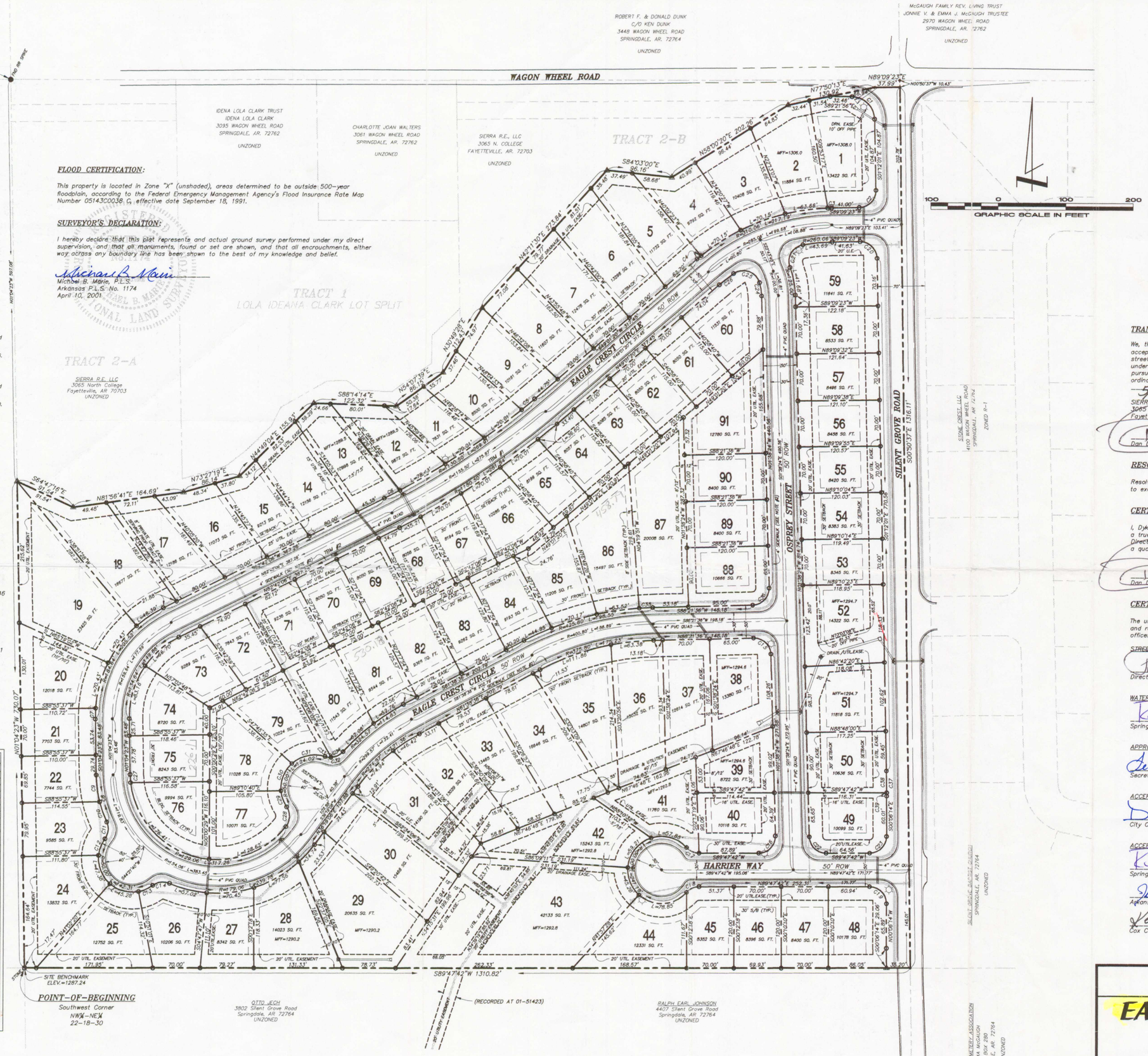
P3-843



LEGEND:

- ½" REBAR FOUND
- ½" REBAR SET
- MAG NAIL SET
- STONE MARKER FOUND
- CONC. MON. SET
- FIRE HYDRANT
- WATER METER
- VALVE
- STREET LIGHT
- EASEMENT LINE
- SETBACK LINE

FLOOD CERTIFICATION:

This property is located in Zone "X" (unshaded), areas determined to be outside 500-year floodplain, according to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 05143C0038 C, effective date September 18, 1991.

SURVEYOR'S DECLARATION:

I hereby declare that this plat represents and actual ground survey performed under my direct supervision, and that all monuments, found or set are shown, and that all encrouchments, either way across any boundary line has been shown to the best of my knowledge and belief.

Michael B. Marie
Michael B. Marie, P.L.S.
Arkansas P.L.S. No. 1174
April 10, 2001

BENCHMARKS:

TBM #1
City of Springdale survey monument (alum. disk), embedded in the SW Corner of a drainage inlet box, just North of the front lot corner, between Lots 65 & 66. Elevation = 1290.61

TBM #2
City of Springdale survey monument (alum. disk), embedded in the SE Corner of a drainage inlet box, just North of the front lot corner, between Lots 69 & 70. Elevation = 1289.13

OWNER/DEVELOPER:

SIERRA R.E., LLC
3065 North College, Suite 146
Fayetteville, Arkansas 72703
Ph: 501-750-1168
Fax: 501-750-1758

NOTES:

1. The Property is Zoned R-1
2. Sidewalks are to be built by lot owners
3. No driveways are allowed to access off Silent Grove Road

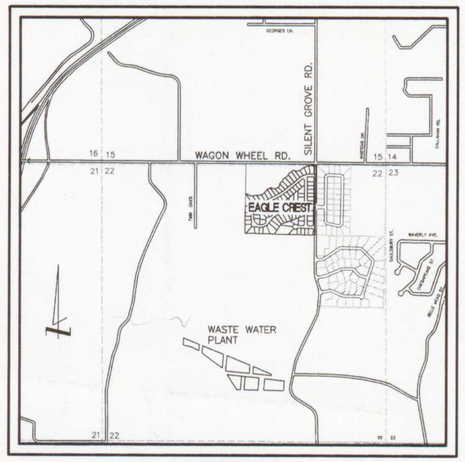
CURVE TABLE		
CURVE	RADIUS	LENGTH
C1	34.00'	52.32'
C2	25.00'	39.43'
C4	310.06'	7.31'
C5	1130.50'	25.25'
C6	1130.50'	26.20'
C7	184.64'	16.27'
C8	179.06'	72.65'
C9	179.06'	40.46'
C10	179.06'	32.19'
C11	25.00'	26.28'
C12	50.00'	26.67'
C13	50.00'	22.97'
C14	25.00'	26.28'
C15	25.00'	39.27'
C16	25.00'	39.20'
C17	25.00'	21.03'
C18	25.00'	21.03'
C19	25.00'	39.31'
C20	25.00'	39.11'
C21	25.00'	43.75'
C22	25.00'	38.64'
C23	25.00'	39.23'
C24	25.00'	19.69'
C25	25.00'	47.30'
C26	260.06'	26.78'
C27	129.06'	12.23'
C28	25.00'	31.52'
C29	50.00'	25.85'
C30	50.00'	45.28'
C31	50.00'	52.88'
C32	25.00'	29.05'
C33	25.00'	8.83'
C34	25.00'	20.22'
C35	425.80'	20.00'
C36	25.00'	39.27'
C37	1965.00'	37.60'
C38	1965.00'	32.57'
C39	1965.00'	5.04'

SURVEY DESCRIPTION - EAGLE CREST SUBDIVISION: (Tract 3.1 of Lot Line Adjustment recorded at Plat Record P3-_____)

A certain tract of land, being a part of Tract 3, as per plat recorded at Plat Record P2-639 of the records of the Benton County Circuit Clerk, said property being located in the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 22, Township 18 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit:

Beginning at a stone marking the Southwest Corner of the Northwest Quarter (NW¼) of the Northeast Quarter (NE¼) of said Section 22, thence N01°04'23"W 730.07 feet along the Westerly line of the NW¼ of the NE¼ of said Section 22 to a point; thence S64°47'16"E 91.54 feet to a point; thence N81°56'41"E 164.69 feet to a point; thence N73°27'19"E 86.14 feet to a point; thence N44°49'04"E 155.93 feet to a point; thence S88°14'14"E 122.32 feet to a point; thence N54°07'39"E 86.15 feet to a point; thence N30°49'28"E 112.43 feet to a point; thence N42°11'30"E 273.84 feet to a point; thence S84°03'00"E 96.16 feet to a point; thence N58°00'20"E 202.26 feet to a point; thence N77°50'13"E 130.92 feet to a point; thence N89°09'23"E 37.99 feet to a point along the Easterly line of the NW¼ of the NE¼ of said Section 22, being in the asphalt of Silent Grove Road (County Road No. 76C); thence along the Easterly line of the NW¼ of the NE¼ of said Section 22 S00°50'37"E 1316.11 feet to the Southeast Corner of the NW¼ of the NE¼ of said Section 22; thence along the Southerly line of the NW¼ of the NE¼ of said Section 22 S89°47'42"W 1310.82 feet to the Point-of-Beginning, containing 29.59 acres (1,289,050 sq. ft.), more or less, subject to all rights-of-way, servitudes and/or easements, of record or fact.

P3-843



VICINITY MAP
Not to Scale

TRANSMITTAL, OWNERSHIP AND DEDICATION:

We, the undersigned, do hereby transmit this plat to the City of Springdale for approval and acceptance, and certify to be the owner(s) of the property and described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private ues as noted. The undersigned certify that this plat, when 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 5/8/01

SIERRA R.E., LLC (Owner/Developer)
3065 North College, Suite 145
Fayetteville, Arkansas 72703

Dan Dykema 4/23/01 date — Mark Marquess 4/23/01 date

RESOLUTION:

Resolved that Dan Dykema and Mark Marquess, members of Sierra R.E., LLC, are hereby authorized to execute the Certificate of Ownership and Dedication as shown on this Final Plat.

CERTIFICATE:

I, Dykema and Mark Marquess, members of Sierra R.E., LLC, do hereby certify that the foregoing is a true and correct copy of the resolution unanimously adopted at a meeting of the Board of Directors of said corporation on the _____ day of _____, 2000, at which, a quorum of the Board was present.

Dan Dykema 4/23/01 date — Mark Marquess 4/23/01 date

CERTIFICATION 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.

STREETS AND DRAINAGE:
Patsy Christie 5/3/01
Director of Planning and Com. Dev. date

WATER AND SEWER:
Rick Parbrent 4/27/01
Springdale Water and Sewer Com. date

APPROVAL FOR RECORDATION:
Ted Ledwicke 5-1-01 Secretary, Planning Commission date
David L. Powers 5/1/01 Chairman, Planning Commission date

ACCEPTANCE OF DEDICATIONS:
Denise Pearce 4/30/01 City Clerk date
Jim H. Thurston 5/01/01 Mayor date

ACCEPTANCE OF EASEMENTS:
Rick Parbrent 4/27/01 Springdale Water & Sewer Com. date
Mike Phillips 4-23-01 Carroll Electric Cooperative date
James Boyd 4/23/01 Arkansas Western Gas Company date
Wm. L. Stark 4-23-01 Southwestern Bell Telephone date
Lew Lyle 4-23-01 Cox Communications date

FILED FOR RECORD
At 11:55 O'Clock A M
MAY 10 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

500-18N-30W-0-22-140-04-1174

FINAL PLAT

EAGLE CREST SUBDIVISION

Springdale, Arkansas

EDA
Consulting Engineering
Landscape Architecture
Land Surveying
Engineering Design Associates, P.A.
134 West Emma Avenue
Springdale, Arkansas 72764
(501) 756-1266
Fax: (501) 756-2129

DRAWN BY: MBM	CHECKED BY: RMA
DATE: 4-20-01	
SCALE: 1"= 100'	
JOB NUMBER: 0419	
FILE NAME: 0419FP.DWG	
DESCRIPTION: NW¼-NE¼, 22-18-30, Benton County, Arkansas.	SHEET 1 OF 1

P3-843

C:\Land Projects_MBM\0419\dwg\0419FP.dwg 04/20/01 04:25:41 PM CDT