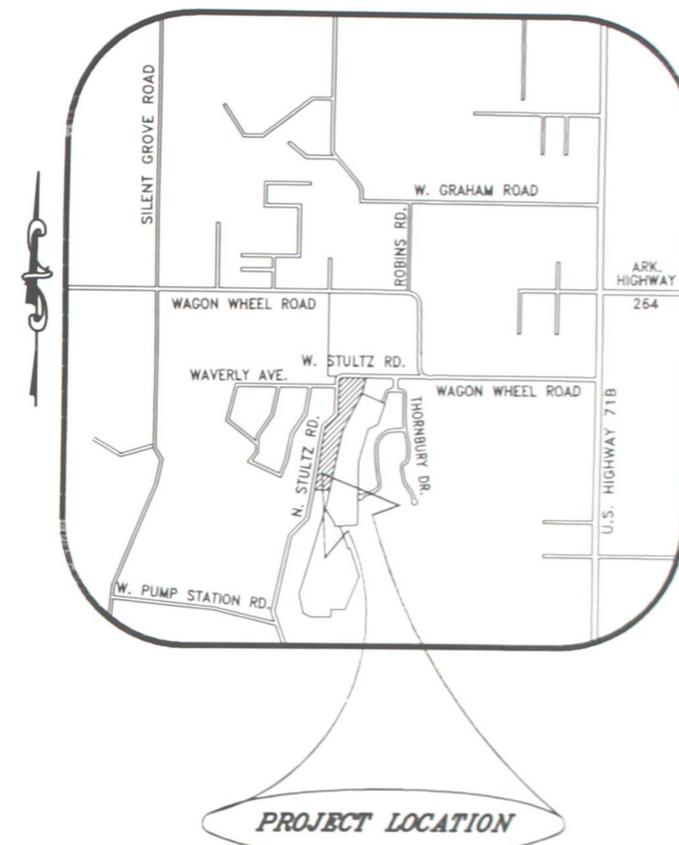


# FINAL PLAT OF THORNBURY SUBDIVISION, PHASE IV City of Springdale, Arkansas

FILED FOR RECORD  
2002 OCT -8 PM 4:15  
WASHINGTON COUNTY  
B. STAMPS

2002 206  
Recorded in the Above  
List Book & Page  
Volume 002 0108174 PH  
Due Notice-County Clerk  
County Clerk

## VICINITY MAP



**Transmittal, Ownership and Ordinance:** The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on 6-11-02.

DATE

**Owner:** NEIL & DONNA RUTH JOHNSON  
108 WOODCLIFF COURT  
SPRINGDALE, ARKANSAS 72764

9/24/02  
DATE

Neil Johnson  
Neil Johnson

9-24-02  
DATE

Donna Ruth Johnson  
Donna Ruth Johnson

**Owner:** DOY & BETTY GILLIHAN  
624 S. CROSSOVER ROAD  
FAYETTEVILLE, AR 72701

9-24-02  
DATE

Doy H. Gillihan  
Doy H. Gillihan

9-24-02  
DATE

Betty Gillihan  
Betty Gillihan

**Certificate of Accuracy:** I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Springdale.

**Certificates of Acceptance:** The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat and to the offices of responsibility shown below.



9-27-02      1204  
Date      Registered Land Surveyor No.

### BOUNDARY DESCRIPTION

A part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Thirty (30) West, Benton County, Arkansas, being more particularly described as follows:  
Beginning at the Northeast corner of the said SE 1/4, of the NW 1/4; thence along the North line of said SE 1/4, of the NW 1/4 N 89°44'07" W 719.18 feet; thence leaving said North line of the SE 1/4, of the NW 1/4 S 16°17'57" W 31.61 feet to the POINT OF BEGINNING; thence S 16°17'57" W 63.94 feet; thence S 16°19'21" W 149.99'; thence S 39°30'22" W 149.92 feet; thence along a curve to the left with a delta angle 08°20'23", a tangent of 32.81 feet, a radius of 450.00 feet and a arc length of 65.50 feet; thence S 29°36'27" W 409.64 feet; thence S 16°37'17" W 443.92 feet; thence S 06°22'50" W 238.80 feet to the South line of the said SE 1/4, of the NW 1/4; thence along said line N 89°17'58" W 338.53 feet; thence leaving said South line N 07°09'58" E 49.55 feet; thence along a curve to the right with a delta angle 08°29'06", a tangent of 20.03 feet, a radius of 270.00 feet and an arc length of 39.98 feet; thence; thence N 15°39'04" E 336.09 feet; thence along a curve to the right with a delta angle 26°16'14", a tangent of 63.01 feet, a radius of 270.00 feet and a arc length of 123.80 feet; thence N 41°55'18" E 164.63 feet; thence along a curve to the left with a delta angle 48°45'36", a tangent of 135.96 feet, a radius of 300.00 feet and a arc length of 255.31 feet; thence N 06°50'17" W 209.69 feet; thence along a curve to the right with a delta angle 05°14'21", a tangent of 12.35 feet, a radius of 270.00 feet and a arc length of 24.69 feet; thence N 01°35'57" W 148.52 feet; thence along a curve to the right with a delta angle 91°52'33", a tangent of 41.33 feet, a radius of 40.00 feet and a arc length of 64.14 feet; thence S 89°43'24" E 545.58 feet to the POINT OF BEGINNING, containing 10.21 acres more or less.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	<u>9-30-02</u>	<u>Gene M. VanHorn</u> MAYOR, CITY OF SPRINGDALE
	<u>9-30-02</u>	<u>Denise Pearce</u> CITY CLERK, CITY OF SPRINGDALE
APPROVAL FOR RECORDING	<u>9/26/02</u>	<u>David L. Brown</u> CHAIRMAN, PLANNING COMMISSION
	<u>9/26/02</u>	<u>Justin Smith</u> SECRETARY, PLANNING COMMISSION
WATER AND SEWER	<u>9/27/02</u>	<u>Rue Pubrent</u> ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	<u>10/07/02</u>	<u>Patsy Christie</u> DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DMSION

**OWNER / DEVELOPER**  
GENERAL DEVELOPMENT, CO.  
788 N. Old Missouri Rd.  
Springdale, Arkansas 72764

Professional Land Planners  
**Landtech Engineering Inc.**  
120 W. Emma Ave.  
Springdale, Arkansas 72765  
Telephone: (501) 756-2772

**FINAL PLAT OF  
THORNBURY SUBDIVISION  
PHASE IV**

Drawn By: E.C.G.	SCALE: NONE	DATE: MAY 2002	SURVEY DATE:
Design By: D.W.E./L.P.C.	V.C.#: 01007	Drawing: 01007/01007MDD-FINL.DWG	
Checked By: L.P.C.	DATE OF APPROVAL:		Sheet 1 of 2

23-25

