## THORNBURY SUBDIVISION, PHASE III

Acceptance of Easements:

Springdale, Arkansas

FINAL PLAT of

DEC 0 7 2000

SUE HODGES
Clerk and Recorder
Benton County, ARK.

DEVELOPER

GENERAL DEVELOPMENT, CO. 788 N. Old Missouri Rd. Springdale, Arkansas 72764

Certificate of Accuracy: I hereby certify that the plan shown and described on this plat is a true and tecorrect survey and that the monuments have been placed as stated which as required by the Subdivision Regulations of the City of Springdale

11-3-2000 Date

## Legal Description

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPLE MERIDIAN IN BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 23 FOR THE POINT OF BEGINNING, THENCE SOUTH 00°53'35" EAST A DISTANCE OF 120.01'; THENCE SOUTH 89°53'03" WEST A DISTANCE OF 324.32'; THENCE NORTH 65°39'16" WEST A DISTANCE OF 137.04'; THENCE NORTH 12'28'53" WEST A DISTANCE OF 317.90'; THENCE NORTH 15°41'36" EAST A DISTANCE OF 431.07'; THENCE NORTH 15°41'36" EAST A DISTANCE OF 991.06'; THENCE SOUTH 34°18'13" EAST A DISTANCE OF 277.54'; THENCE SOUTH 3'20'49" EAST A DISTANCE OF 50.00'; THENCE NORTH 86°39'11" EAST A DISTANCE OF 78.45'; THENCE SOUTH 23°08'49" EAST A DISTANCE OF 192.65'; THENCE SOUTH 20"32"32" EAST A DISTANCE OF 196.97'; THENCE NORTH 69°27'28" EAST A DISTANCE OF 33.91'; THENCE SOUTH 19°19'50" EAST A DISTANCE OF 442.57'; THENCE SOUTH 15"11'06" WEST A DISTANCE OF 69.85'; THENCE SOUTH 18°24'42" WEST A DISTANCE OF 94.96'; THENCE SOUTH 20°22'11" WEST A DISTANCE OF 95.07'; THENCE SOUTH 24'08'47" WEST A DISTANCE OF 85.02'; THENCE SOUTH 15°33'07" WEST A DISTANCE OF 85.00'; THENCE SOUTH 12'06'36" WEST A DISTANCE OF 25.01'; THENCE SOUTH 21'35'17" WEST A DISTANCE OF 93.51'; THENCE SOUTH 37"38'47" WEST A DISTANCE OF 49.33'; THENCE SOUTH 43°47'51" WEST A DISTANCE OF 22.99'; THENCE SOUTH 89°53'03" WEST A DISTANCE OF 204.90' TO THE POINT OF BEGINNING, CONTAINING 23.05 ACRES MORE OR LESS.

ZONING R-1

Certificates 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. SIGNATURE BUILDING SETBACK DIMENSIONS BUILDING/INSRECTOR PUBLIC PROTECTION PROVISIONS 10-4-00

ROLICE CHIEF 12-4-00 STREETS AND DRAINAGE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

Ruf Polleren WATER AND SEWER WATER & SEWER SUPERINTENDENT

SANITATION WASTE MANAGEMENT

APPROVAL FOR RECORDING SECRETARY, PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

10/3/00 ACCEPTANCE OF DEDICATIONS enuse MAYOR

> Transmittal, Ownership and Ordinance: The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. 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 8/8/00

Owner: NEIL & DONNA RUTH JOHNSON 108 WOODCLIFF COURT SPRINGDALE, ARKANSAS 72764

DATE 9-29-00 DATE

Owner: DOY & BETTY GILLIHAN 624 S. CROSSOVER ROAD FAYETTEVILLE, AR 72701

9-29-00 DATE

9-29-00

W. GRAHAM ROAD WAGON WHEEL ROAD W. STULTZ RD. WAVERLY AVE WAGON WHEEL ROAD ILIV. PUMP STATION RD. PROJECT LOCATION

VICINITY MAP

## Professional Land Planners Landtech Engineering, Inc.

Telephone: (501) 756-2772

120 W. Emma Ave. Springdale, Arkansas 72765

FINAL PLAT THORNBURY SUBDIVISION,

SURVEY DATE; OCTOBER 2000 Kellye Design By: W.O.# Drawing 99123FIN.DWG Checked By; DATE OF APPROVAL: Sheet 1 of 2

PHASE III SPRINGDALE, ARKANSAS Drawn By: SCALE:

