

PLAT CERTIFIED CORRECT.

NEAL B. WAGNER
Reg. Professional Land Surveyor
Arkansas No. 154

FILED
JAN 12 PM 3 34
CIR. CLERK SEB. CO.

PLANNING COMMISSION APPROVAL

Date: 1/12/2000
Chairman: [Signature]
Secretary: [Signature]

FILED FOR RECORD this 12th Day of January
2000 at 7:44 O'clock P. M.
Clerk and Ex-Officio Recorder
by [Signature], D.C.

THIS PLAT FILED for the purpose of placing on record
MAPLE PARK on RILEY FARM, LOTS 20 THRU 34

The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for public use. The easements shown on this plat are hereby dedicated to the City for Utility, drainage, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided.

ALLOTTERS: **PINEMEADOW, INC.**

[Signatures of Pinemeadow, Inc. representatives]

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed by me
this 12th Day of January, 2000
Notary Public [Signature]
My Commission Expires 2-1-2000

LEGEND

BSL	Building Setback Line	_____
UE	Utility Easement	-----
Drq Esm't	Drainage Easement	-----
S.S. Esm't	Sanitary Sewer Easement	-----
R/W	Right-of-Way	_____

- NOTES:**
- 1/2" Iron Pins Set At Property Corners.
 - All Right of Way Return Radii 25.0'.
 - All Distances along Curves are Chord Distances Unless Otherwise Noted.
 - Basis of Bearing: Grid Bearings, NAD 1983, Arkansas North Zone, by GPS Observation.
 - * The recommended minimum finished floor elevations shown are for guidance only, and are not to be considered a restrictive covenant. The elevations are 1.0' or more above the 100 year flood elevation of the drainage way on, or adjacent to the lot in question. Finished floor elevations are based on a structure set at the minimum front yard setback; changing the building location will also change the recommended finished floor elevations.

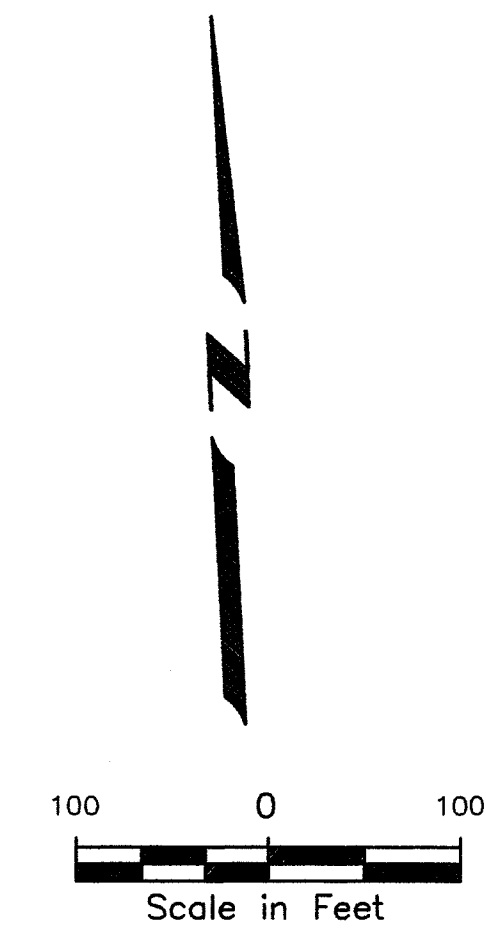
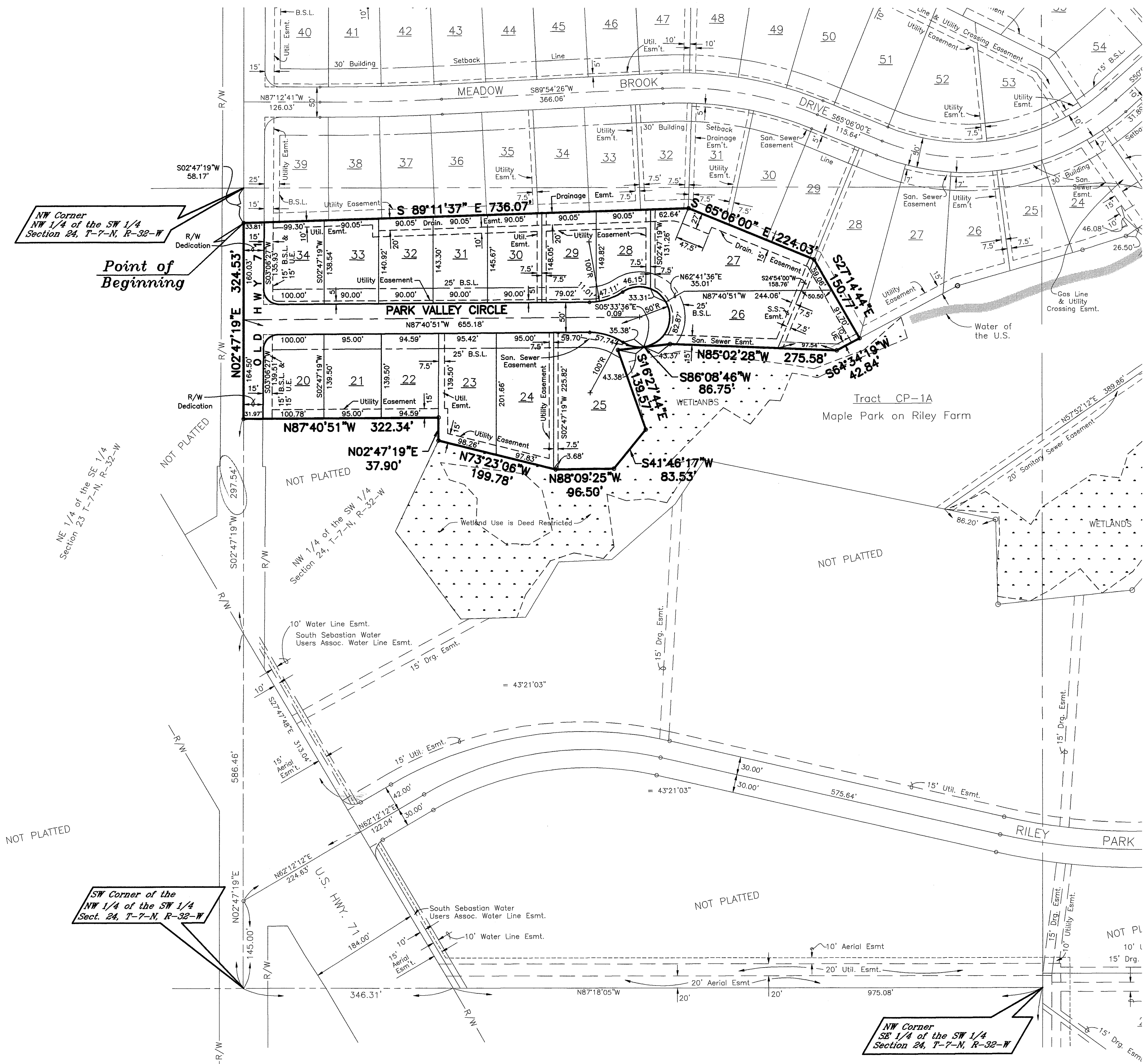
LOT #	MIN. FIN. FLR. *
26	565.50
27	565.80

Setting a structure at the elevation shown is not an assurance that flooding will not occur since improper site grading can lead to flooding during a 100-year event; a professional engineer should be consulted to prepare a site specific grading plan.

LEGAL DESCRIPTION

A Part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section 24, Township 7 North, Range 32 West, Fort Smith, Sebastian County, Arkansas. More particularly described as follows:

Commencing at the Northwest corner of said NW 1/4 of the SW 1/4; thence S 02°47'19" W, 58.17 feet along the West line of said NW 1/4 of the SW 1/4 to the Point of Beginning; thence S 89°11'37" E, 736.07 feet; thence S 85°06'00" E, 224.03 feet; thence S 27°14'44" E, 150.77 feet to a point on the North line of Tract CP-1A of Maple Park on Riley Farm, as Filed for Record October 15, 1998; thence S 64°34'19" W, 42.84 feet along said North line; thence N 85°02'28" W, 275.58 feet along said North line; thence S 86°08'46" W, 86.75 feet along said North line; thence S 16°27'44" E, 139.57 feet along said North line; thence S 41°46'17" W, 83.53 feet along said North line; thence N 88°09'25" W, 96.50 feet along said North line; thence N 73°23'06" W, 199.78 feet along said North line; thence leaving said North line, N 02°47'19" E, 37.90 feet; thence N 87°40'51" W, 322.34 feet to a point on the West line of said NW 1/4 of the SW 1/4; thence N 02°47'19" E, 324.53 feet along said West line to the Point of Beginning, containing 6.95 Acres more or less.



MAPLE PARK on RILEY FARM

LOTS 20 THRU 34

Fort Smith, Sebastian County, Arkansas

MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 100' July, 1999

Owner and Developer
PINEMEADOW, INC.
P.O. Box 180547
Fort Smith, Arkansas

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G:\ME\George\Maple Park (Park Valley) PLAT.dwg Mon Jan 10 16:17:06 2000 ... Copyright Mickle-Wagner-Coleman, Inc.