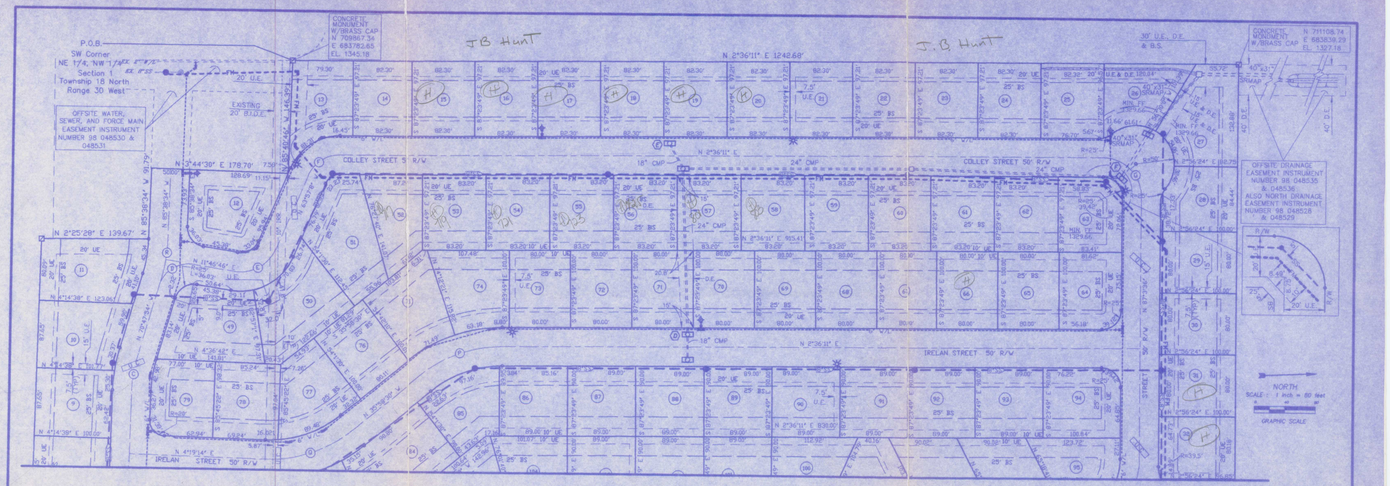


SEE SHEET 3

NOTE:
LOT #83 HAS BEEN DELETED FROM THIS PLAT

LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE	LOT #	SQUARE FOOTAGE
LOT 1	9435	LOT 32	8002	LOT 63	8000	LOT 95	8759	LOT 127	8010
LOT 2	8835	LOT 33	8095	LOT 64	8000	LOT 96	11329	LOT 127	8010
LOT 3	8456	LOT 34	21335	LOT 65	8000	LOT 97	14631	LOT 128	8000
LOT 4	8588	LOT 35	20348	LOT 66	8000	LOT 98	10350	LOT 129	8536
LOT 5	8568	LOT 36	18485	LOT 67	8000	LOT 99	10797	LOT 130	9991
LOT 6	8785	LOT 37	16623	LOT 68	8000	LOT 100	8226	LOT 131	12645
LOT 7	8765	LOT 38	14411	LOT 69	8000	LOT 101	8010	LOT 132	8283
LOT 8	8765	LOT 39	15859	LOT 70	8000	LOT 102	8010	LOT 133	8352
LOT 9	8780	LOT 40	13467	LOT 71	8000	LOT 103	8010	LOT 134	11784
LOT 10	9783	LOT 41	12731	LOT 72	8000	LOT 104	8002	LOT 135	13636
LOT 11	10956	LOT 42	11996	LOT 73	8000	LOT 105	8001	LOT 136	12019
LOT 12	10850	LOT 43	13579	LOT 74	9304	LOT 106	8003	LOT 137	14308
LOT 13	8696	LOT 44	12993	LOT 75	9548	LOT 107	8005	LOT 138	9170
LOT 14	8000	LOT 45	10502	LOT 76	8070	LOT 108	8001	LOT 139	9153
LOT 15	8000	LOT 46	8815	LOT 77	8737	LOT 109	8002	LOT 140	8694
LOT 16	8000	LOT 47	13436	LOT 78	8357	LOT 110	8001	LOT 141	8357
LOT 17	8000	LOT 48	12453	LOT 79	8001	LOT 111	8002	LOT 142	10107
LOT 18	8000	LOT 49	11363	LOT 80	8001	LOT 112	9054	LOT 143	15202
LOT 19	8000	LOT 50	11368	LOT 81	8000	LOT 113	8158	LOT 144	13686
LOT 20	8000	LOT 51	11395	LOT 82	8000	LOT 114	8000	LOT 145	12440
LOT 21	8000	LOT 52	8244	LOT 84	8001	LOT 115	8011	LOT 146	12370
LOT 22	8000	LOT 53	8088	LOT 85	8006	LOT 116	9003	LOT 147	12812
LOT 23	8000	LOT 54	8088	LOT 86	8008	LOT 117	8789	LOT 148	10318
LOT 24	8000	LOT 55	8088	LOT 87	8010	LOT 118	10784	LOT 149	11547
LOT 25	8001	LOT 56	8088	LOT 88	8010	LOT 119	9019	LOT 150	12050
LOT 26	8028	LOT 57	8088	LOT 89	8010	LOT 120	11273		
LOT 27	11169	LOT 58	8088	LOT 90	8010	LOT 121	11414		
LOT 28	8017	LOT 59	8088	LOT 91	8010	LOT 122	8010		
LOT 29	8000	LOT 60	8088	LOT 92	8010	LOT 123	8010		
LOT 30	8000	LOT 61	8088	LOT 93	8010	LOT 124	8010		
LOT 31	8000	LOT 62	8175	LOT 94	8964	LOT 125	8010		

NOTES:

1. 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.
2. 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.
3. SIDEWALKS SHALL BE INSTALL WITHIN THIS SUBDIVISION BOTH SIDES OF STREETS.
4. PINS ARE SET AT ALL LOT CORNERS.
5. THE PROTECTIVE COVENANTS SHALL BE A PART OF THIS PLAT COVERING ALL RESTRICTIONS FOR THIS SUBDIVISION THROUGH THE HOMEOWNERS ASSOCIATION AND ARE RECORDED ON 12-1-98 INSTRUMENT #98024735
6. COORDINATES BASED ON ARKANSAS STATE PLANE COORDINATES NORTH ZONE.
7. NO FENCES SHALL BE ERECTED INSIDE THE BEAVER IRRIGATION LINE EASEMENT.
8. UNLESS OTHERWISE NOTED ON THE FINAL PLAT, OR APPROVED BY THE BUILDING INSPECTION DEPARTMENT, THE FINISHED FLOOR ELEVATIONS FOR THE HOUSES SHALL BE THE HIGHEST OF THE FOLLOWING:
   A) A MINIMUM OF ONE (1) FOOT ABOVE THE TOP OF CURB AT THE CENTER OF THE DRIVEWAYS, OR
   B) ONE (1) FOOT ABOVE FINISHED GRADE AT THE HIGHEST POINT AROUND THE PERIMETER OF THE HOUSE, OR
   C) FINISH FLOOR ELEVATIONS OF LOTS 1,26,27,34,35, 38,39,48,63,95,131,146,147 & 150 ARE SET A MINIMUM OF ONE (1) FOOT ABOVE THE 100 YEAR STORM AS SHOWN ON THE LOTS.

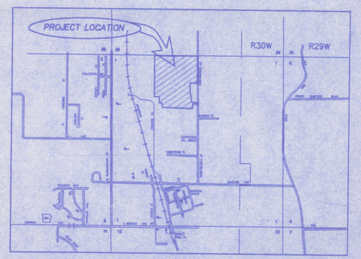
BENCHMARKS

(A) NORTH RIM OF STORM SEWER LID ELEV.=1349.81	(J) IRON PIN AT CENTER OF CUL-DE-SAC ELEV.=1342.93
(B) NORTH RIM OF STORM SEWER LID ELEV.=1347.21	
(C) NORTH RIM OF STORM SEWER LID ELEV.=1344.88	
(D) NORTH RIM OF STORM SEWER LID ELEV.=1340.33	
(E) NORTH RIM OF STORM SEWER LID ELEV.=1338.47	
(F) NORTH RIM OF STORM SEWER LID ELEV.=1328.59	
(G) NORTH RIM OF STORM SEWER LID ELEV.=1330.12	
(H) NORTH RIM OF STORM SEWER LID ELEV.=1333.82	
(I) NORTH RIM OF STORM SEWER LID ELEV.=1334.29	

BENCHMARK DATUM IS MEAN SEA LEVEL
NAVD - 1988

CURVE TABLE	DELTA	RADIUS	ARC LENGTH	TANGENT
A	14°36'24"	150.00'	37.54'	18.88'
B	14°36'24"	150.00'	37.54'	18.88'
C	14°36'24"	350.00'	89.21'	44.84'
D	62°51'18"	65.00'	71.31'	39.42'
E	79°14'17"	30.00'	41.49'	25.03'
F	89°59'34"	45.00'	70.69'	44.97'
G	64°19'37"	50.00'	56.12'	31.48'
H	37°57'21"	100.00'	165.33'	85.58'
I	87°54'18"	400.00'	614.08'	386.51'

CURVE TABLE	DELTA	RADIUS	ARC LENGTH	TANGENT
J	47°08'28"	125.00'	103.34'	54.98'
K	88°04'42"	350.00'	44.38'	22.17'
L	19°07'28"	450.00'	94.28'	47.58'
M	89°59'58"	100.00'	87.89'	55.15'
N	47°08'28"	125.00'	77.34'	40.78'
O	89°59'58"	100.00'	157.08'	100.00'
P	38°04'47"	175.00'	116.28'	60.24'
Q	19°07'28"	275.00'	103.34'	52.26'
R	19°07'28"	300.00'	71.82'	36.28'



LOCATION MAP

43.14 AC. TOTAL
149 LOTS

ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

OWNER / DEVELOPER
PENNINGTON DEVELOPMENT, INC.
P.O. BOX 6095
Springdale, Arkansas 72766

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

Cambridge Place Subdivision

FINAL PLAT

Drawn By: T.J.L.	SCALE: AS NOTED	DATE: SEPT. 1998	SURVEY DATE:
Design By: D.K.H.	W.O.# 97054	Drawing 97054FIN.dwg	F.B.
Checked By: L.F.G.	DATE OF APPROVAL: AUG. 1998	Sheet 2 of 3	