

BOUNDARY LEGAL DESCRIPTION

BEING A PART OF THE NW 1/4 NW 1/4 OF SECTION 8, T5N, R13W, FAULKNER COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SECTION 8; THENCE S88°23'43"E, ALONG THE NORTH LINE OF SECTION 8, 168.97 FEET; THENCE S02°12'05"W, 48.78 FEET TO A FOUND 1/2" REBAR IN THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET FOR THE POINT OF BEGINNING AND HAVING ESTABLISHED GRID COORDINATES OF (Y) 276150.76 (X) 1187171.98 OF THE ARKANSAS COORDINATE SYSTEM, 1983, NORTH ZONE; THENCE S88°24'26"E, 289.42 FEET; THENCE S40°34'48"E, ALONG SAID OAK STREET RIGHT-OF-WAY, 16.00 FEET TO A FOUND RIGHT-OF-WAY MARKER IN THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S85°16'23"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET, 50.04 FEET TO A FOUND 1/2" REBAR IN THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE N54°52'17"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET, 24.06 FEET TO A FOUND 5/8" REBAR; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET S88°15'31"E, 124.94 FEET TO A FOUND 1/2" REBAF WITH IDENTIFICATION CAP (PS#1434); THENCE LEAVING SAID OAK STREET RIGHT-OF-WAY S02°11'10"W, 286.85 FEET TO A FOUND 60D NAIL; THENCE S02°11'11"W, 323.65 FEET; THENCE S01°44'22"W, 3.16 FEET TO A FOUND 1/2" REBAR WITH IDENTIFICATION CAP (PS#1243); THENCE S01°44'22"W, 132.32 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HALTER ROAD THENCE N88°07'54"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF HALTER ROAD, 118.52 FEET TO A SET 1/2" REBAR WITH IDENTIFICATION CAP (PS#1741) AT THE BEGINNING OF A 44.22 FOOT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, HAVING A RADIUS OF 28.00 FEET, A CHORD BEARING OF N 42°53'07" W, AND A CHORD LENGTH OF 39.77 FEET TO A SET 1/2" REBAR WITH IDENTIFICATION CAP (PS#1741) IN THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE N2°21'40"E, ALONG THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE, 103.87 FEET TO A FOUND 1/2" REBAR WITH IDENTIFICATION CAP (PS#1243); THENCE NO2°21'40"E, ALONG THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE, 3.22 FEET TO A FOUND 1/2" REBAR WITH IDENTIFICATION CAP (PS#1434); THENCE N88°05'24"W, 49.93 FEET TO A FOUND 1/2" REBAR WITH IDENTIFICATION CAP (PS#1434) IN THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE N88°11'31"W, 299.21 FEET TO A FOUND 1/2" REBAR; THENCE NO2°12'05"E, 609.17 FEET TO THE POINT OF BEGINNING CONTAINING ±7.35 ACRES MORE

### COMMON PARKING EASEMENT

BEING A PART OF THE NW 1/4 NW 1/4 OF SECTION 8, T5N, R13W, FAULKNER COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF SECTION 8; THENCE S88°23'43"E, ALONG THE NORTH LINE OF SECTION 8, 168.97 FEET; THENCE S02°12'05"W, 48.78 FEET TO A FOUND 1/2" REBAR IN THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S88°24'26"E, 289.42 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE S40°34'48"E, ALONG SAID OAK STREET RIGHT-OF-WAY, 16.00 FEET TO A FOUND RIGHT-OF-WAY MARKER IN THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S02°18'13"W, ALONG THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE, 189.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY S02°18'13"W, 247.01; THENCE N87°41'40"W, 49.00 FEET; THENCE N02°18'12"E, 20.01 FEET; THENCE N87°41'48"W, 198.00 FEET; THENCE N02°18'12"E, 227.00 FEET; THENCE S87°41'48"E, 247.00 FEET TO THE POINT OF BEGINNING.

#### COMMON PARKING FASEMENT

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## BEING A PART OF THE NW 1/4 NW 1/4 OF SECTION 8, T5N, R13W, FAULKNER COUNTY ARKANSAS, BEING MORE PARTICULARLY

COMMENCING AT THE NW CORNER OF SECTION 8; THENCE S88°23'43"E, ALONG THE NORTH LINE OF SECTION 8, 168.97 FEET; THENCE S02°12'05"W, 48.78 FEET TO A FOUND 1/2" REBAR IN THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S88°24'26"E, 289.42 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE S40°34'48"E, ALONG SAID OAK STREET RIGHT-OF-WAY, 1.31 FEET TO A SET \( \frac{5}{8}" \) REBAR WITH IDENTIFICATION CAP (PS#1741); THENCE S02°18'13"W, ALONG THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE, 164.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY S02°18'13"W, 36.00 FEET; THENCE N87°41'48"W, 237.00 FEET; THENCE S02°18'12"W, 247.00 FEET; THENCE S87°41'40"E, 247.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE S02°18'13"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 35.99 FEET; THENCE N87°41'47"W, 299.43 FEET; THENCE N02°12'05"E, 20.82 FEET; THENCE N80°03'50"E, 29.13 FEET; THENCE N02°18'12"E, 256.47 FEET; THENCE S87°41'48"E, 261.00 FEET TO THE POINT OF

# ACCESS EASEMENT BEING A PART OF THE NW 1/4 NW 1/4 OF SECTION 8, T5N, R13W, FAULKNER COUNTY ARKANSAS, BEING MORE

COMMENCING AT THE NW CORNER OF SECTION 8; THENCE S88°23'43"E, ALONG THE NORTH LINE OF SECTION 8, 168.97 FEET; THENCE S02°12'05"W, 48.78 FEET TO A FOUND 1/2" REBAR IN THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S88°24'26"E, 289.42 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE S40°34'48"E, ALONG SAID OAK STREET RIGHT-OF-WAY, 16.00 FEET TO A FOUND RIGHT-OF-WAY MARKER IN THE WEST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE AND THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET; THENCE S85°16'23"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET, 50.04 FEET TO A FOUND 1/2" REBAR IN THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE N54°52'17"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET, 24.06 FEET TO A FOUND 5/8" REBAR; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF OAK STREET S88°15'31"E, 124.94 FEET TO A FOUND 1/2" REBAR WITH IDENTIFICATION CAP (PS#1434); THENCE LEAVING SAID OAK STREET RIGHT-OF-WAY S02°11'10"W, 221.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S02°11'10"W, 20.00 FEET; THENCE N87°41'47"W, 144.53 FEET TO THE EAST RIGHT-OF-WAY LINE OF BILL DEAN DRIVE; THENCE N02°18'13"E, ALONG SAID EAST RIGHT-OF-WAY, 20.00 FEET; THENCE S87°41'47"E, 144.49 FEET TO THE POINT OF BEGINNING.

## GENERAL NOTES

PARTICULARLY DESCRIBED AS:

THIS PROPERTY IS NOT WITHIN 100YR
 FLOODPLAIN OR FLOODWAY

2. PRESENT ZONING:

PUD (REFERENCE CITY COUNCIL MEETING DECEMBER 23,

3. CAGIS MONUMENTS: SHOWN

4. ADDITIONAL DATA:

BUILDING SETBACKS AND LANDSCAPING SETBACKS ARE
PER THE PUD AS APPROVED BY THE CITY COUNCIL

DECEMBER 23, 2014

2014. PRESENT ZONING OF ADJACENT PROPERTIES IS C-3

5. MID BLOCK CROSSWALK SHALL INCLUDE A RAPID RECTANGULAR FLASHING BEACON (RRFB). EXACT LOCATION OF MID BLOCK CROSSWALK TO LINE UP WITH FRONT DOOR OF BUILDING ON LOT 5

6. CONWAY ZONING ORDINANCE ARTICLE 1101, DEVELOPMENT REVIEW, SECTION 1101.7 - DEVELOPMENT STANDARDS, PARAGRAPH M, ITEM #2, STATES: "SIDEWALKS SHALL BE CONSTRUCTED ON ALL STREETS PUBLIC AND PRIVATE, REGARDLESS OF CLASSIFICATION, WITH THE EXCEPTION OF ALLEYS, FOR ALL PROJECTS REQUIRING DEVELOPMENT REVIEW." SEE APPROVED PUD DATED DECEMBER 23, 2014.

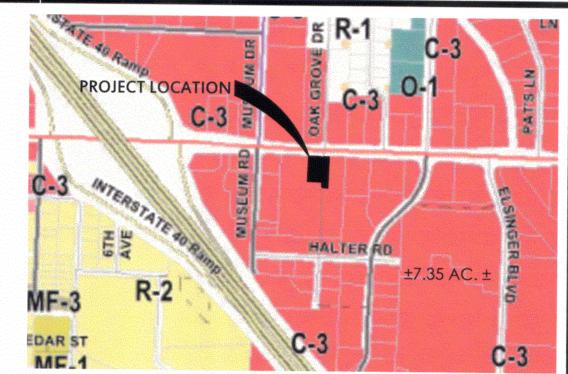
7. SOURCE OF WATER SUPPLY: CONWAY CORPORATION
8. SOURCE OF SANITARY SEWER: CONWAY CORPORATION

9. DATE OF SURVEY: JUNE 2014 - JUNE 2015

10. EVERY LOT MUST SLOPE TO A STREET OR A DRAINAGE EASEMENT

11. ADDITIONAL 10' R.O.W. DEDICATION AT NORTH END OF BILL DEAN DRIVE FOR LEFT TURN LANE.

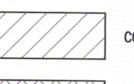
			CONTR	ROL POINT TAE	BLE
POINT N	0.	Northing	Easting	Elevation	Description
CAGIS 1	020	276181.479	1186514.267	313.82	3" ALUMINUM CAP SET IN CONCRE
CAGIS 1	040	278692.683	1192398.199	305.06	3" ALUMINUM CAP SET IN CONCRE



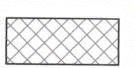




### SYMBOLS



COMMON PARKING EASEMENT



CROSS ACCESS EASEMENT

SET 5/8" REBAR W/

POINT OF BEGINNING

FOUND MONUMENT (TYPE NOTED)

CAP "J. LAWSON 1741"

SET MAG NAIL
SET PK NAIL W/ WASHER
CALCULATED POSITION

P.O.C. POINT OF COMMENCEMENT

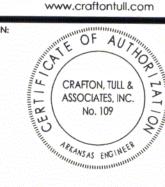
LINEWORK
EASEMENT
CURB
BOUNDARY

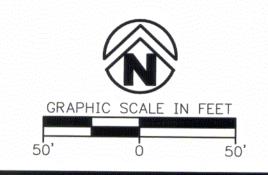
### SIDEWALK NOTES

SET BACK

- 1. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS WITHIN ALL ZONING DISTRICTS WITHIN CONWAY CITY LIMITS AND WITHIN THE CONWAY TERRITORIAL ILRISDICTION
- ALL SIDEWALKS SHALL BE HANDICAPPED ACCESSIBLE TO PUBLIC STREETS AT STREET CORNERS AND AT DESIGNATED MID-BLOCK PUBLIC SERVICE DRIVES/ALLEYWAYS. SIDEWALKS SHALL MEET AMERICAN DISABILITY ACT STANDARDS.
- 3. SIDEWALK ELEVATION. THE SIDEWALK ELEVATION SHALL BE TWO (2) PERCENT ABOVE THE TOP OF THE CURB, SLOPING TWO PERCENT TOWARDS THE CURB (ONE-FOURTH INCH IN EACH FOOT). THIS ELEVATION SHALL BE CONTINUOUS THROUGH THE DRIVEWAY APPROACH.
- DRIVEWAY APPROACH. THE AREA REMAINING BETWEEN THE SIDEWALK AND THE FLOW-LINE OF THE GUTTER, CALLED THE APPROACH TO THE DRIVEWAY, SHALL SLOPE UP TO THE ELEVATION OF THE SIDEWALK.
   SIDEWALKS AS PART OF COMMERCIAL, MULTI-FAMILY, AND MIXED USE
- DEVELOPMENTS: SIDEWALKS ALONG STREETS IN COMMERCIAL, MULTI-FAMILY, AND MIXED USE SUBDIVISIONS SHALL BE CONSTRUCTED CONCURRENTLY WITH BUILDING CONSTRUCTION AS PART OF SITE DEVELOPMENT REVIEW. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AND NOT THE DEVELOPER. THE SIDEWALK SHALL BE INSTALLED PRIOR TO THE FINAL INSPECTION AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE PLANNING COMMISSION GRANTED A VARIANCE IN THE PUD ZONING PROCESS ON THE EAST SIDE OF BILL DEAN DRIVE SOUTH OF THE MIDBLOCK CROSSING WITH LOT 5. IN-LIEU OF BUILDING SIDEWALKS SOUTH OF MIDBLOCK ON THE EAST SIDE OF BILL DEAN DRIVE, THE OWNER OF LOT 5 SHALL INSTALL A MIDBLOCK CROSSING USING A "RAPID RECTANGULAR FLASHING BEACON" OR RRFB AS SPECIFIED BY THE CITY ENGINEER. THE RRFB MUST BE INSTALLED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
- SIDEWALKS SHALL LINK SIDEWALKS OF ADJOINING LOTS SO AS TO PROVIDE A CONTINUOUS "RIBBON" OF PEDESTRIAN ACCESS THROUGHOUT THE COMMUNITY.
- 3. IF, DURING THE CONSTRUCTION OF A BUILDING OR ANY OTHER IMPROVEMENTS UPON A LOT OR BY ANY OTHER ACTIONS, THE SIDEWALK(S) ARE DAMAGED, THE PARTY RESPONSIBLE FOR THE CONSTRUCTION OR OTHER ACTIONS SHALL REPAIR THE SIDEWALK(S) TO THE SATISFACTION OF THE CITY.







Final Plat
of the
B.K. DEAN SUBDIVISION,
A Conway Commercial
Development
CONWAY, AR

No.	Description	Da

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 14703600	HINING PESSION
ISSUE DATE: 06/11/2015 CONTACT: T. BROWN	STATE OF
CHECKED BY:	No. 1741
	Jeeny Jaw
	1 - 8 th
	tes. Inc.

FINAL PLAT