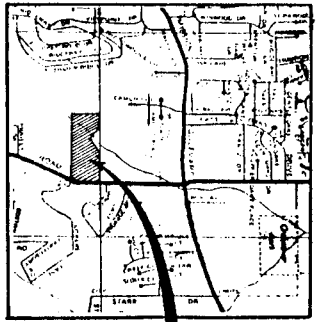
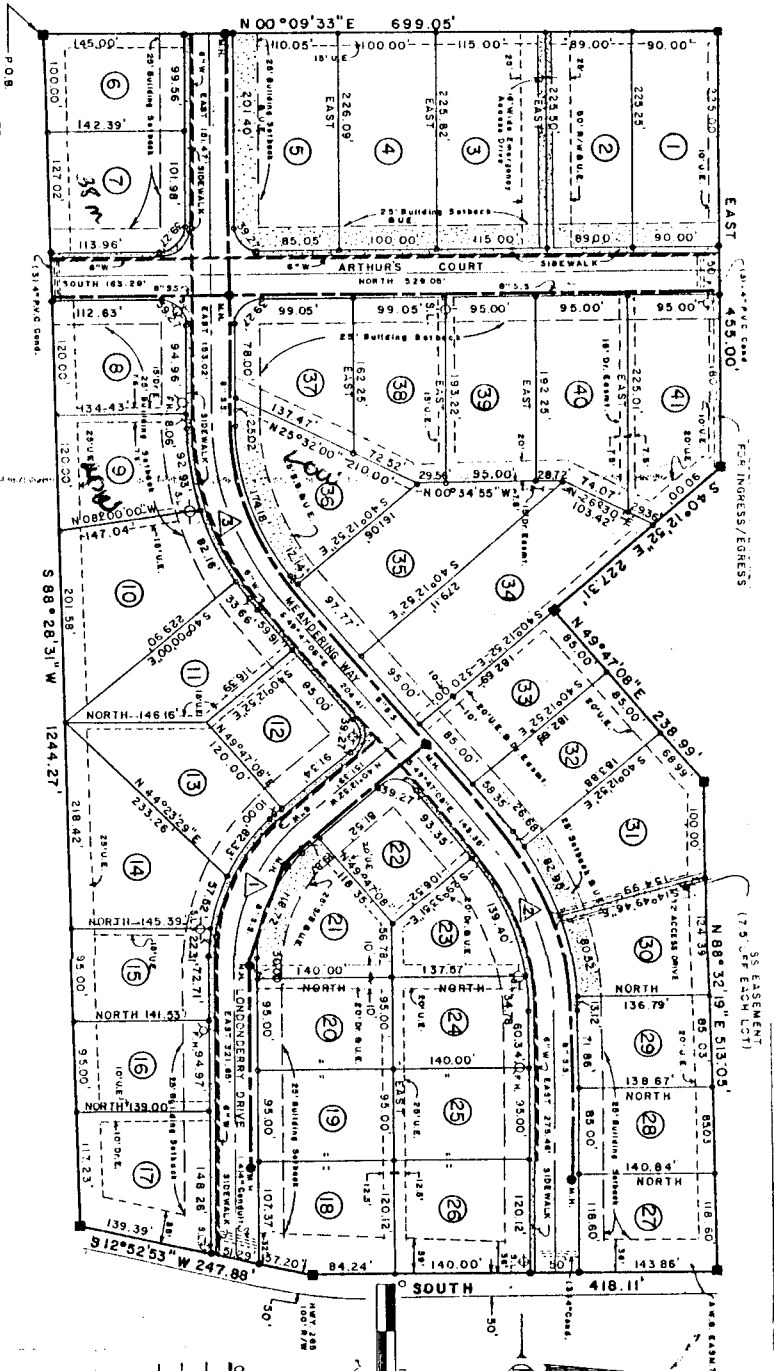




CURVE DATA			
CURVE NO.	R	T	L
1	49°47'08"	161.63'	75'
2	40°12'52"	273.16'	100'
3	40°12'52"	273.16'	100'

LEGAL DESCRIPTION:

Part of the NE 1/4, NE 1/4 of Section 11, T16N, R30W of the Fifth Principal Meridian in Washington County, Arkansas being more particularly described as follows, to-wit: Beginning at the Southwest Corner of said NE 1/4, NE 1/4, thence N 0°09'33"E 699.05 feet, thence EAST 45°47'08"E, thence S 40°12'52"W 227.31 feet, thence N 88°32'19"E 513.05 feet to the WEST R/W of Hwy 265, thence S 12°52'53"W 247.88 feet along said R/W and thence leaving said R/W S 88°28'31"W 124.27 feet to the P.O.B.; Containing 19.32 Acres more or less subject to easements and R/W of record.

LEGEND:

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CENTERLINE OF STREET RIGHT OF WAY
- SET CONCRETE MONUMENT
- 4" CONCRETE SIDEWALK 4" IN BACK OF CURB
- SET IRON PIN (LOT CORNERS)
- SEWER MANHOLE
- FIRE HYDRANT
- STREET LIGHT
- 8" SANITARY SEWER
- 6" WATER LINE

NOTE: THIS PLAT FORMERLY CALLED PARK PLACE PHASE VII

12-38

CERTIFICATE OF SURVEY & ACCURACY:
I hereby certify that the plan shown and described hereon is a true and correct survey and the monuments have been placed as stated hereon as required by the subdivision regulations of the City of Fayetteville, Ark.
(DATE) 11/23/92 (REGISTERED LAND SURVEYOR) [Signature]
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITY EASEMENTS:
I hereby certify that all streets, drainage, grading, utility easements and other improvements installed or proposed to be installed and plotted in this subdivision fully meet the requirements of the City of Fayetteville, Ark. Construction of all sidewalks should be inspected by the City Street Superintendent to comply with the City specifications. Sidewalks shown on this plat are to be constructed by the individual lot owner no later than the time the driveway serving the lot is installed with a five year, which ever is sooner.
(DATE) 11-23-92 (CITY ENGINEER) [Signature]
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM:
I hereby certify that water supply and sewerage disposal utility systems installed or to be installed in the subdivision fully meet the requirements of the Arkansas State Board of Health and the City of Fayetteville, Ark.
(DATE) 11-23-92 (CITY ENGINEER) [Signature]
CERTIFICATE OF APPROVAL OF BUILDING SET-BACK DIMENSIONS:
I hereby certify that all building set-back dimensions shown on this plat are in accordance with the current set-back requirements of the City of Fayetteville.
(DATE) 11-23-92 (BUILDING INSPECTOR) [Signature]
CERTIFICATE OF APPROVAL FOR RECORDING:
This plat was approved by the Fayetteville Planning Commission at a meeting held on 11/23/92.
(DATE) 11/23/92 (SECRETARY) [Signature]

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS
2863 OLD MISSOURI ROAD • FAYETTEVILLE AR 72703 • PHONE 504-423-2121
FAX 504-423-2122

SCALE: 1"=100'
DATE: MAR. 1992
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: KADZ

BOARDWALK ADDITION PHASE III