

PLAT CERTIFIED CORRECT:

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

FILED
FT. SMITH DIST.
99 JUN 25 PM 2:48
JON AUSTIN
CIRCUIT CLERK SEB. CO.
1587

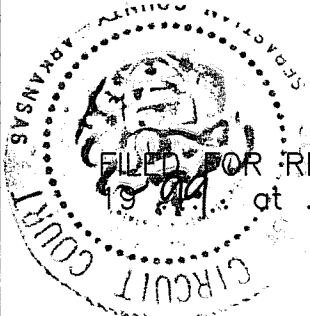
PLANNING COMMISSION APPROVAL

Date: 6/25/99

Chairman

Secretary

FILED FOR RECORD this 25th Day of June
at 2:48 O'clock P.M.
Clerk and Ex-Officio Recorder
by JON AUSTIN, D.C.



THIS PLAT FILED for the purpose of placing on record
Lot 66 Southfield on Riley Farm

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.*

[Signature]

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed by me
this 23rd Day of June, 1999
Notary Public *[Signature]*
My Commission Expires 8-1-2000

- 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.
 - The maintenance and repair of the private drainage easements shown on the plat are the responsibility of the individual lot owners. The lot owners recognize that the ordinances and regulations of the City of Fort Smith, Arkansas ("the City") governing public health, safety, welfare and sanitation may require the City to impose requirements or restrictions on the private drainage easements. The owner on whose lot the private drainage easement is located shall be solely responsible for the expense or cost necessary to comply with said requirements or restrictions and not the City.

Legal Description

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

Beginning at the Northeast corner of Lot 65 of Southfield on Riley Farm, as Filed for Record October 15, 1998; thence S 73°09'43" W, 229.52 feet along the North line of said Lot 65 to the Northwest corner of said Lot 65, said point being on the Easterly Right of Way line of Fieldstone Drive and also the point of curvature of a curve to the left; thence along the arc of said curve and said Right of Way line 96.67 feet, said curve having a radius of 1232.09 feet and being subtended by a chord having a bearing of N 19°05'09" W and a length of 96.64 feet to the point of compound curve; thence along the arc of said compound curve and said Right of Way line 39.27 feet, said compound curve having a radius of 25.00 feet and being subtended by a chord having a bearing of N 23°40'00" E and a length of 35.36 feet to the point of tangency of said compound curve, said point being on the Southerly Right of Way line of Riley Park Drive; thence N 68°40'00" E, 145.95 feet along said Right of Way line to the point of curvature of a curve to the right; thence along the arc of said curve and said Right of Way line 75.90 feet, said curve having a radius of 1470.00 feet and being subtended by a chord having a bearing of N 70°08'45" E and a length of 75.90 feet to the point of tangency of said curve; thence S 12°20'00" E, 139.31 feet to the point of beginning. Containing 0.71 Acre more or less.

LEGEND

BSL	Building Setback Line	—————
UE	Utility Easement	—————
Drq Esmt'	Drainage Easement	—————
S.S. Esmt'	Sanitary Sewer Easement	—————
R/W	Right-of-Way	—————

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



MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 50' June, 1999

Basis of Bearings: Grid Bearings, NAD 1983, Arkansas North Zone, by GPS observation.

SOUTHFIELD ON RILEY FARM

LOT 66

1587A

