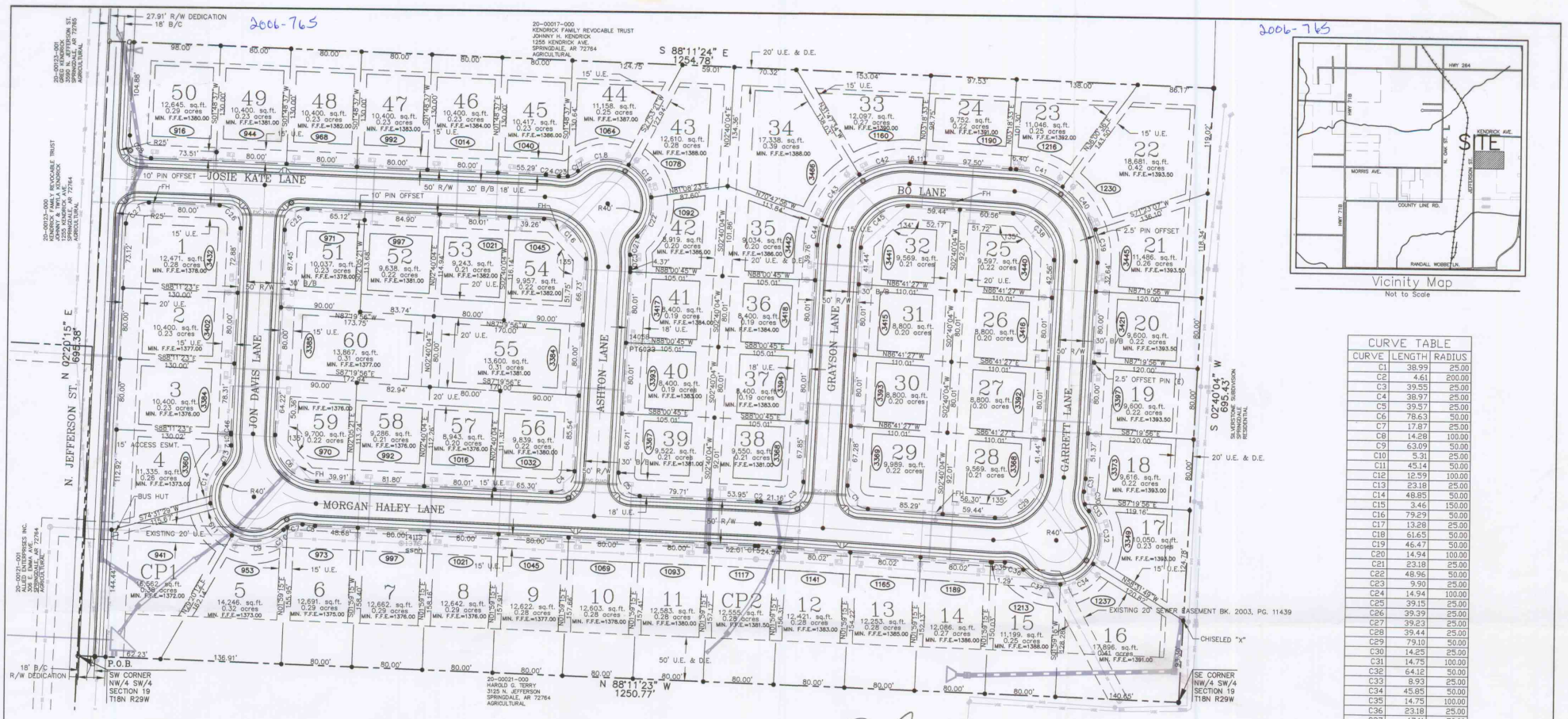
2006-765



2006-765

Vicinity Map
Not to Scale

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	38.99	25.00
C2	4.61	200.00
C3	39.55	25.00
C4	38.97	25.00
C5	39.57	25.00
C6	78.63	50.00
C7	17.87	25.00
C8	14.28	100.00
C9	63.09	50.00
C10	5.31	25.00
C11	45.14	50.00
C12	12.59	100.00
C13	23.18	25.00
C14	48.85	50.00
C15	3.46	150.00
C16	79.29	50.00
C17	13.28	25.00
C18	61.65	50.00
C19	46.47	50.00
C20	14.94	100.00
C21	23.18	25.00
C22	48.96	50.00
C23	9.90	25.00
C24	14.94	100.00
C25	39.15	25.00
C26	39.39	25.00
C27	39.23	25.00
C28	39.44	25.00
C29	79.10	50.00
C30	14.25	25.00
C31	14.75	100.00
C32	64.12	50.00
C33	8.93	25.00
C34	45.85	50.00
C35	14.75	100.00
C36	23.18	25.00
C37	47.11	50.00
C38	77.98	50.00
C39	37.14	100.00
C40	61.74	100.00
C41	57.07	100.00
C42	61.26	100.00
C43	68.08	100.00
C44	28.86	100.00
C45	79.10	50.00
C46	1.69	100.00

OWNER/DEVELOPER
SmitCo Tuggle Development, LLC
P.O. BOX 1831
Fayetteville, AR 72702

ENGINEER
ENGINEERING DESIGN ASSOCIATES, PA
134 WEST EMMA AVENUE
SPRINGDALE, AR 72764

SURVEYOR
SURVEY 1, INC.
2620 MELODY LANE
SPRINGDALE, AR

ZONE
R-1, SINGLE FAMILY RESIDENTIAL
SETBACKS:
FRONT – 25'
SIDE – 7'
SIDE (R.O.W.) – 25'
REAR – 25'
LAND AREA – MIN. 8,000 S.F.

Legend:
Found Iron Pin
Set Iron Pin
Property Line
Proposed Street Light
Existing Water
Existing Gas Main
Proposed Lot Line
Building Setback Line
Easement Line
Storm Sewer Pipe
Street Address
953

80 0 80 160
GRAPHIC SCALE IN FEET

NOTES:
1.) ALL LOTS WITHIN GREAT MEADOWS SUBDIVISION ARE GOVERNED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BK. , PG. , BENTON COUNTY RECORDS.

2.) LOTS CP1 AND CP2 ARE TO BE USED AS DETENTION AND ARE TO BE DEEDED TO THE CITY OF BETHEL HEIGHTS.

3.) THERE SHALL BE NO PRIVATE DRIVES ONTO N. JEFFERSON STREET.

4.) ALL OVERFLOW SWALES, NATURAL DRAINAGE WAYS, AND DRAINAGE EASEMENTS MUST BE KEPT OPEN TO ALLOW STORM WATER RUN-OFF TO BE CONVEYED ON AND OFF THE PROPERTY.

5.) SPRINGDALE WATER UTILITIES DOES NOT PROVIDE SANITARY SEWER FOR THIS SUBDIVISION. SANITARY SEWER IS PROVIDED BY THE CITY OF BETHEL HEIGHTS.

LEGAL DESCRIPTION
PART OF THE NW/4 OF THE SW/4 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID NW/4 OF THE SW/4, THENCE N 2°20'15" E 695.38 FEET ALONG THE WEST LINE OF SAID NW/4 OF THE SW/4, THENCE S 88°11'24" E 1254.78 FEET, THENCE S 2°40'04" W 695.43 FEET ALONG THE EAST LINE OF SAID NW/4 OF THE SW/4 TO THE SE CORNER OF SAID NW/4 OF THE SW/4, THENCE N 88°11'23" W 1250.77 FEET TO THE POINT OF BEGINNING, CONTAINING 20.00 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF N. JEFFERSON STREET ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY OTHER EASEMENTS OF RECORD.

GENERAL NOTES:
NOTE: SIDEWALKS ARE TO BE BUILT BY THE INDIVIDUAL HOME BUILDER AT TIME OF CONSTRUCTION.

THIS PLAT ABANDONS A FLOWAGE EASEMENT DEDICATED TO THE CITY OF BETHEL HEIGHTS, FILED IN BENTON COUNTY COURT HOUSE AT BOOK AND PAGE 02069498 AND A DRAINAGE EASEMENT SHOWN AS AN OFFSITE EASEMENT ON FINAL PLAT FOR SILVERSTONE SUBDIVISION, PHASE I.

2006-765

The undersigned hereby certifies that to the best of my knowledge and belief, this plat meets current regulations of the City of Bethel Heights or each variations to this plat and to the effect of recommendations shown below.

6/26/06 DATE — MAYOR
6/21/06 DATE — BUILDING INSPECTOR
6-21-06 DATE — FIRE CHIEF
6-21-06 DATE — POLICE CHIEF
6-20-06 DATE — PLANNING CHAIRMAN
6/26/06 DATE — ENGINEER/CONSULTANT
6/22/06 DATE — WATER REPRESENTATIVE
6/26/06 DATE — SEWER REPRESENTATIVE
6/26/06 DATE — STREET REPRESENTATIVE

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We, the undersigned hereby transmit this plat to the City of Bethel Heights for approval and acceptance and certify to be the owners of the property described and hereby dedicated all streets, alley, easements, parks, and other open spaces to public or private use as noted. Also established hereby is the right of ingress and egress to said easements, the right to prohibit the erection of buildings and structures with in said easements, and the right to remove or trim trees within said easements, 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.

Owner — 6-20-06 dated
Owner — 6-20-06 dated
Owner — 6-20-06 dated
Notary public — 6/20/06 dated
My Commission Expires 04/01/2010

DECLARATION OF SURVEY AND ACCURACY:

I hereby declare that the plan shown and described on this plat is a true and correct survey that the monuments have been placed as staked and as required by the subdivision regulations of the City of Bethel Heights.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

CAROLYN S. HALL
COMM. EXP. 4-1-2010
NOTARY PUBLIC
#12345ST.
WASHINGTON COUNTY, AR

2006 765
Recorded in the Above Plat Book & Page
06-26-2006 04:00:03 PM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

FINAL PLAT
GREAT MEADOWS
BETHEL HEIGHTS, ARKANSAS

EDA Consulting Engineering Landscape Architecture
Engineering Design Associates, P.A.
134 W. EMMA Springdale, Arkansas 72764 (479) 756-1066 Fax: (479) 756-2129

DRAWN BY: BLW CHECKED BY: RMA
DATE: 02-13-06
SCALE: 1"= 80'
JOB NUMBER: 0961
FILE NAME: 0961FPLAT.DWG
DESCRIPTION:
SHEET FP-1

\\server\public\projects\0961\dwg\0961fplat.dwg 6/15/2006 2:56:35 PM CDT