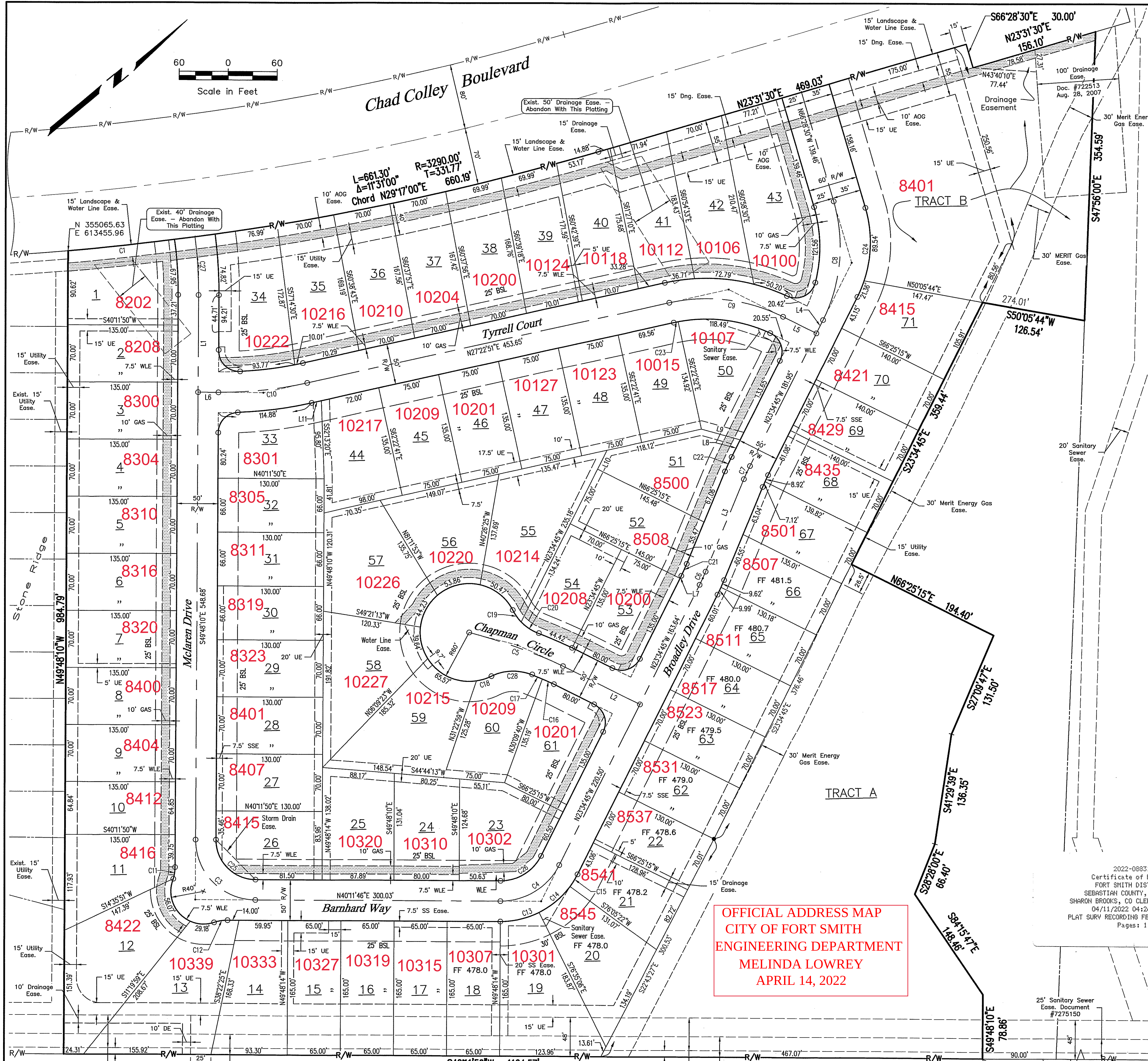


K:\Subdivisions\192005 - Shire Glen Subdivision\Drawings\Title\2 Shire Glen Plat.dwg, 2:11:28 PM, 1/24/22



LINE TABLE		
LINE #	LENGTH	BEARING
L1	119.21'	S49°48'10"E
L2	104.97'	S66°25'15"W
L3	122.52'	N27°39'53"W
L4	18.13'	N23°34'45"W
L5	45.55'	N66°25'15"E
L6	25.00'	N40°11'50"E
L7	3.64'	S23°34'45"E
L8	23.31'	N23°34'45"W
L9	49.17'	S55°20'35"W
L10	25.94'	S23°34'45"E
L11	12.09'	S27°22'51"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3290.00'	131.13'	N33°53'59"E	131.12'
C2	520.00'	71.47'	S53°44'24"E	71.41'
C3	73.50'	115.46'	N85°11'48"E	103.95'
C4	80.00'	89.05'	N8°18'30"E	84.52'
C5	688.70'	122.19'	S59°36'51"W	122.03'
C6	250.00'	17.83'	N25°37'19"W	17.82'
C7	250.00'	17.83'	N25°37'19"W	17.82'
C8	200.00'	14.97'	N45°01'37"W	14.62'
C9	210.00'	143.09'	N46°54'03"E	140.34'
C10	489.69'	109.54'	N33°47'20"E	109.31'
C11	50.00'	14.47'	N41°30'49"W	14.42'
C12	50.00'	16.75'	S30°36'09"W	16.67'
C13	105.00'	49.08'	N26°48'20"E	48.63'
C14	105.00'	50.08'	N0°14'52"W	49.60'
C15	105.00'	17.72'	S18°44'42"E	17.70'
C16	775.69'	15.51'	S63°50'43"W	15.51'
C17	673.70'	14.29'	S62°37'43"W	14.28'
C18	60.00'	19.29'	S22°10'35"W	19.21'
C19	60.00'	17.98'	S85°21'56"E	17.91'
C20	60.00'	26.07'	N73°36'46"E	25.86'
C21	222.20'	16.04'	S25°37'19"E	16.04'
C22	275.00'	19.61'	N25°37'19"W	19.61'
C23	185.00'	5.44'	S28°13'22"W	5.44'
C24	150.00'	112.30'	N45°01'37"W	109.70'
C25	48.50'	76.18'	N85°11'48"E	68.59'
C26	55.00'	61.22'	N8°18'30"E	58.11'
C27	520.00'	71.47'	S53°44'24"E	71.41'
C28	60.01'	50.69'	S37°49'21"W	49.19'

PLAT CERTIFIED CORRECT:
Douglas R. Whitlock
Professional Surveyor
Arkansas No. 1369

PLANNING COMMISSION APPROVAL
Date: 11/11/2022
Chairman: [Signature]
Secretary: [Signature]

THIS PLAT FILED for the purpose of placing on record.
SHIRE-GLEN AT CHAFFEE CROSSING, LOTS 1 THRU 71 and Tracts A and B

The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for public use. The easements shown on this plat are hereby dedicated to the City for Utility, drainage, drainage retention, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided. Easements designated "aerial easements" are provided for the purpose of trimming tree limbs which extend into the easement; the easement begins twelve feet above the ground and extends vertically upward. The existing 40' Drainage Easement and the existing 50' Drainage Easement on subject property being adjacent to Chad Colley Boulevard are to be abandoned with this platting.

ALLOTTERS: Shire, Inc.
[Signature]

STATE OF ARKANSAS
COUNTY OF SEBASTIAN: Sworn and subscribed before me
this 11th day of April, 2022.
Notary Public: Rebecca H. Stage
My Commission Expires 3-31-31

LEGEND	
BSL	Building Setback Line
UE	Franchise Utility Easement
WLE	Water Line Easement
Drng Esmt (DE)	Drainage Easement
SS Esmt (SSE)	Sanitary Sewer Easement
GAS	Gas Easement
R/W	Proposed Boundary
R/W	Existing Right-of-Way

- NOTES:
- 1/2" Rebar Set At Property Corners.
 - All Right of Way Return Radii Are To Be 25.0', Unless Otherwise Noted.
 - All Distances Along Curves are Chord Distances Unless Otherwise Noted.
 - Basic of Bearings: Bearings are Grid, AR North Zone NAD83.
 - Basic of Coordinates: Coordinates are NAD83, Arkansas State Plane, North Zone, U.S. Feet.
 - Tract A is not a building lot; it is for drainage purposes and will be deeded to the City of Fort Smith.
 - Existing Drainage Easements along Chad Colley filed for record August 28, 2007, Document #7225133.
 - Minimum Finished Floor Elevations for Lots 18 thru 22 and Lots 62 thru 66 are as noted on the lot.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Northeast Quarter, Part of the Northeast Quarter of the Southeast Quarter, and Part of the Southwest Quarter of the Southeast Quarter, all in Section 18, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas. Being more particularly described as follows:

Commencing at the northeast corner of said Section 18; Thence along the east line of said Section 18, S02°33'43"W, 2658.10 feet; Thence leaving said east line, N87°17'31"W, 641.37 feet to the westerly right-of-way line of Arkansas Highway 549; Thence along said westerly right-of-way line, S40°11'50"W, 669.30 feet to the Point of Beginning, said point being marked with a set 1/2" rebar with cap stamped MWC 1369; Thence continuing along said westerly right-of-way line, S40°11'50"W, 1124.57 feet; Thence leaving said westerly right-of-way line, N49°48'10"W, 984.79 feet to a point on the easterly right-of-way line of Chad Colley Boulevard, said point being marked with an existing 1/2" rebar with cap stamped 1272; Thence along said easterly right-of-way line the following courses: 661.30 feet along the arc of a curve to the left, said curve having a radius of 3290.00 feet and being subtended by a chord having a bearing of N29°17'00"E and distance of 660.19 feet to an existing 1/2" rebar with cap stamped 1741; N23°31'30"E, 469.03 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence S66°28'30"E, 30.00 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence N23°31'30"E, 156.10 feet to an existing 1/2" rebar with cap stamped 1741; Thence leaving said easterly right-of-way line, S47°56'00"E, 354.59 feet; Thence S50°05'44"W 126.54 feet; Thence S23°34'45"E, 359.44 feet; Thence N66°25'15"E, 194.40 feet; Thence S27°09'47"E, 131.50 feet; Thence S41°29'39"E, 136.35 feet; Thence S28°28'00"E, 66.40 feet; Thence S84°15'47"E, 148.46 feet; Thence S49°48'10"E, 78.86 feet to the Point of Beginning. Containing 28.05 acres, more or less.

SHIRE GLEN at CHAFFEE CROSSING Lots 1 thru 71 and Tracts A and B

Part of the Southwest Quarter of the Northeast Quarter, Part of the Northeast Quarter of the Southeast Quarter, and Part of the Southwest Quarter of the Southeast Quarter, all in Section 18, Township 7 North, Range 31 West, Fort Smith, Sebastian County, Arkansas

Owner & Developer
Shire, Inc.
PO Box 180428
Fort Smith, AR 72918

MICKLE-WAGNER-COLEMAN, INC.
Engineers Surveyors Consultants
P.O. Box 1507 Fort Smith, Arkansas
Scale: 1" = 60' April 2022

