FINAL PLAT OF THORNBURY SUBDIVISION, City of Springdale, Arkansas

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 6-11-02.

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

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

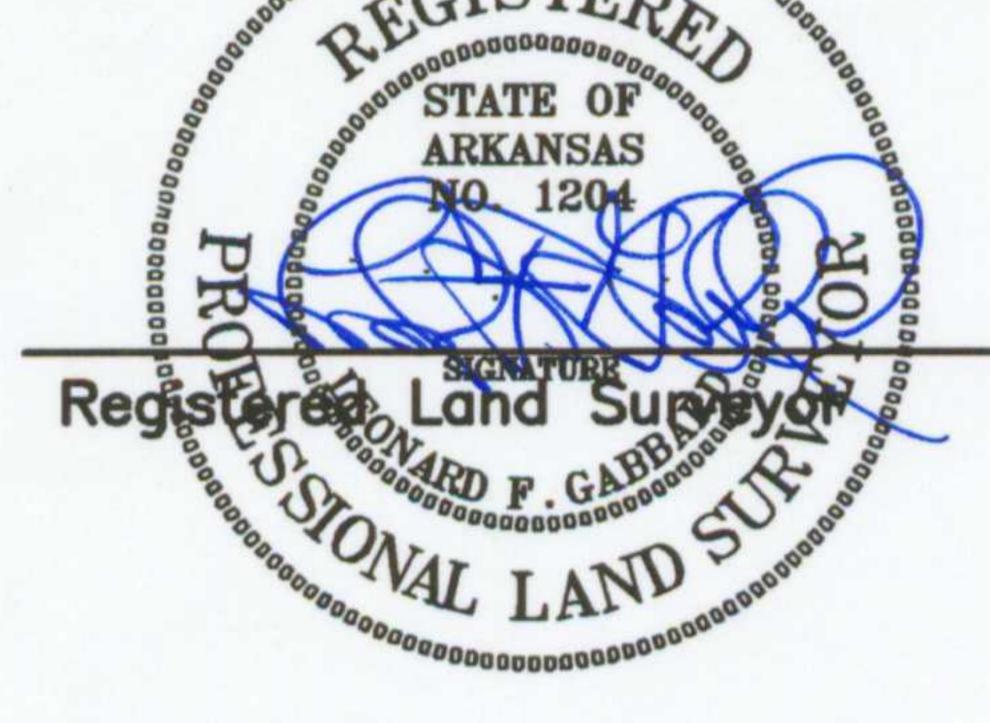
9/24/02 9:2402

Donna Ruth Johnson

Betty Gillihan

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

9-27-02 Date



1204

BOUNDARY DESCRIPTION

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described as

Beginning at the Northeast corner of the said SE 1/4, of the NW 1/4; thence along the North line of said SE 1/4, of the NW 1/4 N 89°44'07" W 719.18 feet; thence leaving said North line of the SE 1/4, of the NW 1/4 S 16°17'57" W 31.61 feet to the POINT OF BEGINNING; thence S 16'17'57" W 63.94 feet; thence S 16°19'21" W 149.99'; thence S 39°30'22" W 149.92 feet; thence along a curve to the left with a delta angle 08°20'23", a tangent of 32.81 feet, a radius of 450.00 feet and a arc length of 65.50 feet; thence S 29°36'27" W 409.64 feet; thence S 16'37'17" W 443.92 feet; thence S 06'22'50" W 238.80 feet to the South line of the said SE 1/4, of the NW 1/4; thence along said line N 89°17'58" W 338.53 feet; thence leaving said South line N 07°09'58" E 49.55 feet; thence along a curve to the right with a delta angle 08°29'06", a tangent of 20.03 feet, a radius of 270.00 feet and an arc length of 39.98 feet; thence; thence N 15'39'04" E 336.09 feet; thence along a curve to the right with a delta angle 26°16'14", a tangent of 63.01 feet, a radius of 270.00 feet and a arc length of 123.80 feet; thence N 41°55'18" E 164.63 feet; thence along a curve to the left with a delta angle 48°45'36", a tangent of 135.96 feet, a radius of 300.00 feet and a arc length of 255.31 feet; thence N 06°50'17" W 209.69 feet; thence along a curve to the right with a delta angle 05°14'21", a tangent of 12.35 feet, a radius of 270.00 feet and a arc length of 24.69 feet; thence N 01°35'57" W 148.52 feet; thence along a curve to the right with a delta angle 91°52'33", a tangent of 41.33 feet, a radius of 40.00 feet and a arc length of 64.14 feet; thence S 89°43'24" E 545.58 feet to the POINT OF BEGINNING, containing 10.21 acres more or less.

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

CITY OF SPRINGDALE

CITY CLERK, CITY OF SPRINGDALE

APPROVAL FOR RECORDING

ACCEPTANCE OF DEDICATIONS

CHAIRMAN, PLANNING COMMISSION

PLANNING COMMISSION

WATER AND SEWER

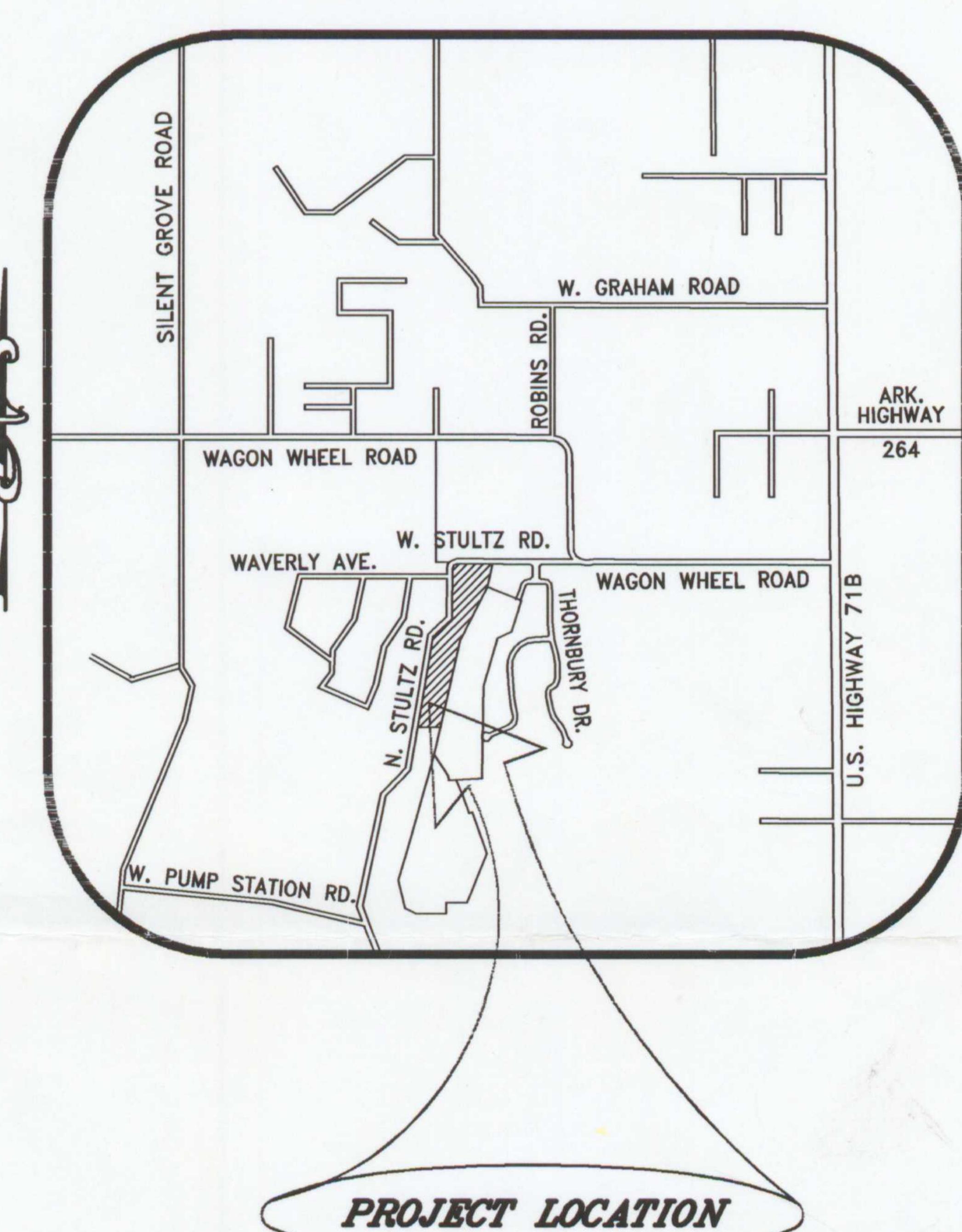
ENGINEER, SPRINGDALE WATER UTILITIES

STREETS AND DRAINAGE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION FILED FOR RECORD 2002 OCT -8 PM 4: 15

Plat Book & Page Benton County, AR

VICINITY MAP



DEVELOPER --OWNER

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

Professional Land Planners

Landtech Engineering, Inc.

120 W. Emma Ave. Springdale, Arkansas 72765 Telephone: (501) 756-2772

FINAL PLAT OF THORNBURY SUBDIVISION PHASE IV

SURVEY DATE; Drawn By: SCALE: DATE: MAY 2002 NONE K.E.G. Design By: W.O.# D.W.H./L.F.G. 01 Drawing: 01007\01007MOD-FINI.DWG Checked By; DATE OF APPROVAL: Sheet 1 of 2

