

FILED  
 FT. SMITH DIST.  
 OCT 15 PM 4:11  
*Reginald Moore*  
 CLERK SEB. CO.

LEGAL DESCRIPTION

A part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and a part of the Southeast Quarter (SE 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 Northwest (NW) corner of said SE 1/4 of the SW 1/4; thence N02°43'23"E, 23.70 feet; thence S87°20'00"E, 559.78 feet; thence N84°52'33"E, 274.74 feet; thence N77°40'00"E, 125.00 feet; thence N12°20'00"W, 123.83 feet to the point of curvature of a curve to the left; thence Northwesterly along the arc of said curve to the left, 185.68 feet, said curve having a radius of 1182.09 feet and being subtended by a chord having a bearing of N16°50'00"W and a length of 185.49 feet to the point of compound curve; thence Northwesterly along the arc of said compound curve, 39.27 feet, said curve having a radius of 25.00 feet and being subtended by a chord having a bearing of S19°05'09"E and a length of 96.64 feet; thence N73°09'43"E, 229.52 feet; thence S12°20'00"E, 634.64 feet; thence S42°20'00"E, 302.71 feet; thence S47°40'00"W, 500.22 feet; thence S68°00'47"W, 201.73 feet; thence N87°20'00"W, 99.10 feet; thence S02°40'00"W, 250.00 feet; thence N87°20'00"W, 47.91 feet; thence S02°40'00"W, 200.04 feet to the South line of said SE 1/4 of the SW 1/4; thence N87°19'51"W, 855.22 feet along said South line to the SW corner thereof; thence N02°43'23"E, 1326.31 feet to the point of beginning. Containing 39.12 acres more or less.

PLANNING COMMISSION APPROVAL  
 Date 10-15-98  
 Chairman *[Signature]*  
 Secretary *[Signature]*

FILED FOR RECORD this 15th Day of October  
 1998 at 4:41 O'clock P.M.  
 Clerk and Ex-Officio Recorder  
*Reginald Moore, P.C.*

ALLOTTERS: PINEMEADOW, INC.  
*[Signature]*  
*[Signature]*

STATE OF ARKANSAS  
 COUNTY OF SEBASTIAN: Sworn and subscribed by me  
 this 15th Day of October, 1998  
 Notary Public *[Signature]*  
 My Commission Expires 8-1-2000

THIS PLAT FILED for the purpose of placing on record  
 SOUTHFIELD on RILEY FARM, Lots 1-65

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. Easements designated "aerial easements" are provided for the purpose of trimming tree limbs which extend into the easement; the easement begins twelve feet above the ground and extends vertically upward.

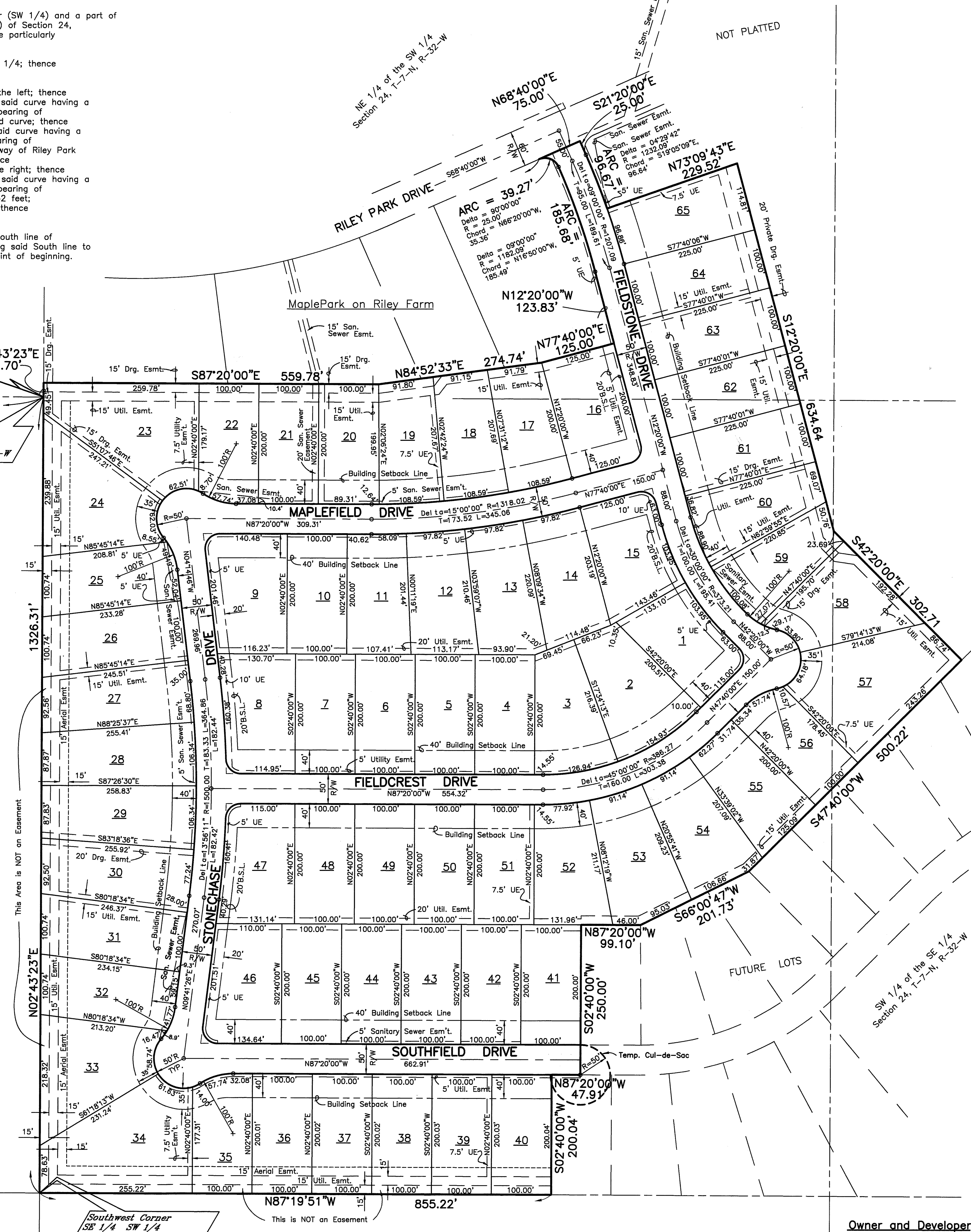
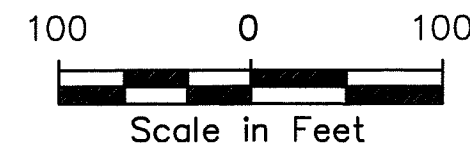
LEGEND

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

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

PLAT CERTIFIED CORRECT:

*[Signature]*  
 Neal B. Wagner  
 Reg. Professional Land Surveyor  
 Arkansas, No. 154



# SOUTHFIELD ON RILEY FARM

Lots 1 thru 65

Residential  
 Bill of Assurance Filed in  
 Book 668, Page 1966-1986

MICKLE-WAGNER-COLEMAN, INC.  
 Engineers Surveyors Consultants  
 P.O. Box 1507 Fort Smith, Arkansas  
 Scale: 1" = 100' August, 1998

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

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