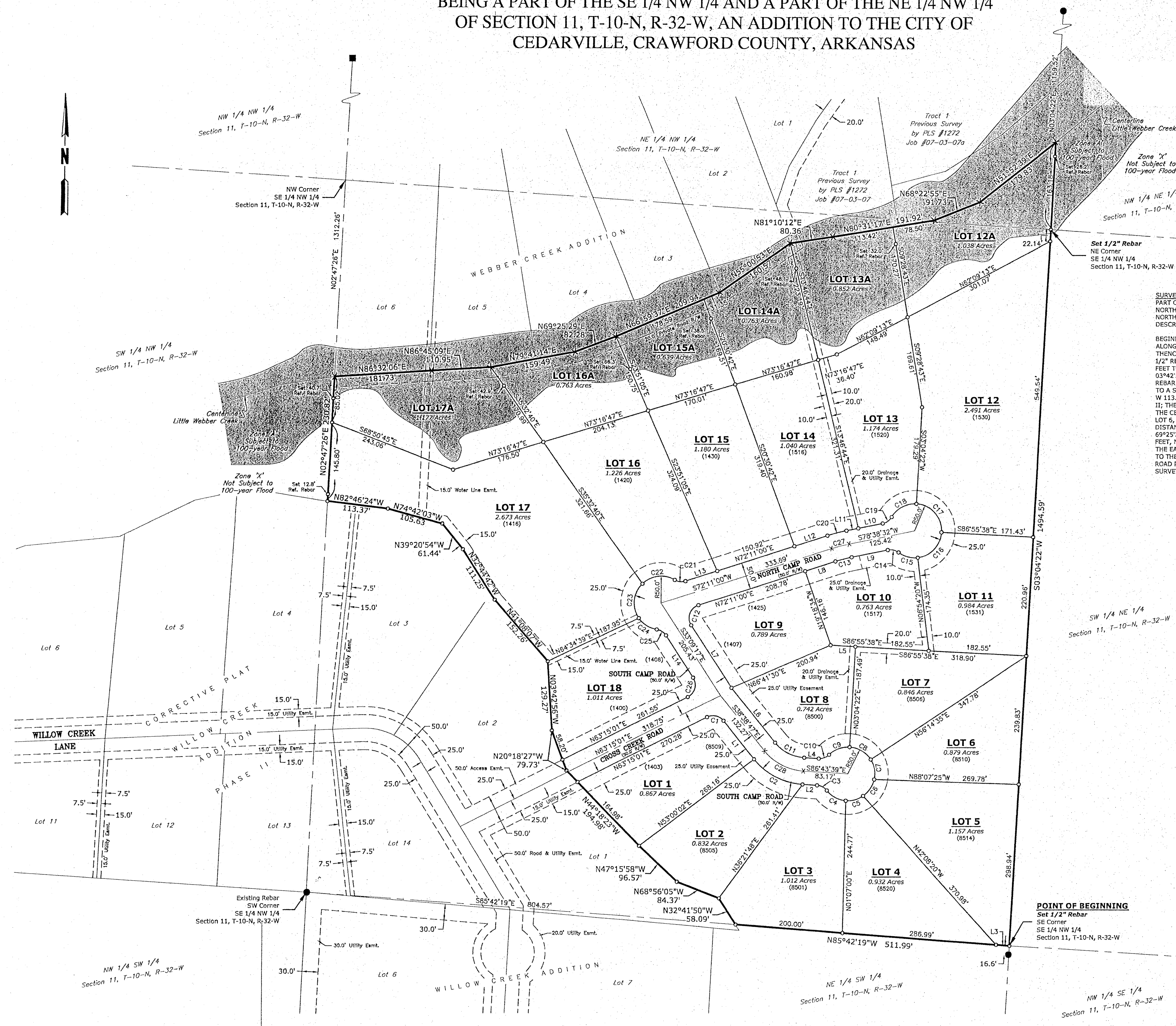
STONE BRIDGE ESTATES

BEING A PART OF THE SE 1/4 NW 1/4 AND A PART OF THE NE 1/4 NW 1/4 OF SECTION 11, T-10-N, R-32-W, AN ADDITION TO THE CITY OF CEDARVILLE, CRAWFORD COUNTY, ARKANSAS



FILED
APR 0 9 2008
3:21 O'CLOCK pm
SHARON L. BLOUNT, CIRCUIT CLERK
CRAWFORD COUNTY, VAN BUREN, AR

Plat 2008-16

CITY COUNCIL APPROVAL:

Date: 4-8-08

Mayor: Danny J. Armstrong

Attest - City Clerk Alan Lee

PLANNING COMMISSION APPROVAL:

Chairman: [signature] Date 4/5/08

Secretary: Neal Morrison

WATER APPROVAL:

BY [signature]

DATE 4-8-08

ALLOTTERS: Wild Hog Builders, LLC

BY Charles G. Liggett
Charles G. Liggett, Operating Manager

ACKNOWLEDGEMENT

STATE OF Arkansas
COUNTY OF Sebastian

On this day before me, the undersigned Notary Public within and for the County and State of or said, duly commissioned and acting, appeared in person(s) Charles G. Liggett and

known to me to be the person(s) whose name(s) are subscribed to the within instruments and acknowledge that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal this 8th day of April 2008.

Christy L. Cole
Notary Public

CHRISTY L. COLE COMM. EXP. NOTARY PUBLIC MARCH 24, 2013 SEBASTIAN COUNTY, ARKANSAS

My commission Expires: 3-24-2013

FILED FOR RECORD

2008 at 3:21 o'clock p.m. this 9th day of April SHARON BLOUNT, CRAWFORD CO. CIRCUIT CLERK
Clerk and Ex-Officio Recorder

By: Rayuanda Hodges, D.C.
SHARON BLOUNT, CRAWFORD CO. CIRCUIT CLERK

SURVEY DESCRIPTION :
PART OF THE SOUTHEAST QUATER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 32 WEST, CEDARVILLE, CRAWFORD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID SE 1/4 NW 1/4; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 NE 1/4, N 85°42'19" W 511.99 FEET TO A SET 1/2" REBAR; THENCE N 32°41'50" W 58.09 FEET TO A SET 1/2" REBAR; THENCE N 68°56'05" W 84.37 FEET TO A SET 1/2" REBAR; THENCE N 47°15'58" W 96.57 FEET TO A SET 1/2" REBAR; THENCE N 44°18'23" W 194.98 FEET TO A SET 1/2" REBAR; THENCE N 20°18'27" W 79.73 FEET TO A SET 1/2" REBAR; THENCE N 03°42'56" W 129.27 FEET TO A SET 1/2" REBAR; THENCE N 41°08'07" W 152.26 FEET TO A SET 1/2" REBAR; THENCE N 32°44'42" W 111.25 FEET TO A SET 1/2" REBAR; THENCE N 39°20'54" W 61.44 FEET TO A SET 1/2" REBAR; THENCE N 74°42'03" W 105.63 FEET TO A SET 1/2" REBAR; THENCE N 82°46'24" W 113.37 FEET TO A SET 1/2" REBAR ON THE NORTH LINE OF LOT 4, WILLOW CREEK ADDITION PHASE II; THENCE ALONG THE WEST LINE OF SAID SE 1/4 NW 1/4, N 02°47'26" E 230.82 FEET TO A POINT ON THE CENTERLINE OF LITTLE WEBBER CREEK, SAID POINT ALSO MARKING THE SOUTHWEST CORNER OF LOT 6, WEBBER CREEK ADDITION; THENCE ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES: N 86°32'06" E 181.73 FEET, N 86°45'09" E 110.95 FEET, N 79°41'14" E 159.49 FEET, N 69°25'29" E 82.28 FEET, N 66°59'37" E 209.94 FEET, N 55°00'53" E 160.57 FEET, N 81°10'12" E 80.36 FEET, N 80°31'17" E 191.92 FEET, N 68°22'55" E 91.73 FEET, N 51°52'39" E 179.83 FEET TO A POINT ON THE EAST LINE OF SAID SE 1/4 NW 1/4; THENCE ALONG SAID EAST LINE, S 03°04'22" W 1494.59 FEET TO THE POINT OF BEGINNING, CONTAINING 27.64 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHT-OF-WAYS AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC., JOB NO. 07-02-05a.

Curve Chart				
C#	Arc Length	Radius	Ch. Bearing	Ch. Distance
C1	34.08'	25.00'	S77°41'53"E	31.50'
C2	104.90'	125.00'	S62°41'13"E	101.85'
C3	21.03'	25.00'	S62°37'57"E	20.41'
C4	41.04'	50.00'	S62°03'11"E	39.90'
C5	34.37'	50.00'	N74°44'20"E	33.70'
C6	37.35'	50.00'	N33°38'46"E	36.49'
C7	38.97'	50.00'	N10°04'49"W	37.99'
C8	47.39'	50.00'	N59°33'33"W	45.64'
C9	42.07'	50.00'	S69°11'08"W	40.84'
C10	21.03'	25.00'	S69°10'40"W	20.41'
C11	62.94'	75.00'	N62°41'13"W	61.11'
C12	45.96'	25.00'	N19°30'51"E	39.76'
C13	31.00'	275.00'	N75°24'46"E	30.98'
C14	21.03'	25.00'	S77°15'46"E	20.41'
C15	38.17'	50.00'	S75°02'12"E	37.25'
C16	69.83'	50.00'	N43°05'01"E	64.29'
C17	78.54'	50.00'	N41°55'38"W	70.71'
C18	54.65'	50.00'	S61°45'46"W	51.97'
C19	21.03'	25.00'	S54°32'51"W	20.41'
C20	36.64'	325.00'	S75°24'46"W	36.62'
C21	21.03'	25.00'	N83°43'19"W	20.41'
C22	65.03'	50.00'	S83°06'50"W	60.54'
C23	70.08'	50.00'	S05°41'58"W	64.49'
C24	40.92'	50.00'	S57°54'01"E	39.79'
C25	21.03'	25.00'	S57°14'59"E	20.41'
C26	42.06'	25.00'	S15°02'52"W	37.28'
C27	33.82'	300.00'	S75°24'46"W	33.80'
C28	83.92'	100.00'	S62°41'13"E	81.48'

Line Chart		
L#	Bearing	Distance
L1	S38°38'47"E	91.70'
L2	S86°43'39"E	27.27'
L3	N85°42'19"W	25.00'
L4	N86°43'39"W	27.27'
L5	S86°55'38"E	46.21'
L6	N38°38'47"W	131.07'
L7	N33°09'17"W	138.67'
L8	N72°11'00"E	59.36'
L9	N78°38'32"E	68.61'
L10	S78°38'32"W	46.45'
L11	S78°38'32"W	22.16'
L12	S72°11'00"W	64.73'
L13	S72°11'00"W	62.14'
L14	S33°09'17"E	93.60'

TOTAL ACREAGE: 27.64 Acres

THE RIGHT OF WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC USE. THE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY PROVIDED TO THE PROPERTY OWNER FOR PUBLIC UTILITIES, FRANCHISE UTILITIES, CABLE TV, DRAINAGE, ACCESS, AND OTHER PURPOSES. THE DESIGNATION "UTILITY EASEMENT" AND THE DESIGNATION "ACCESS AND UTILITY EASEMENT" SHALL INCLUDE PUBLIC UTILITIES, FRANCHISE UTILITIES AND CABLE TV. THE RESPECTIVE UTILITY COMPANIES AND CABLE TV SHALL HAVE ACCESS THROUGH AND ALONG THEIR DESIGNATED EASEMENTS FOR THEIR PERSONNEL AND EQUIPMENT AT ALL TIMES. THE AUTHORITY TO CUTDOWN AND KEEP TRIMMED TREES,HEDGES, AND SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SUCH UTILITIES AND CABLE TV IS HEREBY GRANTED BY THE PROPERTY OWNER. IN THE EVENT THAT FENCING OF INDIVIDUAL LOTS IS DESIRED, GATES THAT PROVIDE FREE INGRESS AND EGRESS TO, AND WITHIN THE DEDICATED UTILITY EASEMENT, SHALL BE PROVIDED. IN CASES WHERE AN EASEMENT IS DESIGNATED TO INCLUDE "ACCESS", THE PROPERTY OWNER SHALL NOT BUILD FENCES WITHIN SAID EASEMENT.

NOTE:

STREET RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC.

ALL DIMENSIONS ALONG CURVED RIGHTS-OF-WAY ARE CHORD DISTANCES.

ADDRESSES ARE INDICATED IN PARENTHESES.

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A LOT DESIGNATED BY THE LOT NUMBER FOLLOWED BY THE LETTER "A" FROM THE SAME LOT NUMBER (I.E. LOTS 17-17A) IS THAT PART OF A LOT LYING WITHIN THE REFERENCED FEMA, FIRM ZONE A. NO CONVEYANCE SHALL BE MADE WHICH WOULD SEPARATE THAT PORTION OF A LOT DESIGNATED BY THE LOT NUMBER FOLLOWED BY THE LETTER "A" FROM THE SAME LOT NUMBER. FOR INSTANCE, LOT 17 MAY NOT BE CONVEYED OR SEPARATED APART FROM LOT 17A. THIS SHALL BIND BOTH THE PRESENT OWNERS AND ALL OF THEIR SUCCESSORS AND ASSIGNS.

CERTIFIED CORRECT:

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4333 ALVIN L. PRIEUR, JR.
4-8-08

Alvin L. Prieur, Jr.
Registered Professional Engineer
Arkansas Reg. No. 4333

REGISTERED STATE OF ARKANSAS No. 1272 SIGNATURE ANTHONY P. ANDERSON PROFESSIONAL LAND SURVEYOR
8 APR 08

Anthony P. Anderson
Registered Land Surveyor
Arkansas Reg. No. 1272

FLOOD INFORMATION:
PROPERTY THAT LIES IN 100 YEAR FLOOD ZONE NOTED ON PLAT FLOOD ZONE PANEL NO. 055013 0010D, JULY 16, 1991.

BY:	REVISIONS	DATE

LEGEND

- ○ = SET REBAR
- ● = EXISTING IRON PIN
- = SET RR/SPIKE
- = EXISTING RR/SPIKE
- = SET NAIL
- = EXISTING NAIL
- ■ = EXISTING STONE
- ▲ = EXISTING MONUMENT
- -X-X- = EXISTING FENCE
- = EXISTING FENCE POST
- = OVER HEAD POWER LINE
- PP = POWER POLE
- MH = MAN HOLE
- = WATER METER
- = ELECTRIC/TELEPHONE PEDESTAL
- = GAS METER
- LP = LIGHT POLE
- = TEST PIT

BASIS OF BEARING:
State Plane NORTH
based on GPS observation

100 0 100
Scale in Feet

OWNER/DEVELOPER
Wild Hog Builders, LLC
3200 Rogers Avenue, Suite 110
Fort Smith, AR 72913

ENGINEER
Prieur Engineering
P.O. Box 1689
Van Buren, AR 72957
479-651-7920

ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, Ar 72957
(479)-474-4247
Fax (479)-410-5333
e-mail: andersonsurveying@cox.net

CEDARVILLE, CRAWFORD COUNTY, ARKANSAS
SURVEY OF
STONE BRIDGE ESTATES
BEING A PART OF THE SE 1/4 NW 1/4 AND A PART OF THE NE 1/4 NW 1/4
OF SECTION 11, T-10-N, R-32-W

DATE: 3-12-2008
JOB NO: 07-02-05a
SCALE: 1"=100'

SHEET 1

Project\07-02-05 Stone Bridge Estates\07-02-05a_REV.dwg, 3/12/2008 1:59:06 PM