ACCEPTANCE OF EASEMENTS

6-3-08 DATE — Mike Phillips CHAIRMAN

6/4/2008 DATE — Jamie Miller SECRETARY

6/4/08 DATE — Jim Lee MAYOR

CERTIFICATE OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF LOWELL AS EACH PERTAINS TO THIS PLAT AND TO THE AREA OF RESPONSIBILITY SHOWN BELOW.

WATER 6/4/08 DATE — SIGNATURE Jamie Miller

CERTIFICATE OF APPROVAL FOR RECORDING:

THE LOWELL PLANNING COMMISSION APPROVED THIS PLAT AT A MEETING HELD 8-7 2008

6-7-08 DATE — Mike Wilson CHAIRMAN

ACCEPTANCE OF DEDICATIONS:

6/4/08 DATE — COUNTY JUDGE Jim Lee

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved represented on the plat and attached.

Alan Cox — 6-13-2008 DATE — Owner - Member
Jerry Adkins — 6-13-2008 DATE — Owner - Member
Carmen Chadwick — 6-13-2008 DATE — Owner - Member
Bill Beard — 6-13-2008 DATE — Owner - Member

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 13th day of June 2008

My commission expires 10-1-09

NOTARY SEAL
Kim Spencer, Notary Public
State of Arkansas, Benton County
My Commission Expires Oct. 1, 2009

PARCEL NUMBERS: 18-04120-000, 18-04157-000, & 18-04120-010

LEGAL DESCRIPTION

A part of the East Half (E 1/2) of Section 33 and a part of the Northwest Quarter of the Southwest Quarter (NW 1/4, SW 1/4) of Section 34, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, and being more particularly described as follows, to-wit:

Beginning at a found iron pipe for the SW Corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 33, Township 19 North, Range 29 West, said point being the POINT OF BEGINNING; thence North 85°43'53" West - 946.70 feet to a cotton picker spindle set in the centerline of existing Benton County Road 94; thence along said centerline; thence North 00°36'32" West - 80.25 feet to a cotton picker spindle; thence, leaving said centerline, South 86°43'47" East - 337.26 feet to a found iron pin; thence South 86°56'47" East - 247.38 feet to a found iron pin; thence South 88°49'57" East - 363.60 feet to a found iron pin; thence North 02°03'22" East - 544.20 feet to a set iron pin; thence South 85°97'22" East - 1,309.70 feet to a found iron pin; thence South 01°37'08" West - 658.12 feet to a found iron pin being the Southeast Corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 33; thence South 31°34'08" East - 247.69 feet to a found iron pin on the Corp of Engineer's Boundary Line of Beaver Reservoir; thence, along said Corp Boundary; thence South 50°15'30" West - 254.20 feet to a point; thence North 86°58'04" West - 55.02 feet to a point; thence, leaving said Corp Boundary, thence North 02°57'19" East - 148.24 feet to a found iron pin; thence North 21°38'15" East - 162.94 feet; thence North 48°59'40" West - 73.77 feet; thence North 78°23'21" West - 56.81 feet; thence South 81°11'00" West - 207.62 feet; thence South 85°37'30" West - 76.74 feet; thence North 84°18'59" West - 94.96 feet; thence continue westerly along said line, a distance of 30.14 feet; thence South 17°47'05" East - 332.80 feet to a point on the Corp of Engineer's Boundary Line of Beaver Reservoir; thence, along said Corp Boundary; thence North 86°50'41" West - 413.83 feet to a point; thence South 75°37'20" West - 102.14 feet to a point; thence leaving said Corp Boundary, North 08°34'55" West - 362.91 feet; thence South 75°42'26" West - 22.94 feet; thence South 82°12'31" West - 54.23 feet; thence North 82°23'31" West - 44.33 feet; thence North 80°11'51" West - 36.61 feet; thence North 42°29'45" West - 28.90 feet; thence South 18°37'27" West - 63.78 feet; thence South 04°13'30" East - 363.10 feet to a set iron pin on the Corp of Engineer's Boundary Line of Beaver Reservoir; thence, along said Corp Boundary, South 75°33'20" West - 84.60 feet; thence leaving said Corp Boundary, North 02°35'45" East - 92.36 feet; thence North 81°51'41" West - 11.17 feet; thence North 22°12'28" West - 137.92 feet; thence North 01°36'40" West - 139.29 feet; thence North 01°52'06" East - 104.68 feet; thence North 02°35'45" East - 144.20 feet to the Point of BEGINNING, and containing 32.52 acres, more or less, and subject to any easements and/or rights-of-way, of record, if any.

LOWELL VARIANCES GRANTED:

1) A VARIANCE WAS GRANTED FOR SUBDIVISION STREET TO BE PRIVATE STREETS AND TO DEVIATE FROM LOWELL STREET DESIGN STANDARDS.

2) A VARIANCE WAS GRANTED TO DEVIATE FROM LOWELL STREET DESIGN STANDARDS ON ERWIN MCCARRAN ROAD.

BENTON COUNTY VARIANCES GRANTED:

1) A VARIANCE WAS GRANTED FOR SUBDIVISION CUL-DE-SACS TO BE GREATER THAN 600 FEET WITH THE REQUIREMENT TO CONSTRUCT A "BUBBLE" BETWEEN LOTS 2 & 3.

NOTES :

1) ALL STREET ACCESS EASEMENTS WITHIN SUBDIVISION ARE 50' IN WIDTH.

2) ALL STREETS SHALL BE CONSTRUCTED TO BENTON COUNTY STANDARDS.

3) ERWIN MCCARRAN ROAD SHALL BE WIDENED WITH CURB AND GUTTER.

4) BEST MANAGEMENT PRACTICES PLAN AND OTHER EROSION CONTROL/SLOPE STABILIZATION METHODS SHALL BE USED TO PREVENT SEDIMENT OFFSITE.

5) ALL LOTS SHALL BE SERVED BY INDIVIDUAL SEPTIC SEWER SYSTEM SUBMITTED AND APPROVED BY ARKANSAS DEPARTMENT OF HEALTH AND HUMAN SERVICES.

6) CONDUIT FOR COX COMMUNICATIONS SHALL BE EXCLUSIVE AND SHALL NOT BE SHARED WITH PROVIDERS.

7) MARK FOSTER SHALL PURCHASE LOT 14.

8) A 300-FOOT BUFFER SHALL BE ESTABLISHED AROUND ANY KARST FEATURE DISCOVERED DURING CONSTRUCTION.

9) A BUILDING PERMIT AND 911 ADDRESS SHALL BE OBTAINED PRIOR TO CONSTRUCTION ON LOTS.

10) PINS ARE SET AT THE EXPRESS LINE AT THE FRONT OF EACH LOT.

11) INGRESS/EGRESS EASEMENT BOOK 2004 PAGE 15921, P2-904, AND P2-839 WILL BE ABANDONED BY THIS PLAT.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE, THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE BENTON COUNTY FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNERS OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS AND EASEMENTS TO THE PUBLIC FOR PROPER PURPOSES. WE FURTHER DEDICATE TO THE PUBLIC USE THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, AND RESERVE THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS AND STRUCTURES WITHIN SAID EASEMENTS, AND RESERVE ON THAT PORTION OF THE PROPERTY DEDICATED FOR STREET PURPOSES, THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE STATUTES OR UNLESS THE DEDICATION IS CHANGED BY AN ORDINANCE OR RESOLUTION OF ORDINANCE IS A GRADE MAKING BEEN APPROVED BY THE COUNTY ATTORNEY OFFICE.

Bonny Adkins — 6-1-2008 DATE — OWNER - Member
Carmen Chadwick — 6-1-2008 DATE — OWNER - Member
Alan Cox — 6-1-2008 DATE — OWNER - Member
Bill Beard — 6-1-2008 DATE — OWNER - Member

RESOLUTION: RESOLVED THAT THE _____ OF EDENS BLUFF PROPERTIES LLC IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS PLAT.

CERTIFICATE: I, _____ OF EDENS BLUFF PROPERTIES LLC DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF EDENS BLUFF PROPERTIES LLC ON DAY _____ 2008 AT WHICH A QUORUM OF THE BOARD WAS PRESENT.

The Edens Bluff Lake Estates POA will maintain the roads in the subdivision. Neither the City of Lowell nor Benton County will be required to maintain the subdivision roads.

LEGEND

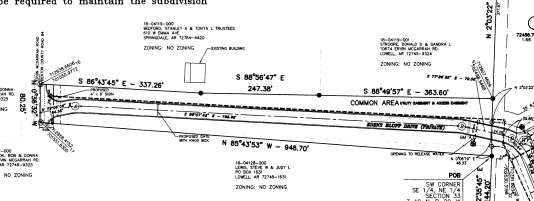
- FOUND MONUMENT
- SET MONUMENT
- SET IRON PIN
- FOUND IRON PIN
- FOUND COTTON PICKER SPINDLE
- FIRE HYDRANT
- 2" WATER LINE
- OVERHEAD POWER LINE
- POWER POLE
- EASEMENT LINE
- RIGHT OF WAY
- BUILDING SETBACK LINE
- CORP OF ENGINEERS OFFSET LINE
- R.S.L. BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- 4" CONDUITS

BENCHMARKS:

BM A: ELEV. = 1284.72
NORTHING = 712821.52
EASTING = 702401.12

BM B: ELEV. = 1273.84
NORTHING = 712292.28
EASTING = 702816.76

BM C: ELEV. = 1205.10
NORTHING = 712552.87
EASTING = 703397.85



LINEAR FEET OF STREETS		
STREET NAME	LINEAR FEET	CLASS
EDENS BLUFF DRIVE	1872.32'	PRIVATE STREET
EDENS BLUFF CIRCLE	806.21'	PRIVATE STREET

ROAD CENTERLINE CURVE DATA					
	R	Δ	T	L	
C1	100.00'	19°29'23"	17.17'	34.02'	
C2	100.00'	9°30'56"	8.32'	16.31'	
C3	75.00'	55°21'54"	48.17'	85.64'	
C4	150.00'	10°36'40"	13.93'	27.78'	
C7	110.00'	62°06'25"	66.30'	119.33'	
C8	245.80'	6°59'33"	15.02'	30.00'	
C11	91.94'	19°20'55"	15.67'	31.05'	
C12	230.00'	15°59'36"	53.09'	104.34'	
C13	805.50'	8°33'25"	60.26'	120.30'	

PROPERTY BOUNDARY		
SEGMENT	BEARING & DISTANCE	
L1	N 48°59'40" W - 73.77'	
L2	N 78°23'21" W - 56.81'	
L3	S 81°11'00" W - 207.62'	
L4	S 85°37'30" W - 76.74'	
L5	N 84°18'59" W - 133.10'	
L6	S 75°42'26" W - 22.94'	
L7	S 82°12'31" W - 54.23'	
L8	N 82°23'31" W - 44.33'	
L9	N 80°11'51" W - 36.61'	
L10	N 42°29'45" W - 28.90'	
L11	S 18°37'27" W - 63.78'	
L12	N 02°35'45" E - 92.36'	
L13	N 81°51'41" W - 11.17'	

BUILDING SETBACKS	
FRONT	25'*
REAR	25'*
SIDE	25'*

*UNLESS NOTED

OWNER/DEVELOPER: Edens Bluff Properties LLC
P. O. Box 24
Lowell, AR 72745
479-659-8870

SURVEYOR/ENGINEER: Engineering Services, Inc.
1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72764
479-751-8733

ACREAGE: 32.52 Acres ZONING: No Zoning

PROPOSED USE: Single-family Residential Subdivision

NO. OF LOTS: 14

FLOOD NOTE:
THIS PROPERTY IS NOT WITHIN FLOOD ZONE A ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP DATED SEPTEMBER 28, 2007, PANEL NUMBER 0004 A.

WETLANDS NOTES:
THIS PROPERTY IS NOT WITHIN ANY WETLANDS OR WETLANDS, AND NO KNOWN WETLANDS DETERMINATION IS IN PROGRESS.

CERTIFICATE OF OWNERSHIP AND ACCURACY:

I HEREBY CERTIFY 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 LOWELL.

5/19/08 DATE — REGISTERED LANDSCAPE ARCHITECT

REGISTERED LAND SURVEYOR

VICINITY MAP

Brenda DeBlaids-Circuit Clerk
Benton County, AR
Book/Page 2008/331
Term/Cashier CASH5/SCOFFELT
06/06/2008 11:59:17PM
Trans# 38669
Total Fees: $15.00

Book 2008 Page 331
Recorded in the above
PLAT Book & Page
06/06/2008

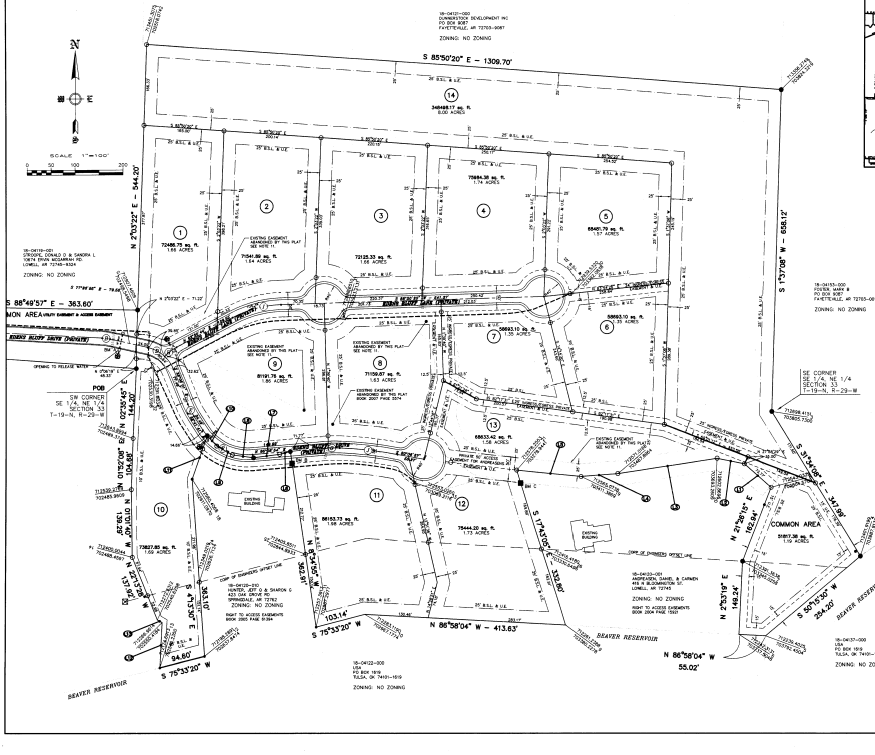
FINAL PLAT
EDENS BLUFF LAKE ESTATES
BENTON COUNTY, ARKANSAS

ENGINEERING SERVICES INCORPORATED
CIVIL ENGINEERS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
479-751-8733

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: MAY 2008
DRAWN BY: JB
W.O. # 06920

1


S 85°50'20" E – 1309.70'
N 1°50'32" E – 544.20'
S 3°13'08" W – 658.12'
S 88°49'57" E – 363.60'
N 86°58'04" W – 413.63'
S 75°33'20" W
N 86°58'04" W
55.02'
S 75°33'20" W
94.60'
S 1°43'09" E
332.60'
S 2°54'00" E
254.00'
N 2°30'19" E
146.24'
N 21°26'10" E
162.84'
S 87°54'00" E
147.39'
S 12°35'45" E
154.60'
S 17°00'00" W
S 40°51'30" W
S 30°51'30" W
S 30°51'30" W
S 30