

*Billy Boulton*  
Water & Sewer Superintendent

CITY COUNCIL APPROVAL:

Date: March 21, 1988

Mayor: Robert E. Bell

Attest- City Clerk: Ann Jackson

PLANNING COMMISSION APPROVAL:

Date: March 1, 1988

Chairman: Jim Haggard by John

Secretary: Frank Thurman

This plat filed for the purpose of platting for record lots 1 thru 22, streets, right-of-ways easements are hereby dedicated.

ALLOTTERS:

Jim Jackson  
Mary Gentry

STATE OF ARKANSAS  
COUNTY OF CRAWFORD

Sworn and subscribed before me this 13th day of June, 1988.

Notary Public Janette E. Nuttall

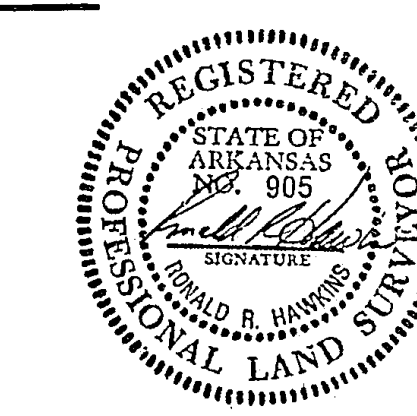
My Commission Expires March 11, 1993

FILED FOR RECORD

This 25 day of Aug, 1988 at 1:09 O'Clock

P.m. Circuit Clerk and Ex-Officio Recorder.

By: Connie Boulton D.C.



FILED  
AUG 25 1988  
1:09 PM  
CRAWFORD COUNTY, ARKANSAS

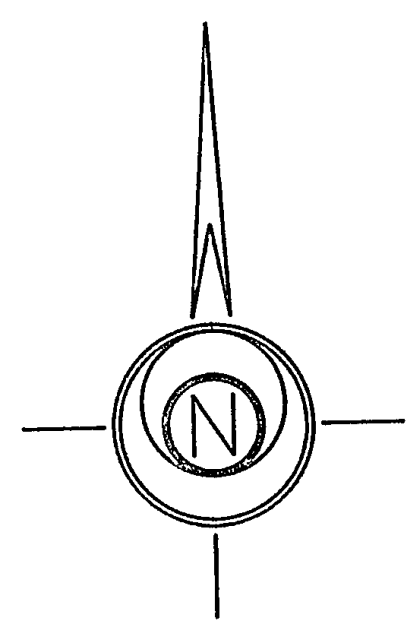
Plat "A"  
275-C

J.N. VB-87-42

FEB 17 1989

Curve No.	Radius	Delta	Length	Tangent	Chord
1	456.48	024 42 46	196.89	100.00	195.37

- NOTES:
- ALL DISTANCES SHOWN ALONG CURVES ARE CHORD DISTANCES.
  - ALL LOT RETURNS HAVE A 25' RADII.
  - ALL NUMBERS SHOWN IN PARENTHESIS (315) ARE STREET ADDRESSES.



LEGAL DESCRIPTION

Part of the South Half, Southwest Quarter, Section 12, Township 9 North, Range 32 West, Van Buren, Crawford County, Arkansas, more particularly described as follows:

Commencing at the Southwest corner of said Section 12; thence South 89°53'13" East along the South line of said Southwest Quarter, 664.48'; thence North 00°26'17" West 312.01' to the point of beginning; thence continuing North 00°26'17" West 654.20'; thence South 83°05'08" East 210.52'; thence South 70°16'29" East 148.81'; thence South 31°04'51" East 269.05'; thence South 49°49'40" East 65.65'; thence South 87°16'22" East 144.94'; thence South 00°04'11" West 222.97'; thence South 17°44'11" West 52.32'; thence South 01°06'01" East 134.83'; thence North 89°45'40" West 130.00'; thence South 01°06'01" East 180.00'; thence North 89°45'39" West 247.22'; thence North 00°46'34" East 288.27'; thence South 89°38'00" West 294.40' to the point of beginning, containing 9.74 acres more or less.

NOTE:  
The purpose of this replat is to establish Parts A and B on Lots 12 through 22. Part A of each of these lots is outside of and above the 100 year flood plain. Each lot must be sold in its entirety (Part A and Part B) and may not be further subdivided, except for mortgage purposes, in which case Part A may be used for mortgage purposes without including Part B.

# REPLAT CEDAR CREEK ESTATES I

LOTS 1 THROUGH 22

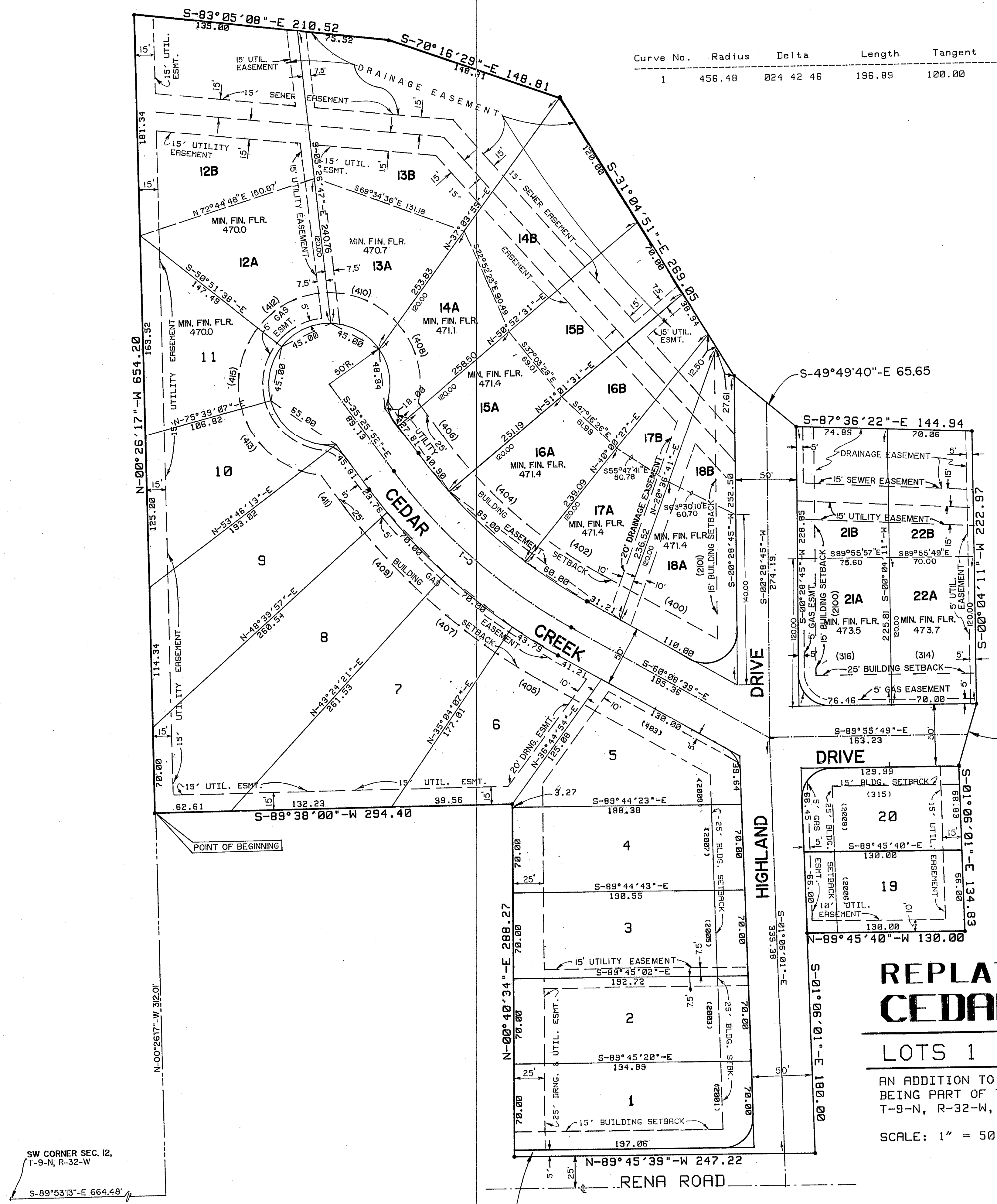
AN ADDITION TO THE CITY OF VAN BUREN, ARKANSAS  
BEING PART OF THE SOUTH HALF, SOUTHWEST QUARTER, SECTION 12,  
T-9-N, R-32-W, VAN BUREN, CRAWFORD COUNTY, ARKANSAS

SCALE: 1" = 50'

DATE: AUGUST, 1988



HAWKINS - WEIR ENGINEERS, INC.  
Engineers Surveyors Consultants  
411 Fayetteville Road (501) 474-1227  
Van Buren, Arkansas



ADDITIONAL 5' RIGHT-OF-WAY DEDICATION

SW CORNER SEC. 12,  
T-9-N, R-32-W  
S-89°53'13"-E 664.48'