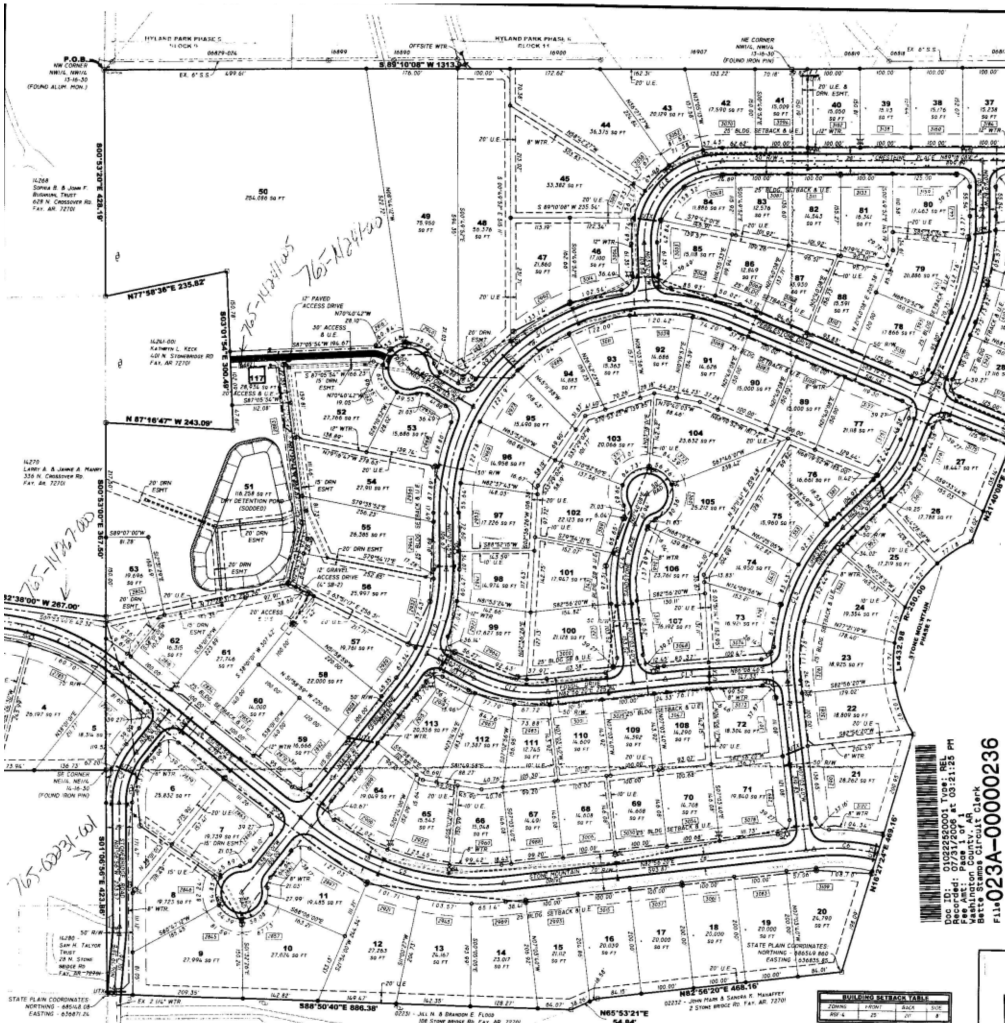
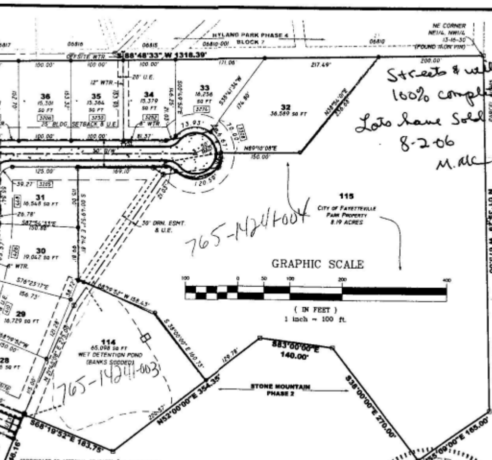
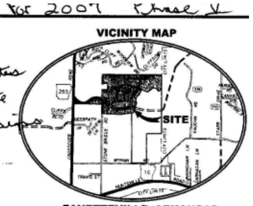
For 2007 Phase V





Streets & utilities
100% complete
Lots have Sold Signs
8-2-06
M.Mc

VICINITY MAP



FAYETTEVILLE, ARKANSAS

ENGINEER:

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

OWNER / DEVELO[PER]

BILL CONNER
P.O. BOX 4440
FAYETTEVILLE, A[R]
(479) 521-4330

STREET	RIGHT-OF-WAY	STREET WIDTH	SIDEWALK
Stone Mountain Road	70'	28'	6'*
Pebblestone Drive	50'	28'	4'
Fossil Drive	50'	28'	4'
Sandstone Place	50'	28'	4'
Flagstone Circle	50'	28'	4'
Limestone Drive	50'	28'	4'
Crestline Place	50'	28'	4'
Stonebridge Road	50'	28'	4'

* SIDEWALK SHALL NOT BE BUILT WITH THIS DEVELOPMENT ON STONE MOUNTAIN DRIVE FROM HWY 265 TO LOT 62 & ON STONEBRIDGE ROAD SOUTH ENTRANCE TO LOT 5. THIS SIDEWALK WILL BE REQUIRED WHE[N] ADJACENT PROPERTY DEVELOPES.

ADJOINING PROPERTY OWNERS:

LOT # / PARCEL #	NAME & ADDRESS
HYLAND PARK PH. 6	
1 (16899) - 2 (16890) - 9 (16907) - 10 (16908) -	William F. & Faune Connor, P.O. Box 4440, Fay, AR. 72702; Niki Northfell, 602 Rockcliff Rd., Fay, AR. 72701; Hung Tan & Duyen Yentran Duong, 727 Franklin Dr., Fay, ...; William M. & Evelyn M. Currie, 565 Wood View Dr., Fay, A[R]
HYLAND PARK PH. 4	
21 (06810) - 21 (06810-001) -	Roy B. Carol Stanley, 659 Cliffside Dr., Fay, AR. 72701; Joe L. & Judy Henley, 671 Cliffside Dr., Fay, AR. 72701
26 (06815) - 27 (06816) -	William F. & Faune S. Connor, P.O. Box 4440, Fay, AR. 72...
28 (06817) - 29 (06818) - 30 (06819) -	Tom P. Coker & Carol Fields, P.O. Box 1987, Fay, AR. 7270...
HYLAND PARK PH. 5	
15 (06829-024) - #11205 - #11206 - #11207 -	Murl Meredith Trust, 607 Rockcliff Rd., Fay, AR. 72701; Anton Goester, 385 Vaughn Rd., Fay, AR. 72701; Mary V. & Glenda Johnson, 7813 S. 26th St., F.T. Smith, A[R]; Marci McMurray, Rt. 1 Box 1945, Washburn, MO. 65772

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1118 DAVID L. JORGENSEN SIGNATURE

CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM:
I HEREBY CERTIFY THAT THE WATER DISTRIBUTION SYSTEM AND SEWER COLLECTION SYSTEM INSTALLED IN THE SUBDIVISION FULLY MEET THE REQUIREMENTS OF THE ARKANSAS STATE BOARD OF HEALTH AND THE CITY OF FAYETTEVILLE.
7/31/06 — DATE — [signature] CITY ENGINEER

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE:
I HEREBY CERTIFY THAT THE STREET AND DRAINAGE SYSTEMS INSTALLED IN THIS SUBDIVISION FULLY MEET REQUIREMENTS OF THE CITY OF FAYETTEVILLE.
7/31/06 — DATE — [signature] CITY ENGINEER

CERTIFICATE OF APPROVAL OF PARK LAND DEDICATION OR MONEY IN-LIEU:
I HEREBY CERTIFY THAT THE FINAL PLAT COMPLIES WITH SECTION 159.30(x) WITH THE OWNER(S) DEDICATION OF 8.19 ACRES OR PAYING IN-LIEU $ 0

WARRANTY DEED FOR PARK LAND RECORDED AS FOLLOWS:
BOOK # 2006 PAGE # 00023322
7.19.2006 — DATE — [signature] PARKS & RECREATION REPRESENTATIVE

CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS:
I HEREBY CERTIFY THAT ALL BUILDING SETBACK DIMENSIONS SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH THE CURRENT SETBACK REQUIREMENTS.
7-31-06 — DATE — [signature] ZONING & DEVELOPMENT ADMINISTRATOR

CERTIFICATE OF APPROVAL FOR RECORDING:
THIS PLAT WAS APPROVED BY THE FAYETTEVILLE PLANNING COMMISSION AT A MEETING HELD 06/29 2006
July 10, 2006 — DATE — [signature] SECRETARY

CERTIFICATE OF SURVEY AND ACCURACY:
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS
7/5/06 — DATE — [signature] REGISTERED LAND SURVEYOR / PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL OF TREE PROTECTION & PRESERVATION:
I HEREBY CERTIFY THAT THIS PLAT HAS COMPLIED WITH THE REQUIREMENTS OF THE TREE PROTECTION AND PRESERVATION ORDINANCE OF THE CITY OF FAYETTEVILLE CODE.
7/19/06 — DATE — Sarah K Patterson — LANDSCAPE ADMINISTRATOR

CERTIFICATE OF OWNERSHIP & DEDICATION:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.
7-10-06 — DATE — Faune Conner — OWNER
17-July-06 — DATE — William F. Conner — OWNER

CERTIFICATE OF APPROVAL OF SIDEWALKS:
CONSTRUCTION OF ALL SIDEWALKS SHALL BE INSPECTED BY THE CITY SIDEWALK AND TRAILS COORDINATOR TO COMPLY WITH THE CITY SPECIFICATIONS. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND COMPLETION OF ALL SIDEWALKS SHOWN ON THIS FINAL PLAT.
7/31/06 — DATE — [signature] CITY ENGINEER

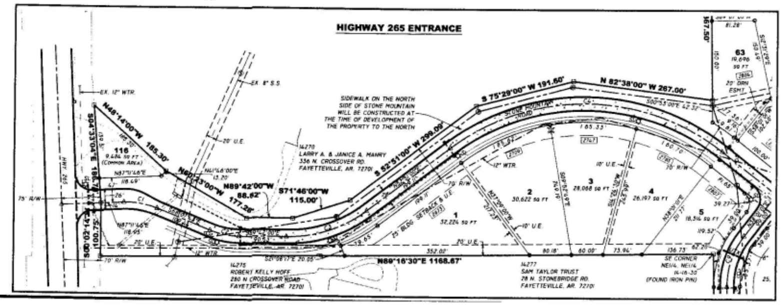
CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:
WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS, INCLUDING CABLE TELEVISION EASEMENTS, PLATTED IN THIS SUBDIVISION ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF FAYETTEVILLE, ARKANSAS.
6-28-06 — DATE — [signature] ELECTRIC
7/10/06 — DATE — Johnny Boles — GAS SERVICE
7-5-06 — DATE — Susan K. Clouser — TELEPHONE
7-10-06 — DATE — [signature] — CABLE TELEVISION
7/31/06 — DATE — [signature] — CITY OF FAYETTEVILLE

SIDEWALK/DRIVEWAY NOTES:

1. Sidewalks shall be installed by individual lot owner as building permits are issued for each lot.
2. The sidewalk shall be continuous through driveways with a maximum of 2% cross slope and elevated 2% above top of curb.
3. All utility pedestals, manholes and risers shall be installed outside of the proposed sidewalk alignment.
4. All residential driveways shall have a maximum width of 24' measured at the right-of-way line.
5. Driveway approaches shall be constructed of Portland Cement Concrete with a broom finish. Textured, stamped or exposed aggregate concrete is not allowed within the street right of way.
6. All retaining walls shall be set back a minimum of 2 feet from the right of way or sidewalk. All retaining wall construction shall be on the building permit and have the approval of the city Engineer.
7. New sidewalks, driveway approaches, or access ramps constructed in the right of way shall meet Unified Development Ordinance Section 171.13 (a.k.a Ord. # 4005). An inspection is required prior to the concrete pour.
8. Access ramps shall be installed as per this plat.
9. A 24 in wide strip of detectable warning (truncated domes) should be installed at the bottom of a curb ramp to indicate the transition from the sidewalk to the street.
10. Full depth expansion joints are required at intervals of 50 feet or less. Saw joints or tool joints (1 inch depth) are required at regular intervals not greater than 10 feet.

Doc ID: 010222520001 Type: REL
Recorded: 07/31/2006 at 03:21:25 PM
Fee Amt: Page 1 of 1
Washington County, AR
Bette Stamps Circuit Clerk
File 023A-00000236

HIGHWAY 265 ENTRANCE



BUILDING SETBACK TABLE			
ZONING	FRONT	BACK	SIDE
RSF-4	25'	20'	8'

LEGEND

- ○ SET IRON PIN
- ● ALUMINUM MONUMENT
- □ BOUNDARY CORNER
- △ CENTERLINE MARKER
- ◎ PROPOSED MANHOLE
- ☼ STREET LIGHT
- PROPOSED FIRE HYDRANT
- CENTERLINE STREET
- UTILITY EASEMENT
- BUILDING SETBACK
- NEW WATERLINE
- NEW SEWER LINE
- PROPOSED DRAIN PIPE
- NEW SIDEWALK
- UTILITY CROSSING
- ### ADDRESS

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	64.60'	150.00'	32.81	64.10	N80°27'59"W	24°40'31"
C2	56.47'	150.00'	28.57	56.14	S78°54'52"E	21°34'16"
C3	163.41'	250.00'	84.74	160.51	N71°34'30"E	37°27'00"
C4	557.56'	425.00'	327.10	518.43	N89°34'00"W	75°10'00"
C5	393.38'	500.00'	207.50	383.31	S74°31'20"E	45°04'40"
C6	122.47'	350.00'	61.87	121.84	N87°02'13"W	20°02'53"
C7	13.14'	149.95'	6.58	13.14	S01°48'59"W	5°01'18"
C8	14.25'	150.00'	7.13	14.74	N01°36'21"E	5°26'34"
C9	102.45'	150.00'	53.31	100.47	S18°27'02"W	39°07'56"
C10	239.13'	350.00'	124.44	234.50	N18°26'38"E	39°08'45"
C11	787.48'	400.00'	602.02	666.33	S55°16'11"W	112°47'52"
C12	144.89'	250.00'	74.54	142.87	S80°27'28"E	33°12'23"
C13	83.97'	1500.00'	41.99	83.96	S84°32'53"W	3°12'26"
C14	150.43'	300.00'	76.83	148.86	S07°18'14"W	28°43'47"
C15	321.18'	350.00'	172.90	310.03	S19°13'41"W	52°34'42"
C16	106.06'	250.00'	52.79	103.31	N33°35'35"E	23°50'55"
C17	196.35'	500.00'	99.46	195.09	N10°25'08"E	22°30'00"
C18	241.40'	150.00'	155.89	216.18	S43°03'55"W	92°12'26"

[L]EGAL DESCRIPTION:

[PA]RT OF THE NW1/4 OF THE NW1/4, PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE [N]W1/4, PART OF THE SW1/4 OF THE NW1/4 OF SECTION 13, ALSO PART OF THE NE1/4 OF THE NE1/4 OF [SE]CTION 14, ALL IN T16N, R30W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY [DE]SCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID NW1/4, NW1/4 THENCE S00°53'20"E [42]8.19 FEET, THENCE N77°58'36"E 235.82 FEET, THENCE S03°01'54"E 300.49 FEET, THENCE [N8]7°16'47"W 243.09 FEET, THENCE S00°53'00"E 367.50 FEET, THENCE N82°38'00"W 267.00 FEET, [TH]ENCE S75°29'00"W 191.60 FEET, THENCE S52°51'00"W 299.09 FEET, THENCE S71°46'00"W 115.00 FEET, [TH]ENCE N89°42'00"W 88.62 FEET, THENCE N60°23'00"W 177.28 FEET, THENCE N48°14'00"W 185.30 FEET [TO] THE EAST RIGHT OF WAY OF ARKANSAS HIGHWAY 265, THENCE ALONG SAID RIGHT OF WAY [S0]4°33'04"E 186.70 FEET, THENCE S00°02'14"W 100.75 FEET, THENCE LEAVING SAID RIGHT OF WAY [N8]9°16'30"E 1168.67 FEET, THENCE S01°06'56"E 423.86 FEET, THENCE S88°50'40"E 886.38 FEET, [TH]ENCE N65°53'21"E 54.84 FEET, THENCE N82°56'20"E 468.16 FEET, THENCE N16°27'24"E 469.16 FEET, [TH]ENCE ALONG A CURVE TO THE RIGHT 432.98 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND [A] CHORD BEARING N16°17'51"E 380.86 FEET, THENCE N21°40'08"E 246.16 FEET, THENCE S68°19'52"E [18]3.75 FEET, THENCE N52°00'00"E 354.35 FEET, THENCE S83°00'00"E 140.00 FEET, THENCE [S3]8°00'00"E 270.00 FEET, THENCE N55°00'00"E 165.00 FEET, THENCE N01°35'29"W 675.00 FEET, [TH]ENCE S88°48'33"W 1318.39 FEET, THENCE S89°10'08"W 1313.94 FEET TO THE P.O.B.: CONTAINING [..].74 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

[FL]OOD PLAIN NOTE: THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR [FL]OOD PLAIN AS PER FIRM #05143C0115D DATED FEBRUARY 5, 1997.

NOTES:

1) THERE ARE NO KNOWN WETLANDS ON THIS PROPERTY.
2) LOTS 51 & 114 (DETENTION PONDS) SHALL BE MAINTAINED BY THE P.O.A AND SHALL BE DRAINAGE EASEMENTS. THESE LOTS ARE UNBUILDABLE.
3) ALL UTILITY CROSSING ARE 6 - 4" PVC PIPES BURIED MINIMUM 42" DEEP.
4) LOTS 5, 6, 8 & 9 SHALL NOT ACCESS UNTO STONEBRIDGE DRIVE. ACCESS SHALL BE LIMITED TO INTERIOR STREETS FOR THESE LOTS. NO ADDITIONAL DRIVES SHALL BE ALLOWED ON HIGHWAY 265.
5) ZONING: RSF-4 (82.74 ACRES) ALL ADJACENT PROPERTY IS ZONED RSF-4.
6) INTENDED USE: SINGLE FAMILY
7) BUILDABLE LOTS THIS PHASE: 112
8) THE EXISTING PRIVATE DRIVE CONNECTING THIS DEVELOPMENT NORTH TO CLIFFSIDE DRIVE & HYLAND PARK SHALL BE REMOVED PRIOR TO FINAL PLAT
9) LOTS WITH A 15% OR GREATER SLOPE INCLUDE: 1-3, 30-63, 114, & 115.
10) TOTAL LINEAR FEET OF ROAD: 9,610.00'.
11) TOTAL LINEAR FEET OF 4' SIDEWALK: 12,472.00'
12) TOTAL LINEAR FEET OF 6' SIDEWALK: 5,935.00'.