

See the definition of the words as used in other sections of the Arkansas Code. The following definitions apply to this plat:
 1. "Surveyor" means a person who is duly licensed and qualified to practice the profession of surveying in the State of Arkansas.
 2. "Plat" means a map or plan showing the location, extent and boundaries of land, and the location and extent of any easements, rights or interests therein, as shown by a survey conducted by a surveyor.
 3. "Survey" means the process of measuring and determining the location, extent and boundaries of land, and the location and extent of any easements, rights or interests therein.



- NOTES:**
1. 1/2" from the Plat of all Property Corners
 2. All right of way return rods: 25.0'
 3. All distances along curves are chord distances unless otherwise noted.
 4. This Plat filed for the purpose of placing Lots 1 through 31 and Commercial Lots 1 & 2 on record.
 5. Lot 41 will be owned & maintained on a dedication deed for the property owner's association.
 6. As depicted on the Flood Insurance Rate Map for Benton County, Arkansas community No. 1500700075 E, Effective September 15, 1991, the property is not in or near a flood hazard area.
 7. Numbers shown in parenthesis (000) are official 911 addresses. It is the responsibility of the buyer of each lot to call (479) 271-1083 to confirm correct address.
 8. Setback lines will also serve as Utility & Drainage Easements.
 9. Lot developers are responsible for building the sidewalks per the American Disability Act & City of Pea Ridge specifications.



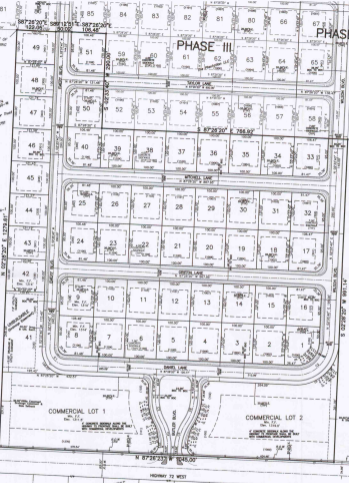
ZONING: R-1 and C-2

- Zone R-1 Setbacks:**
 12' Interior Side
 12' Exterior Side
 25' Front
 30' Rear
 30' Medium Height
- Zone C-2 Setbacks:**
 12' Interior Side
 60' Exterior Side
 60' Front
 87' Rear
 60' Medium Height



CURVE TABLE 2006-1267

CURVE NO.	DELTA ANGLE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C01	87°20'30"	76.54	50.00	1/4 S 42°28'20" W	53.31
C02	87°20'30"	137.26	100.00	1/4 S 42°28'20" W	141.40
C03	171°11'15"	76.74	144.50	1/4 S 73°03'58" W	77.77
C04	171°11'15"	36.26	162.00	1/4 S 73°03'58" E	87.19
C05	171°11'15"	86.74	162.00	1/4 S 18°11'18" E	87.19
C06	171°11'15"	26.52	144.50	1/4 S 18°11'18" E	77.77



CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described on this plat, hereby certify that we are duly qualified to execute and on this behalf certify that we have read and approved the plat and the same is a true and correct copy of the original as shown to the public the rights of way and easements as shown on said plat.

State of Arkansas
 Date of Execution: _____
 Name of Surveyor: _____
 Title: _____

CERTIFICATE OF FINAL APPROVAL

Pursuant to the Pea Ridge Local Ordinance Regulations and all other regulations and ordinances of the City of Pea Ridge, Arkansas, the following Certificate is hereby executed under the authority of my vote and approval.

City of Pea Ridge, Arkansas
 Mayor: _____
 City Clerk: _____

CERTIFICATE OF SURVEYING ACCURACY

I, Ronald D. Brey, hereby certify that this plat correctly represents a boundary survey made in the real and boundary matters shown herein according to the best methods, care and skill which are commonly observed.

Surveyor's Name: _____
 License No.: _____
 Date of Survey: _____

PROPERTY DESCRIPTION

Part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 36, Township 21 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows:

Commencing at the Northwest corner of said SW1/4 of the SW1/4; thence S 87°28'55" E, 261.00 feet along the North line of said SW1/4 of the SW1/4 to the Point of Beginning; thence S 87°26'20" E, 122.05 feet; thence S 89°13'51" E, 50.02 feet; thence S 87°28'20" E, 106.48 feet; thence S 02°33'40" W, 200.00 feet; thence S 87°28'20" E, 766.82 feet; thence S 02°28'20" W, 993.14 feet to a point on the South line of said SW1/4 of the SW1/4; thence N 87°28'25" W, 1545.00 feet along said South line, thence N 02°28'20" E, 1278.81 feet to the point of beginning, containing 254.63 Acres more or less, being subject to public road rights of way and any easements or record.

SUMMIT MEADOWS PHASE 1

AN ADDITION TO THE CITY OF PEA RIDGE, BENTON COUNTY, ARKANSAS, BEING PART OF THE SW1/4 OF THE SW1/4 OF SECTION 36, T-21-N, R-30-W

BREY ENGINEERING & LAND SURVEYING, INC.
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 P.O. BOX 6160 Ft. Smith, Ark. 72088 (479) 848-0284

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