

BEARING ORIENTATION:

The bearings shown hereon, are oriented to the Southerly line of Quail Run Subdivision — Phase II, as per plat recorded in the records of the Benton County Circuit. dated 7-10-97.

ZONING:

R-2, Medium Density Residential

SETBACKS:

20 feet Front 25 feet Rear O feet Side 20 feet Street Side

VARIANCES:

A variance was previously obtained for the entire subdivision - variances include: * Front Setback Reduced to 20 feet

* Street Right-of-Way Reduced to 35 feet

* Side Setback Reduced to 0 feet

EASEMENTS:

All Building Setback Lines are designated as Utility and Drainage Easement Lines, Unless Otherwise Noted.

CURVE TABLE				
CURVE	RADIUS	LENGTH	INTERIOR ANGLE	CHORD BRG. & DIST.
C1	25.00	39.38	9075'43"	N44"52"08"E 35.44"
C2	25.00	39.16	89'44'17"	N45°07'52"W 35.27'
C3	25.00	35.93	82'20'14"	N40°54'24"E 32.91'
C4	50.00	23.89	27'22'36"	S68'23'13"W 23.66'
C5	50.00	35.99	4174'27"	S34'04'42"W 35.22'
C6	50.00	35.57	40'45'37"	S06'55'20"E 34.82"
C7	50.00	35.72	40'56'06"	S47'46'12"E 34.97"
C8	50.00	38.12	43'41'09"	N89'55'11"E 37.21'
C9	50.00	35.90	41 08'34"	N47'30'20"E 35.14"
C10	50.00	23.50	26'56'03"	N13"28'01"E 23.29"

ACCEPTANCE:

Approved and Accepted by the City of Siloam Springs Board of Directors this 5th day of March, 2002.

Approved and Accepted by the City of Siloam Springs Planning & Zoning Commission this 27 4 day of the Sounday

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We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all streets and easements for the use of the general public and for the installation of utilities.

OWNERS AND DEVELOPERS CERTIFICATION & DEDICATION:

WOOD CREEK PROPERTIES, INC.

LOTS 77 - 82 SHALL HAVE 30' FRONT

SETBACKS

Subscribed and sworn before me this 24th day of January

QUAIL RUN - PHASE II

EAST 185.52'

10' DRAINAGE EASEMENT

-35' R/W-TANGLEWOOD-LANE

- 20' SETBACK & UTIL. EASE.

- 25' SETBACK/UTIL. EASE. & DRAIN. SETBACK -

- 25' SETBACK/UTIL. . EASE. & DRAIN. SETBACK -

EAST 106.44'

E 7,590 SQ FT 8 7,590 SQ FT 8 8,462 SQ FT

10,731 SQ FT

8,512 SQ FT

100.70

10,876 SQ FT

EAST 67.04'

WEST 33.52'

25' SETBACK /UTIL | EASE. & DRAIN. SETBACK -

NORTH 18.45'-

- 25' SETBACK/UTIL. & DRAIN. EASE. -

OWNER: CHESTER S. POWLOURSKI

S89'39'42"W 347.37'

FLOOD CERTIFICATION:

10,417 SQ FT

20' DRAIN. & UTIL.

This property is located in Zone "X" (un-shaded), areas determined to be outside the 500-year flood-plain, according to the National Flood Insurance Program's Flood Insurance Rate Map (F.I.R.M.) No. 05007C0208 E, effective date September 18, 1991.

NE CORNER SE¼-SW¼ 5-17-33

QUAIL RUN - PHASE II

EAST 180.56'

DRAIN. EASE.

S89°44'17"W

6,300 SQ FT

N89°44'17"E

N89°44'17"E

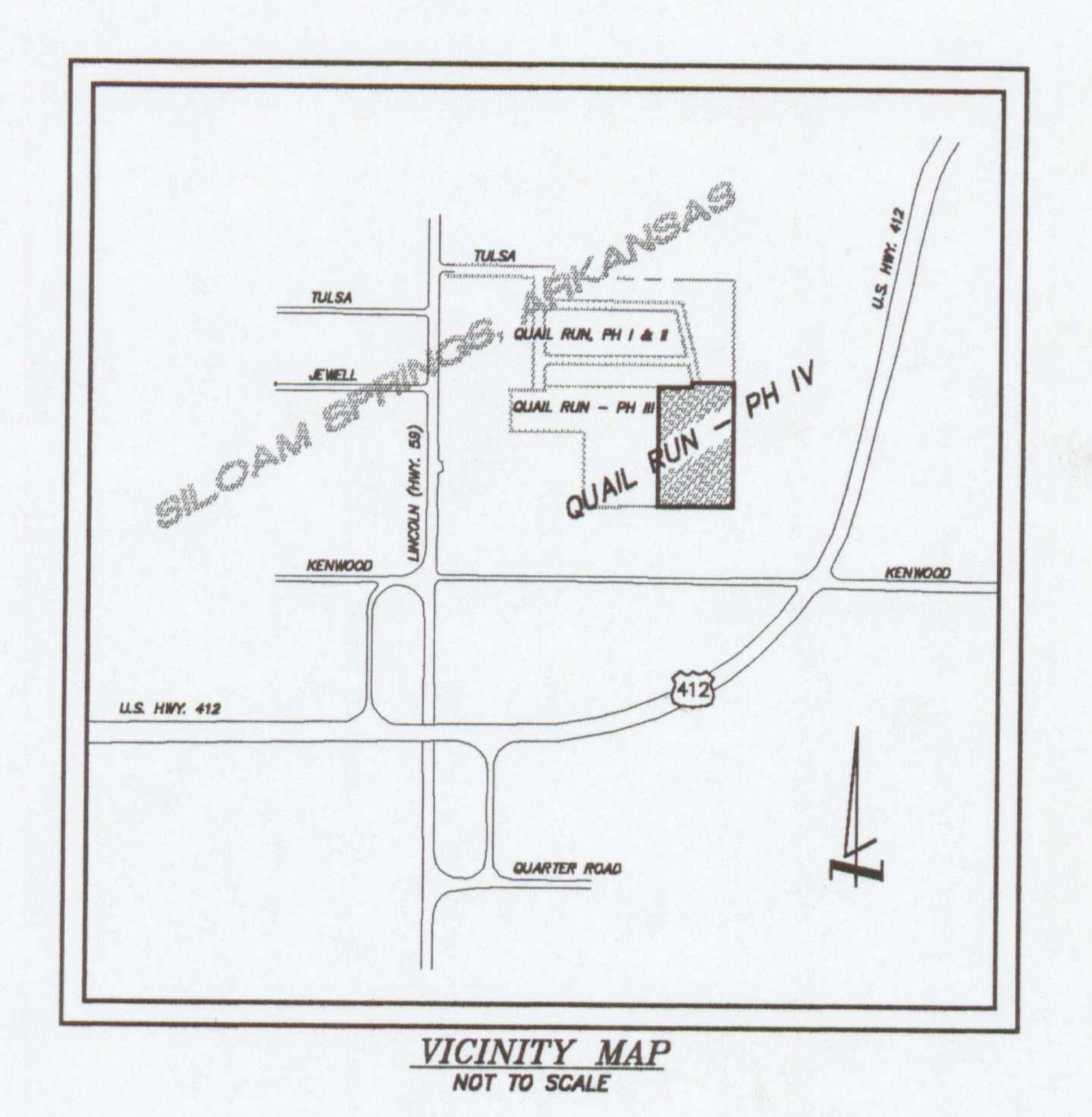
MIN FFE = 100.50

MIN FFE = 100.50

6,300 SQ FT

SURVEYOR'S DECLARATION:

I hereby declare that, to the best of my knowledge and belief, this plat represents an actual ground survey performed under my direct supervision, that the information shown hereon represents a true and accurate portrayal of the evidence gathered during



OWNERS:

WOOD CREEK PROPERTIES, INC. Post Office Box 1328 Siloam Springs, AR 72761 Ph: 501-524-4224 Fax: 501-524-4548

SURVEYOR/ENGINEER:

ENGINEERING DESIGN ASSOCIATES, P.A. 134 West Emma Avenue Springdale, AR 72764 Ph: 501-756-1266 Fax: 501-756-2129

POINT--OF-BEGINNING

SUE HODGES

16" REBAR FOUND, UNLESS OTHERWISE NOTED " REBAR SET, UNLESS OTHERWISE NOTED FIRE HYDRANT WATER METER WATER MAIN VALVE SANITARY SEWER MANHOLE 16" REBAR FOUND, UNLESS OTHERWISE NOTED --- PROPERTY LINE EASEMENT LINE --- SETBACK LINE WATER MAIN SEWER MAIN

SURVEY DESCRIPTION - QUAIL RUN - PHASE IV:

A certain tract of land located within the corporate limits of the City of Siloam Springs, being situated in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section 5, Township 17 North, Range 33 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit:

Beginning at a point S00°15'43"E 449.80 feet from a 3/4 inch diameter rebar, marking the Northeast Corner of the SE¼ of the SW¼ of said Section 5, thence S00°15'43"E 537.31 feet to a point; thence S89°39'42"W 347.37 feet to a point; thence N00°29'50"W 270.92 feet to a point; thence West 33.52 feet to a point; thence North 115.00 feet to a point; thence East 14.69 feet to a point; thence North 135.00 feet to a point; thence East 185.52 feet to a point; thence North 18.45 feet to a point; thence East 180.56 feet to the Point-of-Beginning, containing 4.38 acres (190,608 sq. ft.), more or less, subject to all rights-of-way, easements and/or servitudes, of record or fact.

500-17N-33W-0-05-320-04-1174

FINAL PLAT

QUAIL RUN - PHASE IV Siloam Springs, AR



134 West Emma Avenue

Springdale, Arkansas 72764

Consulting Engineering Engineering Design Associates, P.A.

DRAWN BY: MBM CHECKED BY: SAH DATE: 7-02-01 SCALE: 1"= 100'

JOB NUMBER: 0279 Fax: (501) 756-2129 FILE NAME: 0279PH4-FP.DWG

DESCRIPTION: PART OF THE SE¼-SW¼ AND PART OF THE SW¼- SHEET SW1/4 OF 1-16-31, BENTON COUNTY, ARKANSAS