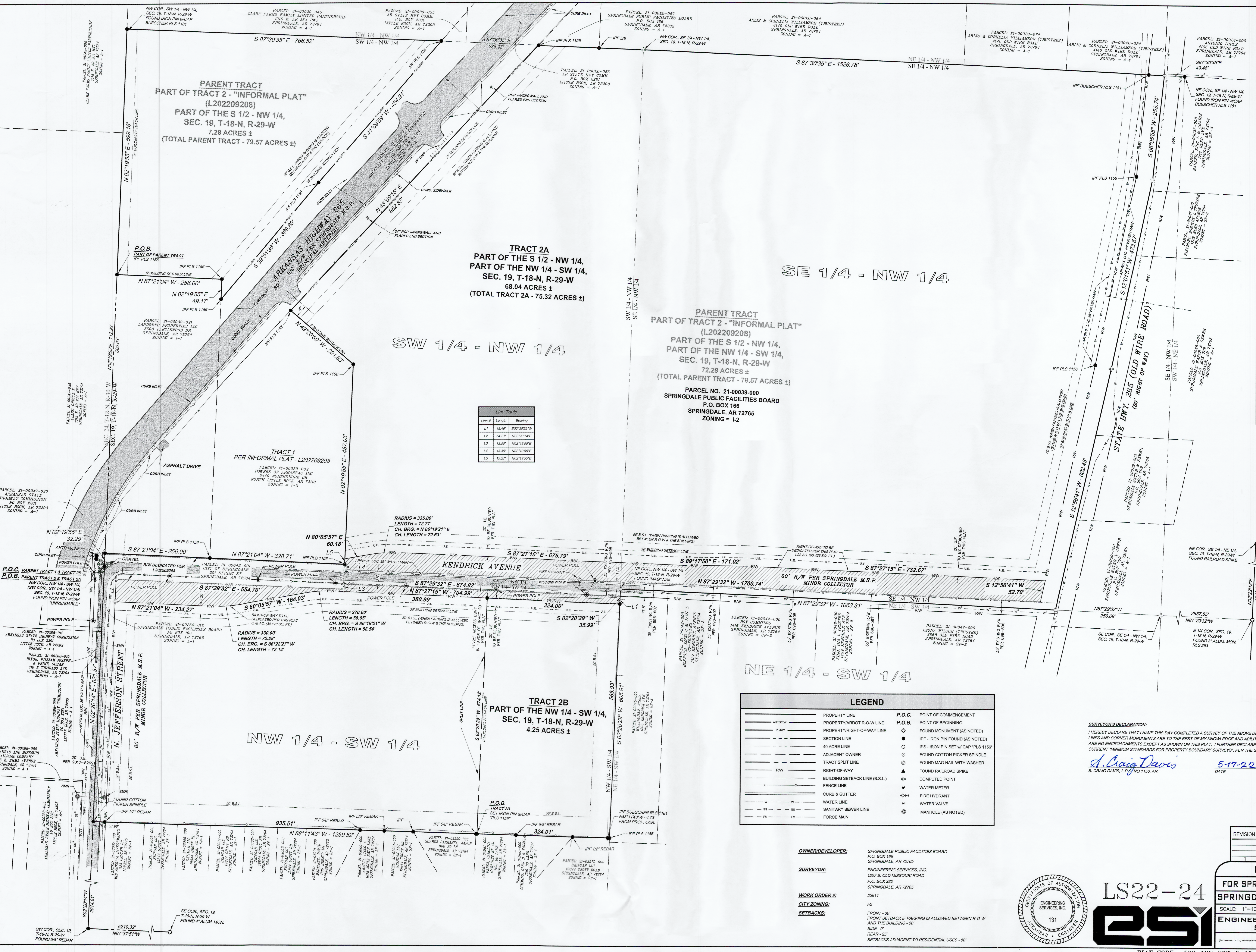
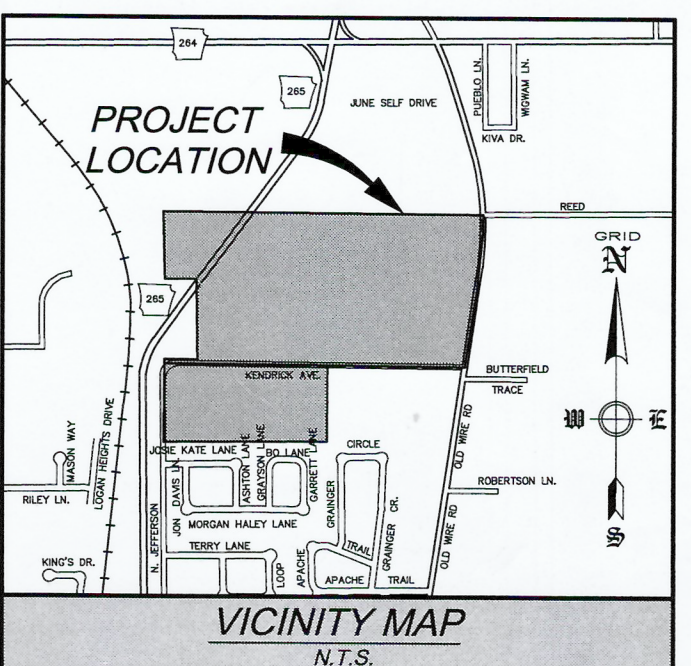


GRAPHIC REPRESENTATION ONLY
BASED ON BEARING
ARKANSAS STATE PLANE COORDINATE SYSTEM
CONVERGENCE ANGLE: -01°14'01"
COMBINED SCALE FACTOR: 0.99999293
SCALE 1" = 100'



Line #	Length	Bearing
L1	18.49'	S82°27'29"W
L2	54.21'	N02°29'14"E
L3	12.50'	N02°19'55"E
L4	13.35'	N02°19'55"E
L5	13.27'	N02°19'55"E

LEGEND		
	PROPERTY LINE	P.O.C. POINT OF COMMENCEMENT
	PROPERTY/RIGHT-OF-WAY LINE	P.O.B. POINT OF BEGINNING
	SECTION LINE	FOUND MONUMENT (AS NOTED)
	40 ACRE LINE	IPF - IRON PIN SET W/ CAP 'PLS 1156'
	ADJACENT OWNER	FOUND COTTON PICKER SPINDLE
	RIGHT-OF-WAY	FOUND MAG NAIL WITH WASHER
	BUILDING SETBACK LINE (B.S.L.)	FOUND RAILROAD SPIKE
	FENCE LINE	COMPUTED POINT
	CURBS & GUTTER	WATER METER
	WATER LINE	FIRE HYDRANT
	SANITARY SEWER LINE	WATER VALVE
	FORCE MAIN	MANHOLE (AS NOTED)

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" PER THE STATE OF ARKANSAS.
S. Craig Davis
S. CRAIG DAVIS, L.P. NO. 1166, AR.
5-17-22
DATE



OWNER/DEVELOPER: SPRINGDALE PUBLIC FACILITIES BOARD
P.O. BOX 166
SPRINGDALE, AR 72765

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #: 22911

CITY ZONING: I-2

SETBACKS: FRONT - 30'
FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING - 50'
SIDE - 0'
REAR - 25'
SETBACKS ADJACENT TO RESIDENTIAL USES - 60'



LS22-24
ESI

REVISION	DATE	DESCRIPTION
1	4/26/22	REVISED PER CITY COMMENTS

INFORMAL PLAT
FOR SPRINGDALE PUBLIC FACILITIES BOARD
SPRINGDALE, BENTON COUNTY, ARKANSAS
SCALE: 1"=100' DATE: April 26, 2022 DRAWN BY: RER
ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS
PLAT CODE: 500-18N-29W-0-19-30A-04-1166
SHEET 2 of 2