

NORTH

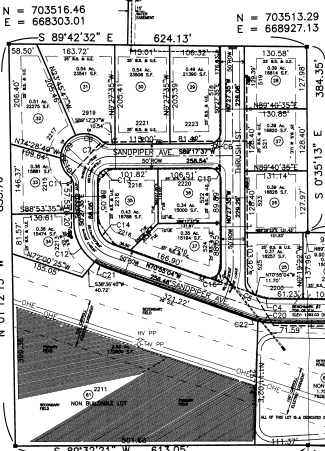


Scale: 1" = 50.00'
 Date: 01/21/2008
 1/2" = 100.00'
 1/4" = 200.00'



Renee Ballester (Project Clerk)
 7015 W. Westwindon Dr.
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 License # 115,000
 State of Arizona
 01/27/2008

LEGAL DESCRIPTION
 A Part of the Northwest Quarter (NE 1/4) of the Southeast Quarter (SE 1/4), a part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), and a part of the Northwest Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Eighteen (18) North, Range Thirty (30) West, Gila County, Arizona, as defined and commencing at the Southeast Corner of the southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Nine (9), Township Eighteen (18) North, Range Thirty (30) West, as said being the POINT OF BEGINNING; thence along the South line of the Northwest Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Nine (9) South 89°50'20" East, a distance of 1,322.85 feet; thence South 89°50'20" West, a distance of 1,324.04 feet; thence South 89°21'51" West a distance of 811.05 feet; thence North 01°15'15" East, a distance of 833.70 feet; thence South 89°21'51" East, a distance of 624.13 feet; thence South 02°31'13" East, a distance of 384.35 feet; thence South 89°46'57" East, a distance of 360.00 feet; thence South 89°43'34" East, a distance of 464.68 feet; thence North 89°47'27" East, a distance of 500.02 feet; thence North 89°15'05" East, a distance of 233.14 feet; thence North 89°50'20" East, a distance of 892.23 feet; thence South 02°27'49" East, a distance of 428.49 feet to the POINT OF BEGINNING. 26.80 Acres, more or less and subject to any and all easements and/or rights-of-way which may or may not be of record.



Curve	Length	Radius	Delta
C1	39.362	25,000	90.2102
C2	39.270	25,000	90.0000
C3	39.270	25,000	90.0000
C4	32.659	100,000	18.8840
C5	30.743	25,000	70.4580
C6	39.162	25,000	89.7534
C7	19.951	25,000	45.7243
C8	58.851	50,000	66.9614
C9	60.356	50,000	69.1623
C10	43.341	50,000	49.6646
C11	21.953	25,000	50.3116
C12	36.970	100,000	25.3879
C13	39.162	25,000	89.7534
C14	41.466	50,000	70.4580
C15	39.376	25,000	90.2466
C16	47.797	25,000	109.5470
C17	39.100	25,000	89.6227
C18	39.270	25,000	90.0000
C19	39.270	25,000	90.0000
C20	33.340	150,000	12.7349
C21	26.302	150,000	6.1709
C22	16.998	150,000	6.1491

N = 702682.94
 E = 668320.53

N = 703513.29
 E = 668927.13

N = 703128.97
 E = 668931.07

S 89°46'57" E 380.00'

S 89°49'34" E 464.68'

S 89°32'21" W 613.05

S 89°59'20" W 1324.64

- NOTES:
1. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #50502D143 E, DATED SEPTEMBER 18, 1991.
 2. OWNER'S WILL BE REQUIRED TO REMOVE ANY EXISTING SEWERLINES SHALL BE 3' WICK AND A MINIMUM OF 3' OVERSIGHT SHALL BE MAINTAINED BETWEEN THE SIDEWALK AND THE BACK OF CURB, EXCEPT AS NOTED TO GO AROUND FIRE HYDRANTS AND OTHER OBSTACLES.
 3. TOTAL LOTS: 61 (56 RESIDENTIAL LOTS)
 4. ALL RAIN ARE 2" UNLESS NOTED OTHERWISE.
 5. ALL STREETS ARE 80' R/W UNLESS OTHERWISE NOTED.
 6. ALL RESIDENTIAL LOTS ARE TO BE SINGLE FAMILY RESIDENTS.
 7. THERE ARE NO WETLANDS IN THIS AREA.
 8. 20'00" ACRES = 0.87
 9. THIS PROPERTY IS CURRENTLY ZONED R-1 (ZONING MAP NOW SHOW R-A)
 10. MINIMUM FINISHED FLOORS ARE SHOWN FOR EACH LOT.
 11. LOT 59 IS TO BE DEDICATED FOR DETENTION POND TO BE OWNED AND MAINTAINED BY THE CITY OF LOWELL.
 12. LOT 81 IS TO BE DEDICATED FOR THE S.T.E.P. SYSTEM DEP. FIELD.
 13. LOT 80 IS TO BE DEDICATED FOR THE S.T.E.P. SYSTEM DEP. FIELD.
 14. THERE ARE NO EXISTING OR THE EASEMENTS OTHER THAN THOSE SHOWN HEREON WHICH AFFECT THIS FINAL PLAT.
 15. MINIMUM FINISHED FLOORS SHALL BE THE HIGHEST OF EITHER:
 A) ONE FOOT ABOVE THE TOP OF THE CURB AT THE CENTER OF THE DRIVEWAY
 B) ONE FOOT ABOVE THE FINISHED GRADE AT THE HIGHEST POINT AROUND THE PERIMETER OF THE HOUSE.

ABBREVIATIONS

AV	AVENUE
FR	FRONT DRIVE
FL	FRONT PORCH
FR	FRONT YARD
HW	HIGHWAY
HW	RIGHT-OF-WAY
SD	Storm Drain
ST	STANDARD
SP	SPACES
SE	SEWER EASEMENT
DE	DRAINAGE EASEMENT
EB	BACK OF CURB
TR	TYPICAL
UT	UTILITY EASEMENT
BE	BUILDING SETBACK
DE	DRAINAGE EASEMENT
SE	SEWER EASEMENT
ST	STREET LIGHT

SE CORNER
 NW 1/4 SE 1/4
 SECTION 9
 T 18 N 30 W

BUILDING SETBACK: R-1
 FROM SEE DRAWN 25 FEET

REVISIONS
 BY: _____
 DATE: _____

MEADOWLANDS SUB. FINAL PLAT

Professional Land Planners
Landtech Engineering, Inc.
 7915 W. Westwindon Dr., 27704
 Phoenix, AZ 85041
 Telephone: (480) 756-2772

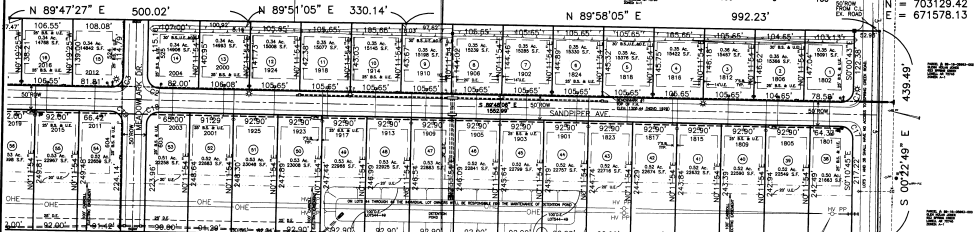
SHEET NO.
2/3

BENTON COUNTY PUBLIC CLERK
 1000 W. WASHINGTON DR.
 LOWELL, ARKANSAS 72724
 TEL: 479-725-2772
 FAX: 479-725-2772
 JOHN ZIMMER
 PUBLIC CLERK
 1000 W. WASHINGTON DR.
 LOWELL, ARKANSAS 72724
 TEL: 479-725-2772
 FAX: 479-725-2772



BENTON COUNTY
 ROAD # 61
 (Spring Creek Road)
 18' Asphalt

NORTH



SE CORNER
 NW 1/4 SE 1/4
 SECTION 9
 T 18 N R 30 W

P.O.B. SE CORNER
 NE 1/4 SE 1/4
 SECTION 9
 T 18 N R 30 W

NOTES:

1. THIS PROPERTY IS NOT IN A 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 8002021413 E, DATED SEPTEMBER 18, 1991.
2. SIDEWALKS WILL BE REQUIRED AS LOTS ARE DEVELOPED. SIDEWALKS SHALL BE 5' WIDE AND A MINIMUM OF 3' GREENSPACE SHALL BE MAINTAINED BETWEEN THE SIDEWALK AND THE BACK OF CURB, EXCEPT AS NEEDED TO GO AROUND THE HYDRANTS AND OTHER OBSTACLES.
3. TOTAL LOTS: 81. (58 RESIDENTIAL LOTS)
4. ALL LOTS ARE 25' UNLESS NOTED OTHERWISE.
5. ALL STREETS ARE 50' WIDE UNLESS OTHERWISE NOTED.
6. RESIDENTIAL LOTS ARE TO BE SINGLE FAMILY RESIDENTS.
7. THERE ARE NO INCLINES IN THIS AREA.
8. TOTAL ACRES = 58.87
9. THIS PROPERTY IS CURRENTLY ZONED R-1. (ZONING MAP NOW SHOW R-A)
10. MINIMUM FINISHED FLOORS ARE SHOWN FOR EACH LOT.
11. LOT 58 IS TO BE DEDICATED TO THE CITY OF LOWELL FOR THE S.T.E.P. SYSTEM PLANT AND DRIP FIELD.
12. LOT 61 IS TO BE DEDICATED FOR THE S.T.E.P. SYSTEM DRIP FIELD.
13. LOT 62 IS TO BE DEDICATED FOR DETENTION POND TO BE OWNED AND MAINTAINED BY THE POA.
14. THERE ARE NO EXISTING ON SITE EASEMENTS OTHER THAN THOSE SHOWN HEREON WHICH AFFECT THIS FINAL PLAT.
15. MINIMUM FINISHED FLOORS SHALL BE THE HIGHEST OF EITHER:
 - A) ONE FOOT ABOVE THE TOP OF THE CURB AT THE CORNER OF THE DRIVEWAY
 - B) ONE FOOT ABOVE THE FINISHED GRADE AT THE CORNER OF THE DRIVEWAY
 - C) ONE FOOT ABOVE THE FINISHED GRADE AT THE POINT OF THE HOUSE.

DATE:	BY:	REASON:

MEADOWLANDS SUB. FINAL PLAT	
FILE NO.	03040
DATE	JAN 2008
CHECKED BY	LFG
DRAWN BY	MDJ
LOCATION	LOWELL, ARKANSAS
PLANNER	LANTECH ENGINEERING, INC.

Professional Land Planners
LanTech Engineering, Inc.
 7515 W. Washington Dr.
 Lowell, Arkansas 72724
 Telephone: (479) 725-2772