716'
 1236' 0" x 100' 0" to 1236'
 1236' 0" x 100' 0" to 1236'
 1236' 0" x 100' 0" to 1236'



VICINITY MAP
N.T.S.

KEY MAP
N.T.S.

LEGEND

PROPOSED NEW OR REVISED	●
EXISTING	○
PROPOSED STREET LEAF	○
PROPOSED SIDEWALK	○
EXISTING CURB/STREET IMPROVEMENT	○
PROPERTY LINE	—
PROPOSED LOT LINE	—
PROPOSED BRANCH LINE	—
PROPOSED	—
PROPOSED	—
PROPOSED STREET CENTERLINE	—
PROPOSED OF WATER MAIN	—
PROPOSED OF SEWER MAIN	—
PROPOSED OF POWER MAIN	—
EXISTING OVERHEAD ELECTRIC	—
EXISTING UNDERGROUND ELECTRIC	—

- NOTES:**
1. ALL DIMENSIONS ARE INDICATED PER THE PLAT.
 2. CURB TOLERANCE IS SHOWN ON SHEET 2.
 3. LINE CURB TOLERANCE IS 3.0 FEET.
 4. ALL DIMENSIONS ARE TAKEN TO THE CENTER OF THE ROADWAY UNLESS OTHERWISE NOTED.
 5. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PAVEMENT AND UTILITY LINES. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PAVEMENT AND UTILITY LINES.
 6. SEE SHEET 2 FOR THE C&G DETAIL.

REV. NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
1	REVISED PER CITY OF LOWELL				



NORTHSTAR ENGINEERING CONSULTANTS, INC.
 Civil & Environmental Engineering
 Landscape Architecture
 Geological Services
 Land Surveying
 Planning
 Fort Worth, Texas
 Bentonville, Arkansas 72712
 (479) 271-8144 Fax
 (479) 271-8144 Fax

WEATHERTON PLANNED UNIT DEVELOPMENT
 CITY OF LOWELL, ARKANSAS

FINAL PLAT
 SHEET 2 OF 3 306-1236 2



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned engineer, hereby declare that this is the CITY OF LOWELL, Arkansas, and I am duly authorized to execute this certificate of ownership and dedication...

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned engineer, hereby declare that this is the CITY OF LOWELL, Arkansas, and I am duly authorized to execute this certificate of ownership and dedication...

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

I, the undersigned engineer, hereby declare that this is the CITY OF LOWELL, Arkansas, and I am duly authorized to execute this certificate of ownership and dedication...

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

CERTIFICATE OF ACCEPTANCE

As the undersigned engineer, I hereby declare that this is the CITY OF LOWELL, Arkansas, and I am duly authorized to execute this certificate of acceptance...

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

ACCEPTANCE OF SUBMITTALS

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

CERTIFICATE OF APPROVAL FOR RECORDS

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

ACCEPTANCE OF DEDICATION

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

CERTIFICATE OF ACCEPTANCE

Signature: [Handwritten Signature]
Date: 8/1/06
City of Lowell, Arkansas
By Commissioner: [Handwritten Signature]

ENGINEER'S CERTIFICATION

The engineer shall be deemed to be accepting the responsibility for the design and construction of the proposed project...

Table with columns: LINE, LENGTH, BEARING, DISTANCE, POINT, BEARING, DISTANCE. Lists stationing and distances for the project.

Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

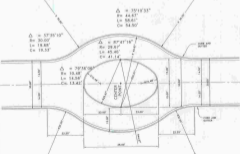
Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

Table with columns: POINT, ELEVATION, BENCH MARK, ELEVATION, CORRECTION, CORRECTED. Lists elevation data for various points.

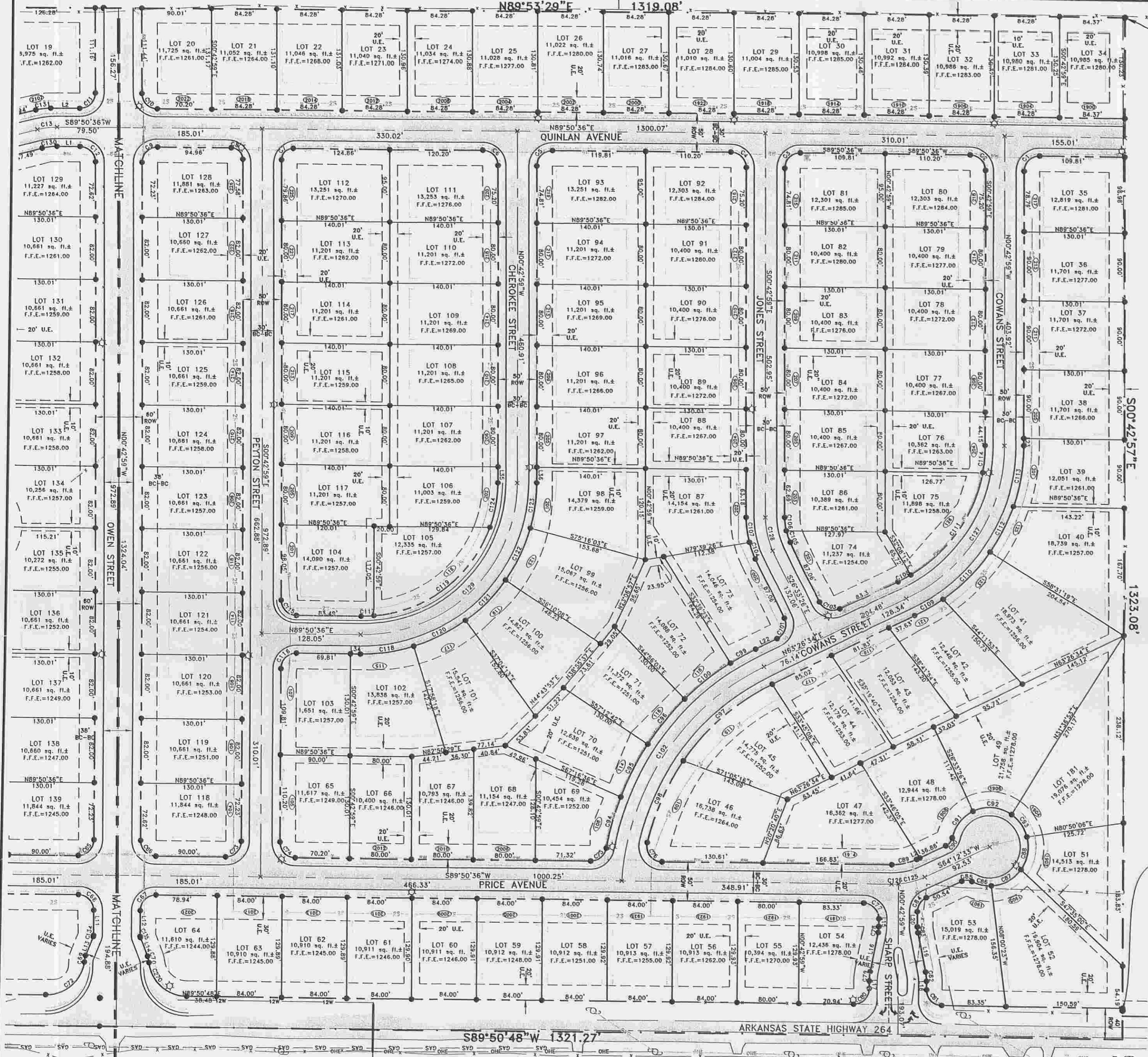


NOTE: THE STATIONING BELOW REPRESENTS THE CENTER POINT OF THE CIRCULAR CALMER.
OSKILLER STREET - STA 12+16.88
WILKINS STREET - STA 14+05.17
POND STREET - STA 30+01.88

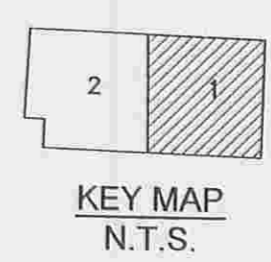
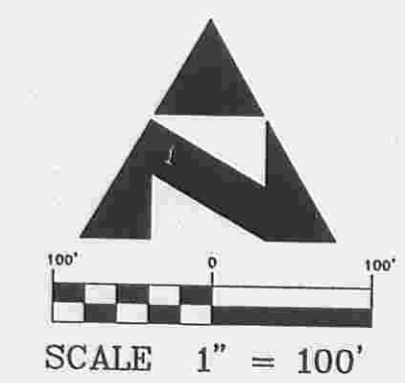
TRAFFIC CALMER DETAIL

END

Project information block including: REV. NO., DESCRIPTION, DRAWN, DATE, CHECKED, DATE. Logo for Northstar Engineering Consultants, Inc. Project name: WEATHERTON PLANNED UNIT DEVELOPMENT. City of Lowell, Arkansas. Final Plat Sheet 5 of 3.



NE CORNER, SE 1/4 OF THE SE 1/4 OF SEC. 4, T-18-N, R-30-W PLAT 2003-72 FOUND 1/2" IRON PIN



- PROPOSED PROPERTY USE:**
SINGLE FAMILY RESIDENTIAL
- SUBDIVISION NAME:**
WEATHERTON P.U.D.
- USES BY RIGHT:**
1. ALL LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL R-1
- BUILDING SETBACKS:**
FRONT YARD.....25'
SIDE YARD (INTERIOR).....7'
SIDE YARD (EXTERIOR).....25'
REAR YARD.....25'

- LEGEND**
- FOUND IRON PIN OR AS NOTED
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - STREET CENTERLINE INTERSECTION
 - PROPERTY LINE
 - PROPOSED LOT LINE
 - PROPOSED SETBACK LINE
 - PROPOSED R.O.W.
 - PROPOSED STREET CENTERLINE
 - PROPOSED 12" WATER MAIN
 - PROPOSED 8" WATER MAIN
 - PROPOSED 2" SANITARY SERVICE
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING FENCE

NUMBER OF LOTS:
181 ZONED PUD

- NOTES:**
- ALL EASEMENTS AND RIGHTS OF WAY ARE DEDICATED PER THIS PLAT.
 - CURVE TABLE IS SHOWN ON SHEET 3.
 - LINE TABLE IS SHOWN ON SHEET 3.
 - ALL SIDEWALKS NOT DIRECTLY IN FRONT OF HOME SITES SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION.
 - ALL SIDEWALKS DIRECTLY IN FRONT OF HOME SITES SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER.
 - LOT 180 AND THE PARK AREA TO BE OWNED AND MAINTAINED BY THE POA.

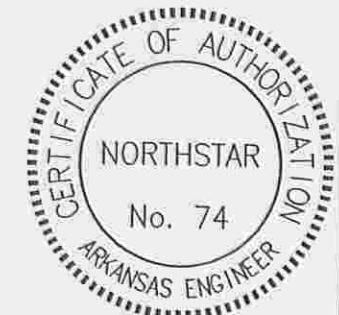
OWNER:
JONES GROUP, INC.
P.O. BOX 1080
TOWNTONVILLE, ARKANSAS 72770

DEVELOPER:
ANB FINANCIAL, NA
3942 ELM SPRINGS ROAD
SPRINGDALE, ARKANSAS 72762
(479) 758-7600

ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 SOUTH MAIN STREET
BENTONVILLE, ARKANSAS 72712
(479) 271-0906

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2013/467
Term/Cashier: CASH5/Jimmy Bennett
08/13/2013 10:39AM
Tran: 252905
Total Fees: \$8.25

Book 2013 Page 467
Recorded in the Above
PLAT Book & Page
08/13/2013



SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, REFERENCED IN DEED BOOK 2005-5057 THROUGH 2005-5059, AND DEED BOOK 2005-5174 OF THE BENTON COUNTY RECORDS.

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

LAND SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT ON THE 5TH DAY OF APRIL 2007, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

TERRY L. GING, P.L.S. 1301
500-18N-30W-0-4-20-04-1301
500-18N-30W-0-4-20-04-1301

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 18 NORTH, RANGE 30 WEST, CITY OF LOWELL, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND COTTON SPINDLE FOR THE SOUTHEAST CORNER OF THE SW4 OF THE SW4 OF SECTION 4, TOWNSHIP 18N, RANGE 30W, THENCE N00°28'58"W A DISTANCE OF 313.84 TO A FOUND IRON PIN FOR THE POINT OF BEGINNING, THENCE N00°28'23"W A DISTANCE OF 1014.93 FEET TO A SET IRON PIN, THENCE N89°53'25"E A DISTANCE OF 1323.61 FEET TO A FOUND IRON PIN, THENCE S00°42'57"E A DISTANCE OF 1319.08 FEET TO A SET IRON PIN, THENCE S89°50'48"W A DISTANCE OF 1321.27 FEET TO A SET IRON PIN, THENCE S89°44'22"W A DISTANCE OF 1118.07 FEET TO A SET IRON PIN, THENCE N00°28'48"W A DISTANCE OF 313.83 FEET TO A SET IRON PIN, THENCE S89°43'32"W A DISTANCE OF 208.89 FEET TO THE POINT OF BEGINNING, CONTAINING 78.98 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0163 E, WITH AN EFFECTIVE DATE OF SEPT. 18, 1991.

- NOTE OF PROMISES:**
- AVERAGE LOT WILL BE 12,500 SQ. FT.
 - COLLECTOR STREET WILL BE BUILT AT THE DEVELOPER'S EXPENSE.
 - MINIMUM 1,500 SQ. FT. HOUSES WITHIN SUBDIVISION.
 - VARYING SETBACKS ALONG STREET FRONTAGE WILL BE PROVIDED.
 - FENCING ALONG THE REAR OF LOT 1 THROUGH 8 ON THE TOP OF THE EXISTING STEEP SLOPE WILL BE PROVIDED FOR SAFETY.
 - PARK WITH WALKING TRAIL SHALL BE PROVIDED BY DEVELOPER.
 - SHARED PARKING WITH EXISTING CHURCH FOR PARK VISITORS.
 - DEVELOPER WILL WORK WITH CHURCH TO INSTALL PICNIC TABLES IN PARK.
 - THE STEP SYSTEM, ALL FACILITIES RELATED IN ANY WAY TO THE STEP SYSTEM, AND THE STEP SYSTEM AREA, AS SHOWN ON THIS PLAT, AS WELL AS ALL SEWER IMPROVEMENTS SHOWN ON THE PLAT ARE DEDICATED TO THE CITY OF LOWELL.
 - THE WALKING TRAILS ARE TO BE OWNED AND MAINTAINED BY THE POA.

REV. NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
5	REVISED PER SWPCO COMMENTS	JRH	06/26/07	TLG	06/26/07
4	REVISED PER NEC COMMENTS	JRH	06/12/07	TLG	06/12/07
3	REVISED PER CITY OF LOWELL	JRH	04/16/07	TLG	04/16/07
2	REVISED PER CLIENTS REQUEST	JRH	04/05/07	TLG	04/05/07
1	REVISED PER CITY OF LOWELL	NOB	8/01/06	TLG	8/01/06

COPYRIGHT 2007 NORTHSTAR ENGINEERING CONSULTANTS, INC.

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning

207 South Main Street
(479) 271-0906

Bentonville, Arkansas 72712
(479) 271-8144 Fax

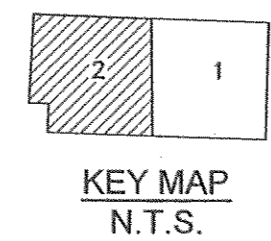
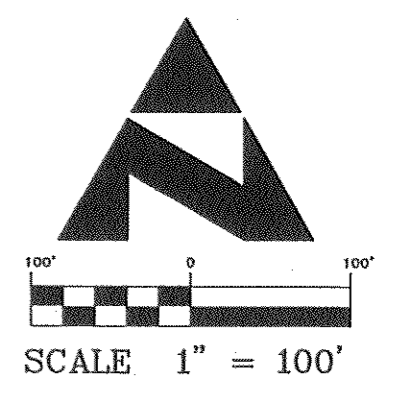
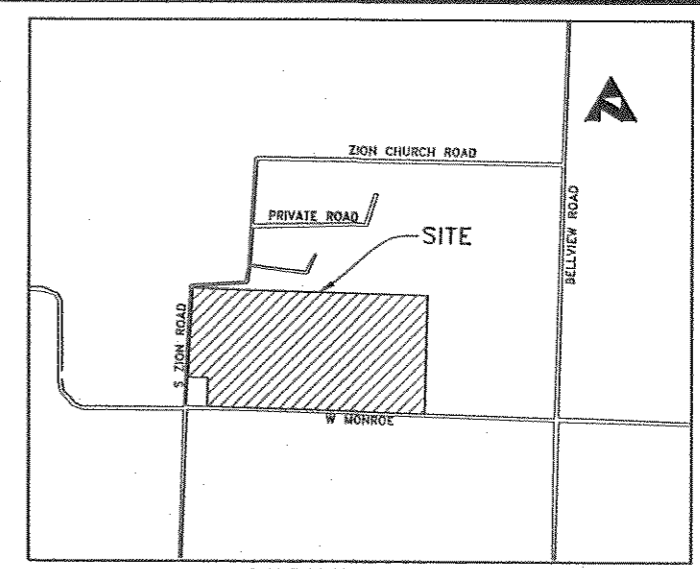


WEATHERTON PLANNED UNIT DEVELOPMENT

CITY OF LOWELL, ARKANSAS

REVISED FINAL PLAT
BOOK 2006 PAGE 1235
SHEET 1 OF 3

CHECKED: TLG 6/26/07
DRAWN: [Signature] 6/26/07
PROJECT MGR: [Signature]
FILE NAME: [Signature]
PROJECT No.: 411-01
PLOT DATE/REV.: 06/26/07/5
SHEET No. 1



LEGEND

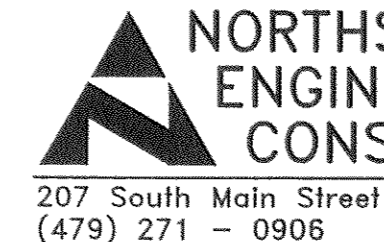
- FOUND IRON PIN OR AS NOTED
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- STREET CENTERLINE INTERSECTION
- PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED
- PROPOSED R.O.W.
- PROPOSED STREET CENTERLINE
- PROPOSED 12" WATER MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED 2" SANITARY SERVICE
- EXISTING OVERHEAD ELECTRIC
- EXISTING FENCE

NOTES:

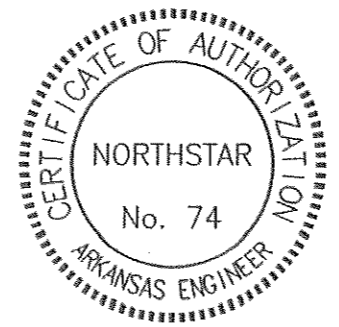
1. ALL EASEMENTS AND RIGHTS OF WAY ARE DEDICATED PER THIS PLAT. CURVE TABLE IS SHOWN ON SHEET 3.
2. LINE TABLE IS SHOWN ON SHEET 3.
3. ALL SIDEWALKS NOT DIRECTLY IN FRONT OF HOME SITES SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION.
4. ALL SIDEWALKS DIRECTLY IN FRONT OF HOME SITES SHALL BE THE RESPONSIBILITY OF THE HOME BUILDER. LOT 180 AND THE PARK AREA TO BE OWNED AND MAINTAINED BY THE POA.
- 5.
- 6.

REV.NO.	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
5	REVISED PER SWPECO COMMENTS	JRH	06/26/07	TLG	06/26/07
4	REVISED PER NEC COMMENTS	JRH	06/12/07	TLG	06/12/07
3	REVISED PER CITY OF LOWELL	JRH	04/16/07	TLG	04/16/07
2	REVISED PER CLIENTS REQUEST	JRH	04/05/07	TLG	04/05/07
1	REVISED PER CITY OF LOWELL	NOB	8/01/06	TLG	8/01/06

COPYRIGHT 2007 NORTHSTAR ENGINEERING CONSULTANTS, INC



NORTHSTAR ENGINEERING CONSULTANTS, INC.
 Civil & Environmental Engineering
 Landscape Architecture
 Geological Services
 Land Surveying
 Planning
 207 South Main Street
 (479) 271 - 0906
 Bentonville, Arkansas 72712
 (479) 271-8144 Fax



WEATHERTON
PLANNED UNIT DEVELOPMENT
 CITY OF LOWELL, ARKANSAS
REVISED FINAL PLAT
 BOOK 2006 PAGE 1235
 SHEET 2 OF 3

CHECKED: TLG 6/26/07
 DRAWN: ALH 6/26/07
 PROJECT MGR: JL 6/26/07
 FILE NAME: 411-01
 PROJECT No.: 411-01
 PLOT DATE/REV.: 06/26/07 5
 SHEET No. 2

SW CORNER, SE 1/4 OF THE SW 1/4 OF SEC. 4 T-18-N, R-30-W FOUND COTTON SPINDLE REFERENCE PLAT 2003-202 AND PLAT 2003-72

Book 2006 Page 468
 Recorded in the Above Plat Book & Page 08/13/2013 10:43AM
 Total Fees: \$8,25

Brandi Beshel-Jones-Circuit Clerk
 Benton County AR
 Term Expires: 2013/06/30
 Term/Commission: 06/30/2013
 Term/Commission: 10-43AM
 Term/Commission: 08/13/2013

