

ZONING DISTRICT

Residential 1

CERTIFICATION OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN by these presents that we, the undersigned, are the owners of the hereon described property, and we hereby certify that we have caused the same to be surveyed and plotted into lots, Street Right-of-ways and Utility and Drainage Easements.

Rick Mooney Builders Inc.
217 Lakewood Road
Van Buren, Arkansas 72956

Rick Mooney, President
Rick Mooney, President

APPROVAL OF WATER CERTIFICATION OF POSTED BOND

Concord Waterworks Public Facilities Board
of Crawford County, Arkansas
Sheila Bell, Manager

PLANNING COMMISSION APPROVAL

Date: August 6, 1996
Chairman: Dennis Young, Jr.
Secretary: Ryan Johnson

CITY COUNCIL PLAT ACCEPTANCE

Date: August 19, 1996
Mayor: Ted Higgins, Mayor V.M.
City Clerk: Matthew Cantelmo, City Deputy

STATE OF ARKANSAS COUNTY OF Crawford

Sworn and Subscribed
Before me this 31 day of March, 1997
Notary Public: Jules Lowery
My Commission Expires 2-20-2003

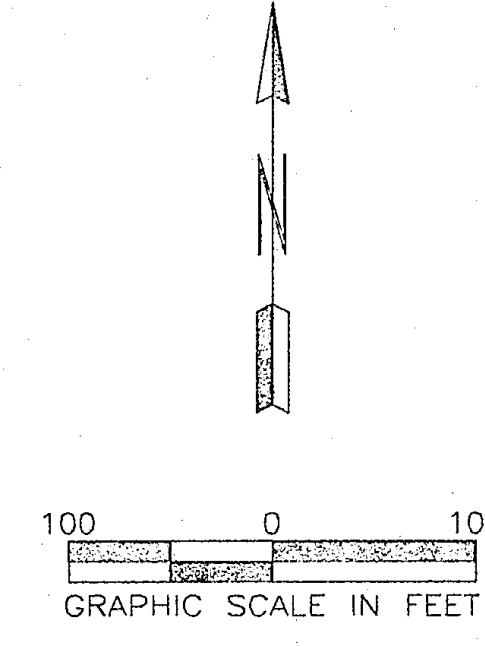
FILED FOR RECORD

this 31 day of March, 1997
at 3:55 o'clock P.M.
Clerk and Ex-Officio Recorder:
By: Mark Vickery
Plat Book # Page 306-2

BOUNDARY DESCRIPTION:

Part of the Northeast Quarter of the Northwest Quarter of Section 18, Township 9 North, Range 31 West, Crawford County, Arkansas being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter, thence along the North line of said forty, North 89 degrees 43 minutes 17 seconds East 623.53 feet to the centerline of a County Road...



BASIS OF BEARING:

N 89°58'33" W on the South Line of the NE/4 NW/4 Section 18, T-9-N, R-31-W of the Fifth Principal Meridian as surveyed by Clovis Satterfield RLS 147 Record Survey Drawer X, Page 171-C

ANNOTATION LEGEND

- BSL BUILDING SETBACK LINE
U/E UTILITY EASEMENT
DRG/UE DRAINAGE & UTILITY EASEMENT
(1711) STREET ADDRESS

CENTERLINE CURVE TABLE

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LEN, CHORD BEARING, DELTA ANGLE, TANGENT. Rows C1, C2, C3.

NOTES

- 1. All distances along curves are ARC distances.
2. All lot returns have a 25 foot radius.
3. All numbers shown in parentheses (1711) are street addresses.
4. A one-half inch diameter rebar with yellow plastic cap was set at each lot corner within the boundaries of BROADDRICK LANE.
5. All easements are centered on lot lines unless otherwise noted.

THIS PLAT FILED for the purpose of placing on record Lots 1 thru 15, and utility easements, drainage easements and street right-of-ways for BROADDRICK LANE.

ENGINEER CERTIFICATION

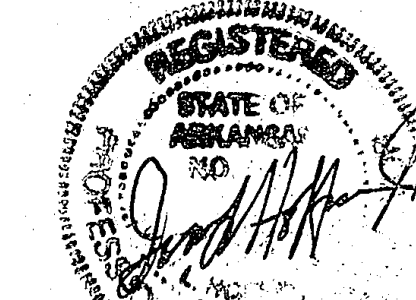
This is to certify that the hereon plat of survey of BROADDRICK LANE was executed in accordance with the current minimum standards set forth in Ordinance No. 14, 1991, Subdivision Regulations, City of Van Buren, Arkansas.

Alvin L. Prieur, Jr.
Arkansas Professional Registered Engineer No. 4333
Hoffman-Prieur & Associates, Inc.
P. O. Box 1226
Van Buren, Arkansas 72956

Hoffman-Prieur & Associates, Inc.
Certificate of Authority No. 197
Arkansas - Engineer

SURVEYOR CERTIFICATION

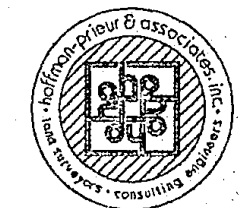
This is to certify that the hereon plat of survey of BROADDRICK LANE was executed in accordance with the minimum standards set forth in Standards of Practice No. 1 (Latest Revision) Arkansas Minimum Standards for Property Boundary Surveys and Plats as published by the Arkansas Geological Commission, Land Survey Division.



Ivan W. Hoffman, Jr.
Arkansas Professional Registered Surveyor No. 663
Hoffman-Prieur & Associates, Inc.
P. O. Box 1226
Van Buren, Arkansas 72956

BROADDRICK LANE

AN ADDITION TO THE CITY OF VAN BUREN, ARKANSAS
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, ARKANSAS



hoffman-prieur & associates, inc.
land surveyors • consulting engineers
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