

PLAT CERTIFIED CORRECT

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

FILED
FT. SMITH DIST.
03 OCT 22 PM 4 27
CLERK SEB. CO.

PLANNING COMMISSION APPROVAL
Date 10/22/03
Chairman
Secretary

FILED FOR RECORD this 22nd Day of October
2003 at 4:27 O'clock P.M.
Clerk and Ex-Officio Recorder
by

THIS PLAT FILED for the purpose of placing on record
**Tract "A" and a replat of LOTS 46 and 47,
STONE GATE on RILEY FARM**
The easements shown on this plat are hereby dedicated to the
City of Fort Smith ("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.

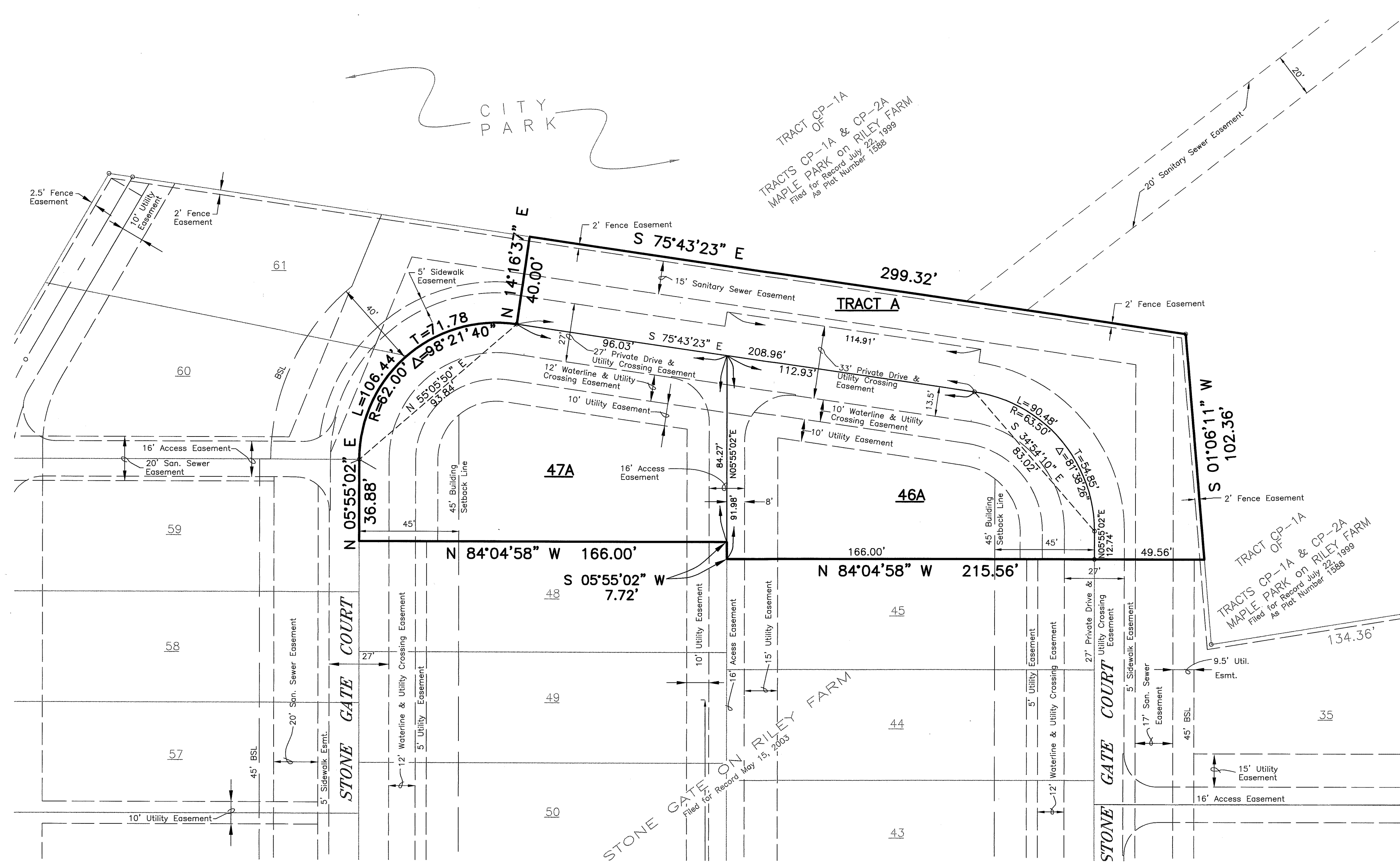
ALLOTTERS: **PINEMEADOW, INC.**
[Signature]

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed by me
this 16th Day of September, 2003
Notary Public *[Signature]*
My Commission Expires 3-20-11

LEGEND
BSL Building Setback Line
UE Utility Easement
Drg Esm't Drainage Easement
S.S. Esm't Sanitary Sewer Easement
Access & Private Drive Easement
Fence Easement
R/W Right-of-Way Line

- NOTES:
1. 1/2" rebar set at property corners.
2. All distances along curves are chord distances unless otherwise noted.
3. Basis of Bearings: Riley Park Drive Right of Way Platted with Maple Park on Riley Farm, Lots 1 thru 4 & Tracts CP-1 & CP-2, being filed for record October 15, 1998, as plat number 1546.
4. The private drive and access easements are for the ingress and egress of the individual lot owners and are not public roads. An easement is hereby granted for emergency vehicles to travel across said private drive, as well as public franchise utilities. The City of Fort Smith shall have no responsibility whatsoever for the maintenance and/or upkeep of any portion of the private drives. The developer hereby agrees to indemnify and hold the City harmless for any damages or losses resulting from the City vehicles or trash trucks, operating within legal weight limits, traveling across or over any portion of private drives unless those damages or losses are caused by the City's wanton misconduct or willful negligence.
5. Utility service lines located outside of the dedicated easements are owned and maintained by the individual property owners. Water meters are to be installed within the limits of the dedicated public easements.
6. Tract A shall not be used for a Principle Residential Structure.

LEGAL DESCRIPTION:
Lots 46, 47 and Tract "A" Stone Gate on Riley Farm, Fort Smith, Sebastian County, Arkansas as filed for record May 15, 2003.



STONE GATE on RILEY FARM

LOTS 46A, 47A & Tract A

Being a Replat of Lots 46 and 47, Stonegate on Riley Farm
Fort Smith, Sebastian County, Arkansas

MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 30' May 2003

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

17166