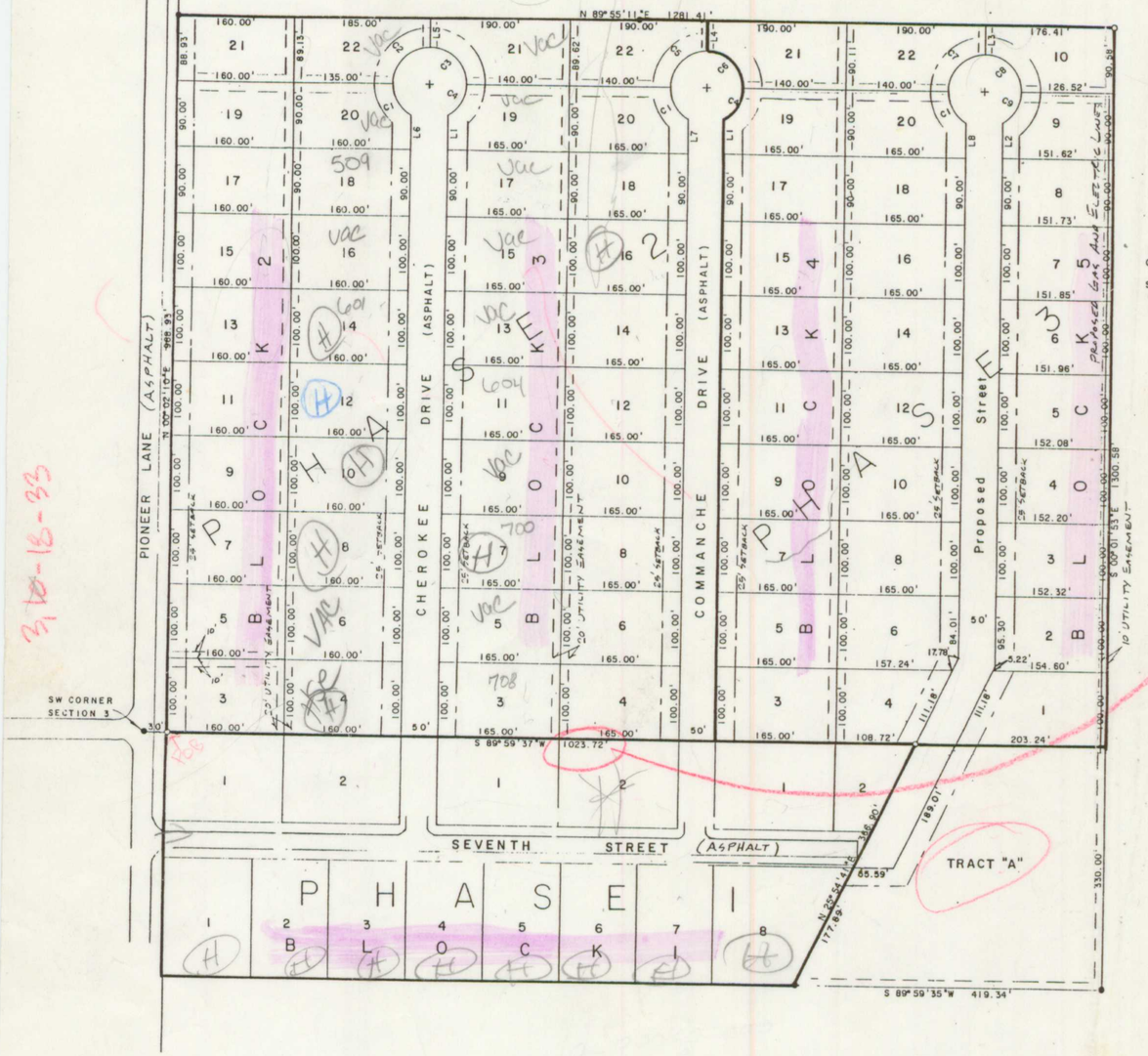
PIONEER WOODS - PHASE 2

LOTS 3-22 BLOCK 2 and LOTS 3-22 BLOCK 3

GENTRY, ARKANSAS

PHASE 3 AND TRACT "A"

FINAL PLAT



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	59°57'27"	50.00'	52.32'	28.84'	49.97'	N 29°59'06"W
C 2	90°02'33"	50.00'	78.58'	50.04'	70.74'	N 45°00'53"E
C 3	89°57'27"	50.00'	78.50'	49.96'	70.68'	S 44°59'06"E
C 4	60°02'33"	50.00'	52.40'	28.89'	50.03'	S 30°00'54"W
C 5	90°02'33"	50.00'	78.58'	50.04'	70.74'	N 45°00'53"E
C 6	89°57'27"	50.00'	78.50'	49.96'	70.68'	S 44°59'06"E
C 7	90°02'33"	50.00'	78.58'	50.04'	70.74'	N 45°00'53"E
C 8	89°57'27"	50.00'	78.50'	49.96'	70.68'	S 44°59'06"E
C 9	60°02'33"	50.00'	52.40'	28.89'	50.03'	S 30°00'54"W

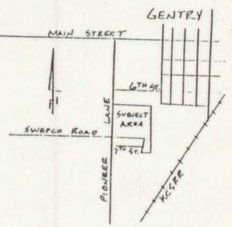
LINE	BEARING	DISTANCE
L 1	N 00°02'10"E	46.68'
L 2	N 00°02'10"E	46.68'
L 3	N 00°02'10"E	40.35'
L 4	N 00°02'10"E	39.86'
L 5	N 00°02'10"E	39.37'
L 6	N 00°02'10"E	46.72'
L 7	N 00°02'10"E	46.72'
L 8	N 00°02'10"E	46.72'

Scale: 1" = 200'
● = Found Iron Pin
O = Set Iron Pin

Covenants 93-82921

18-246

FILED FOR RECORD
At 1:15 O'clock A M
DEC 02 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



VICINITY MAP

LEGAL DESCRIPTION

Part of the SW 1/4 of the SW 1/4 of Section 3 and part of the NW 1/4 of the NW 1/4 of Section 10, T-18-N, R-33-W, Gentry, Arkansas, described as beginning at a point 30.00' N 89°59' 37" E of the SW corner of Section 3; thence N 00°02' 10" E 968.89'; thence N 89°55' 11" E 1281.41'; thence S 00°01' 53" E 1300.58'; thence S 89°59' 37" W 419.34'; thence N 25°54' 41" E 366.90'; thence S 89°59' 37" W 1053.72' to the point of beginning and containing 31.109 acres.

ZONE: R-1

1023.72 actual

FLOOD ZONE CERTIFICATION

The hereon platted and described property does not lie in a flood hazard area as shown on Flood Hazard Boundary Map No. 050419 0005 A dated October 18, 1977.

SURVEYOR'S CERTIFICATION

I hereby certify that the hereon platted and described survey was completed on November 1, 1993 and monuments were found or set as shown.

acreage and legal both include "Tract A".

PLANNING COMMISSION APPROVAL

This FINAL subdivision plat is hereby approved by the Gentry Planning Commision this 1st day of Nov, 1993

Chairman

Secretary

OWNER'S CERTIFICATION AND DEDICATION

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate rights-of-way and easements shown hereon, for installation of utilities and use of the general public.

PAUL CHURCH
HWY. 59 NORTH, SILOAM SPRINGS, AR

CONNIE D. CHURCH
HWY. 59 NORTH, SILOAM SPRINGS, AR
Connie D. Church

State of Arkansas
County of Benton

Subscribed and sworn before me this 10th day of Nov., 1993

Bonnie C. Cox
Notary Public

MY commission expires

Bonnie C. Cox, Notary Public
Benton County, Arkansas
My Commission Expires 11/30/2003

REGISTERED
STATE OF ARKANSAS
NO. 988
SIGNATURE
MICHEAL E. JAMES
PROFESSIONAL LAND SURVEYOR

NOTE:

There will be 4 pages of restrictive covenants and copies may be obtained at Paul Church's office at:
Highway 59 North
Siloam Springs, AR 72761-9797

DEVELOPER'S CERTIFICATION

I, the undersigned, do hereby certify that I am the sole developer of the hereon described property.

Paul Church
Highway 59 North
Siloam Springs, AR 72761

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITY EASEMENTS:

I hereby certify that all streets, drainage, grading and utility easements and other improvements installed or proposed to be installed and platted in in this subdivision fully meets requirements of the City of Gentry, Arkansas

DATE: 11-3-93 SIGN: Authorized Signature

CERTIFICATE OF APPROVAL FOR RECORDING:

This plat was approved by the Gentry City Council at a meeting held on November 11, 1993 Date.

DATE: November 11, 1993 SIGN: Authorized Signature
ATTEST: Clerk

CERTIFICATE OF BUILDING SETBACK DIMENSIONS:

I hereby certify that all the building setback dimensions shown on this plat are in accordance with the current building setback requirements.

DATE: 11-1-93 SIGN: Authorized Signature

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS:

I hereby certify that the water supply and sewage disposal utility system installed or proposed for installations in this subdivision fully meet th requirements of the Arkansas State Board of Health and the City of Gentry Arkansas.

DATE: 11-3-93 SIGN: Authorized Signature

Prepared by: James Surveying
Gentry, Arkansas