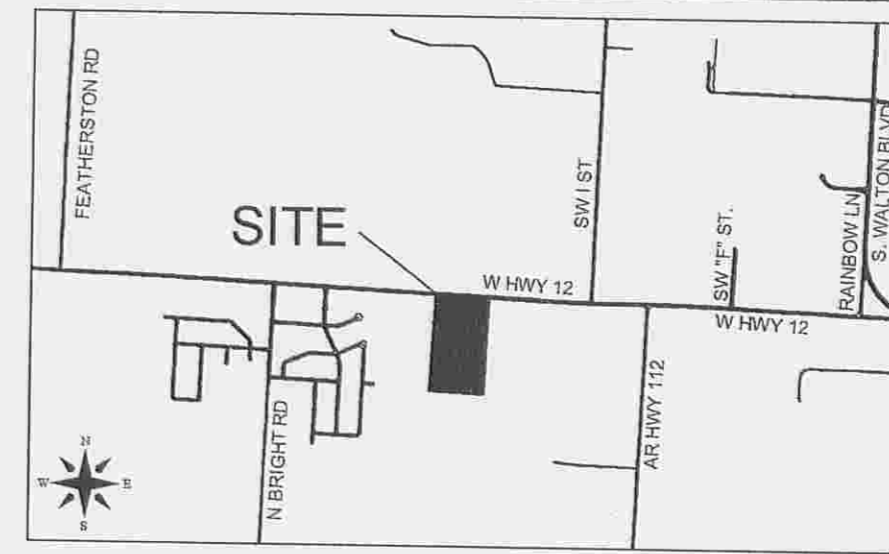
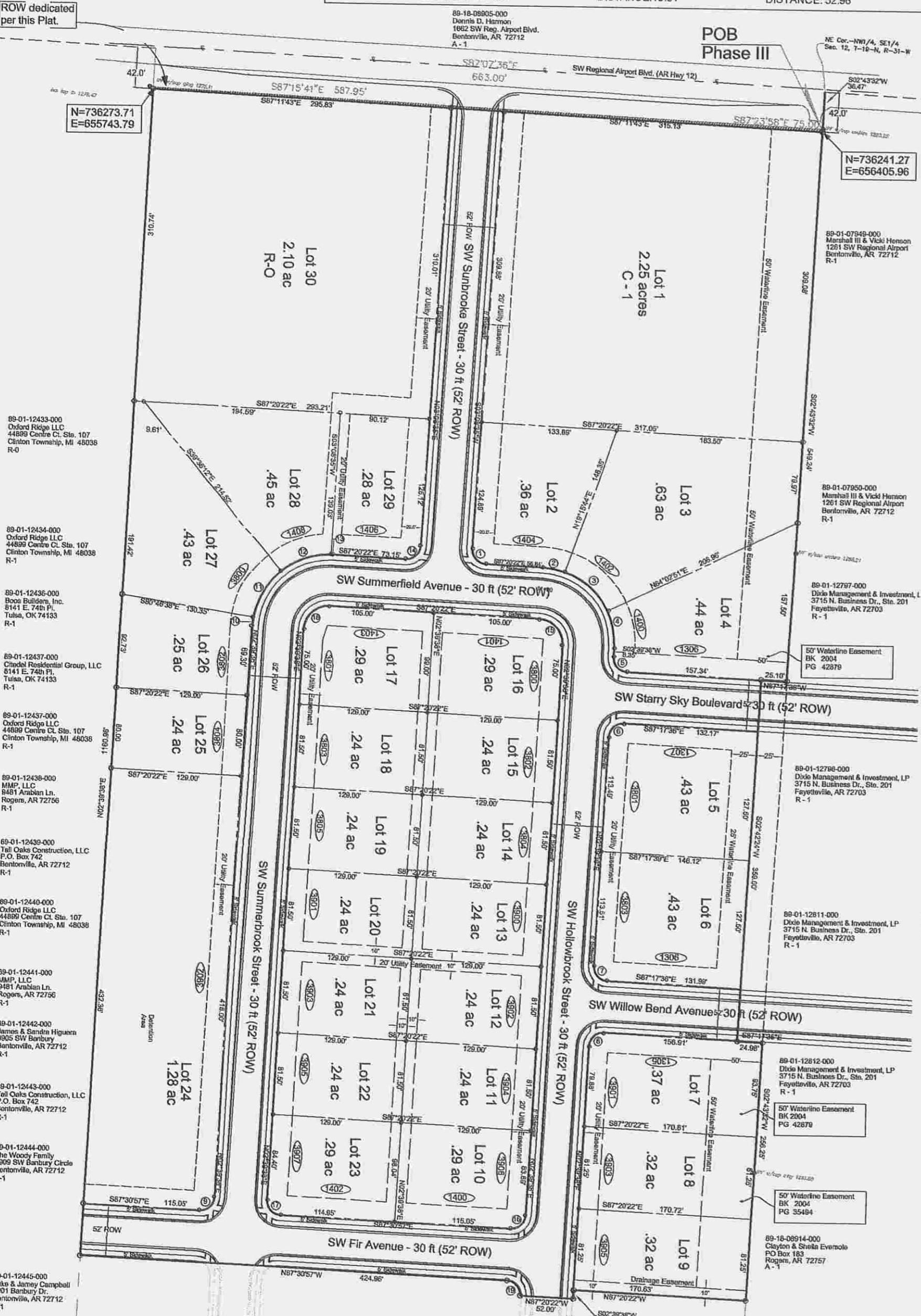


CURVE DATA				
① R: 14.00' L: 22.11' CHORD BEARING: S42°05'53"E DISTANCE: 19.88'	⑤ R: 13.78' L: 22.05' CHORD BEARING: S42°17'08"E DISTANCE: 19.78'	⑨ R: 14.00' L: 21.95' CHORD BEARING: N47°34'21"E DISTANCE: 19.77'	⑬ R: 76.00' L: 1.97' CHORD BEARING: S88°04'52"E DISTANCE: 1.97'	⑰ R: 14.00' L: 22.03' CHORD BEARING: N42°25'39"W DISTANCE: 19.83'
② R: 76.00' L: 22.02' CHORD BEARING: S78°02'19"E DISTANCE: 21.94'	⑥ R: 14.00' L: 8.70' CHORD BEARING: S47°41'01"W DISTANCE: 19.81'	⑩ R: 76.00' L: 8.70' CHORD BEARING: N05°56'30"E DISTANCE: 8.70'	⑭ R: 14.00' L: 21.87' CHORD BEARING: N47°54'07"E DISTANCE: 19.72'	⑱ R: 24.00' L: 37.70' CHORD BEARING: N47°39'38"E DISTANCE: 33.94'
③ R: 76.00' L: 59.41' CHORD BEARING: S48°20'42"E DISTANCE: 57.90'	⑦ R: 14.00' L: 21.98' CHORD BEARING: S42°18'59"E DISTANCE: 19.79'	⑪ R: 76.00' L: 54.62' CHORD BEARING: N29°48'35"E DISTANCE: 53.45'	⑮ R: 24.00' L: 37.70' CHORD BEARING: S42°20'22"E DISTANCE: 33.94'	⑲ R: 14.00' L: 22.03' CHORD BEARING: N42°26'02"W DISTANCE: 19.83'
④ R: 76.00' L: 39.95' CHORD BEARING: S11°38'45"E DISTANCE: 37.56'	⑧ R: 14.00' L: 22.00' CHORD BEARING: S47°41'01"W DISTANCE: 19.81'	⑫ R: 76.00' L: 54.09' CHORD BEARING: N70°47'13"E DISTANCE: 52.96'	⑯ R: 14.00' L: 21.95' CHORD BEARING: S47°34'21"W DISTANCE: 19.77'	



2006 922
Recorded in the Above
Plat Book & Page
08-02-2006 01:50:07 PM
Brenda DeShields-Circuit Clerk
Benton County, AR



BUILDING SETBACKS

C-1, Neighborhood Commercial	R-O, Residential Office	R-1, Single Family Residential
50' Front (with parking between R/W and building)	50' Front (with parking between R/W and building)	30' Garages (front-loading)
20' Front (without parking)	20' Front (without parking)	20' Garages (side- or rear-loading)
7' Side (adjacent to Non-residential)	10' Side Interior	20' Front
15' Side (adjacent to Residential)	50' Side Exterior (with parking between R/W and building)	7' Side Interior
20' Rear (adjacent to Non-residential)	20' Side Exterior (without parking)	20' Side Exterior
25' Rear (adjacent to Residential)	25' Rear	25' Rear

CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: 5-9-06
 Signed: [Signature]
 Bentonville Planning Commission Chairman
 Signed: [Signature]
 Mayor, City of Bentonville
 Signed: [Signature]
 City Clerk, City of Bentonville

CERTIFICATE OF OWNERSHIP AND DEDICATION

We the undersigned, owners of the real estate shown and decreed herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: 2-24-06
 Signed: [Signature]
 Source of Title: O.R. _____ Page _____
 State of Arkansas, County of Washington, Subscribed and sworn before me this 24th day of July, 2006.
[Signature]
 Notary Public
 My Commission Expires: 6-22-2008

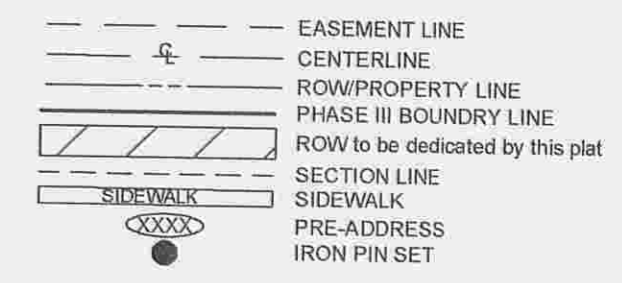
LEGAL DESCRIPTION

Part of the NW1/4 of the SE1/4 and part of the NE1/4 of the SE1/4 of Section 12, Township 19 North, Range 31 West, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:
 Beginning at the NE corner of the NW1/4 of the SE1/4 of said Section 12; thence S02°43'32"W 36.47 feet to the point of beginning, thence S02°43'32"W 549.24 feet, thence N87°17'36"W 25.10 feet, thence S02°42'24"W 359.00 feet, thence S87°17'36"E 24.98 feet, thence S02°43'32"W 256.25 feet, thence N87°20'22"W 170.63 feet, thence S02°39'38"W 8.46 feet, thence N87°20'22"W 52.00 feet, thence along an arc whose chord is N42°25'39"W 19.83 feet with a radius of 14.00 feet and length of 22.03 feet, thence N87°30'57"W 424.96 feet, thence N02°39'38"E 1160.98 feet, thence S87°15'41"E 587.95 feet, thence S87°23'58"E 75.00 feet to the point of beginning, and containing 17.67 acres, more or less, and subject to any rights-of-way, easements, covenants, or restrictions of records of fact.

FLOOD CERTIFICATION

This property is not located within any presently established 100-Year Flood Plain, as determined by the National Flood Insurance Program, Flood Insurance Rate Map for the County of Benton, Arkansas Community Panel Number 05007C0135 E. Effective Date September 18, 1991.

LEGEND



NOTES:

- There may not be fences or any other structures built in any drainage easements.
- Sidewalks shall be constructed as each lot develops.

It has been determined that no wetlands exist on this property.

This Subdivision contains 28 lots, Zoning R-1.
 This Subdivision contains 1 lot, Zoning R-O.
 This Subdivision contains 1 lot, Zoning C-1.

Owner/Developer: Dixie Management and Investment, LP
 3715 N. Business Drive, Suite 201
 Fayetteville, AR 72703
 (479) 251-0707
 (479) 251-0714 Fax
 Ben Israel, Managing Partner

Surveyor: Civil Tech
 180 N. Robin Road
 Gentry, AR 72734
 (479) 736-5665

Engineer: Clark Consulting
 3715 N. Business Drive, Suite 202
 Fayetteville, AR 72703
 (479) 444-8171
 (479) 251-0714 Fax

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as stated hereon as required by the Subdivision Regulations of the City of Bentonville, Arkansas.

[Signature]
 Registered Land Surveyor
7-20-06
 Date



Eden's Brooke Subdivision
Final Plat - Phase III

SCALE: As Shown
 DATE: 03/07/06

DRAWN BY: Konold
 CHECKED BY: JSC
 DATE REVISED: 06/28/06

Clark Consulting
 3715 Business Drive Suite 202
 Fayetteville, Arkansas 72703
 (479) 444-8171