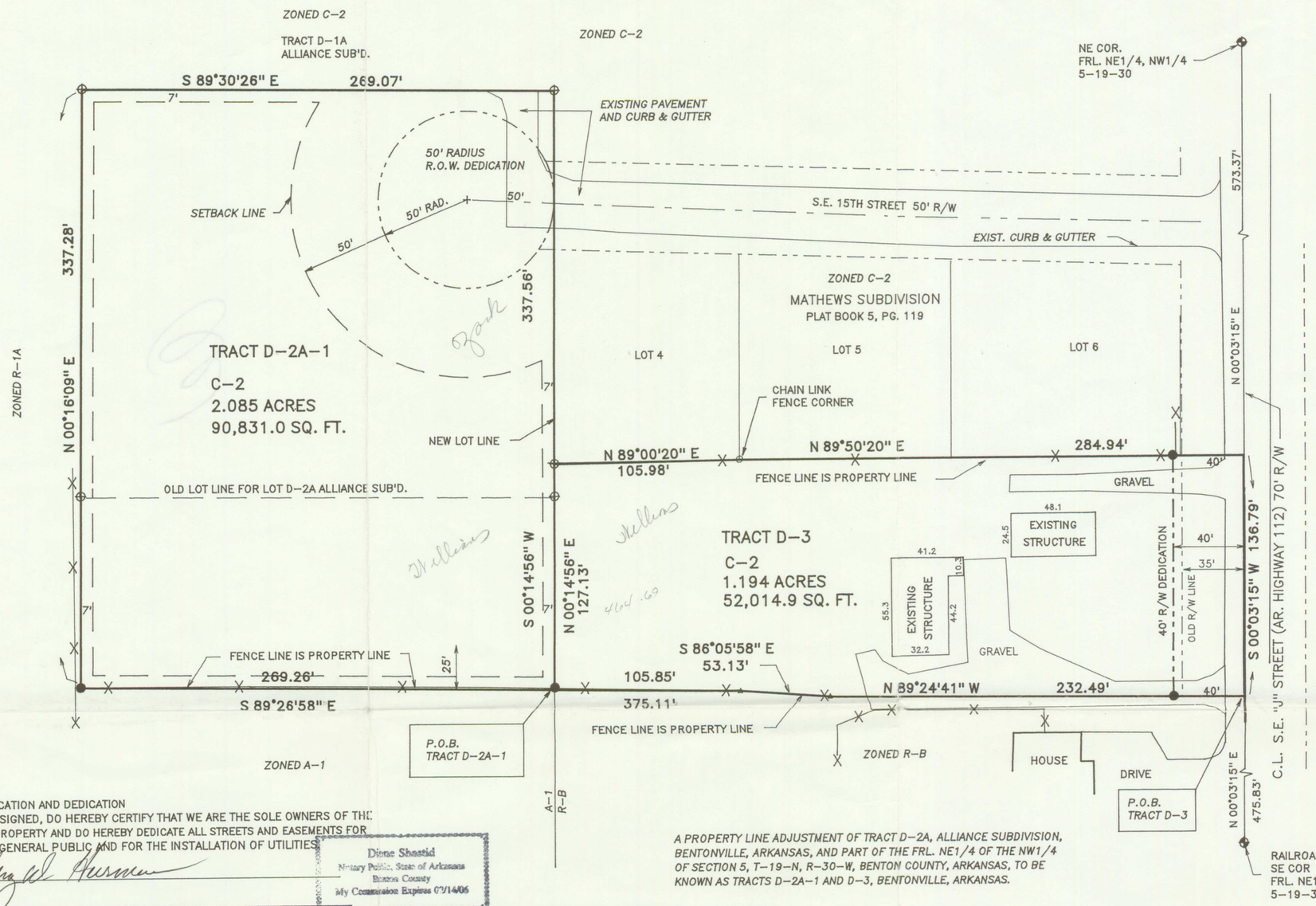
234-125

FILED FOR RECORD
At 12:0 O'Clock P M
DEC 12 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

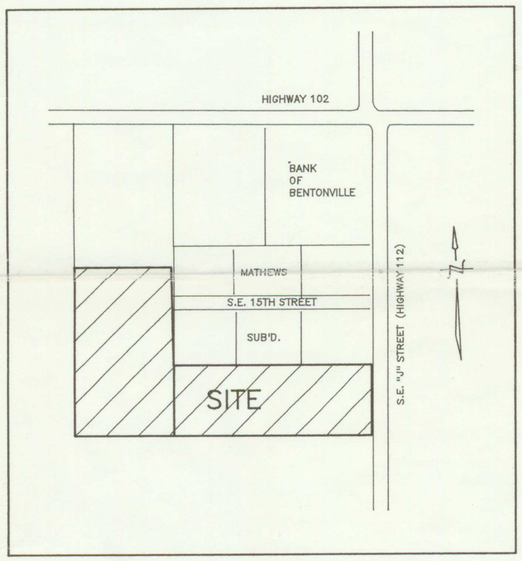



SCALE

50 25 0 50 100

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- SETBACK LINE
- UTILITY EASEMENT
- FENCE LINE
- RIGHT-OF-WAY




VICINITY MAP

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Rodney W. Harmon

Diane Shastid
Notary Public, State of Arkansas
Benton County
My Commission Expires 07/14/06

SUBSCRIBED AND SWORN BEFORE ME, THIS 5th DAY OF December, 1997

Diane Shastid MY COMMISSION EXPIRES 2/14/06
NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 2ND DAY OF December, 1997

Ralph C. Ver
CHAIRMAN

CITY COUNCIL ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 9th DAY OF December, 1997

Tim B. Coker
MAYOR

Louise Dixon
City Clerk

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS 1st DAY OF Dec, 1997 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.

ROBERT W. WALLACE PLS NO. 1271

REGISTERED
STATE OF ARKANSAS
NO. 1271
RWW
SIGNATURE
ROBERT W. WALLACE
PROFESSIONAL LAND SURVEYOR

A PROPERTY LINE ADJUSTMENT OF TRACT D-2A, ALLIANCE SUBDIVISION, BENTONVILLE, ARKANSAS, AND PART OF THE FRL. NE1/4 OF THE NW1/4 OF SECTION 5, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS, TO BE KNOWN AS TRACTS D-2A-1 AND D-3, BENTONVILLE, ARKANSAS.

DESCRIPTION -- TRACT D-2A-1

ALL OF TRACT D-2A, ALLIANCE SUBDIVISION, BENTONVILLE, ARKANSAS, AND PART OF THE FRACTIONAL NE1/4 OF THE NW1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SE CORNER OF THE SAID FRL. NE1/4 OF THE NW1/4; THENCE N 00°03'15"E 475.83 FEET; THENCE N 89°24'41" W 232.49 FEET, TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N 86°05'58" W 53.13 FEET; THENCE N 89°26'58"W 105.85 FEET, TO AN IRON PIN SET IN SAID FENCE LINE AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID FENCE N 89°26'58" W 269.26 FEET, TO THE EAST LINE OF MEADOW LANDS SUBDIVISION, AT WHICH POINT AN IRON PIN WAS SET; THENCE ALONG SAID EAST LINE; N 00°16'09" E 337.28 FEET, TO A FOUND IRON PIN; THENCE LEAVING SAID EAST LINE S 89°30'26" E 269.14 FEET, TO A FOUND IRON PIN; THENCE S 00°14'56" W 337.55 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.085 ACRES OR 90,831.0 SQ. FT., MORE OR LESS AND BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR OF FACT.

DESCRIPTIONS : TRACT D-3

PART OF THE FRACTIONAL NE1/4 OF THE NW1/4 OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND RAILROAD SPIKE FOR THE SE CORNER OF THE SAID FRL. NE1/4 OF THE NW1/4; THENCE N 00°03'15" E 475.83 FEET TO THE TRUE POINT OF BEGINNNING; THENCE N 89°24'41" W 232.49 FEET, TO AN EXISTING FENCE; THENCE ALONG SAID FENCE N 86°05'58" W 53.13 FEET; THENCE N 89°26'58" W 105.85 FEET, TO A IRON PIN SET IN SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE N 00°14'56" E 127.13 FEET, TO A FOUND IRON PIN IN A FENCE LINE; THENCE ALONG SAID FENCE LINE N 89°00'20" E 105.98 FEET; THENCE N 89°50'20" E 284.94 FEET; THENCE S 00°03'15" W 136.79 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.194 ACRES OR 52,014.9 SQ. FT., MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD OR OF FACT.

OWNERS/DEVELOPERS:

JOE FEATHERSTON
RODNEY HARMON } owners of Ozark Welding + Industrial Supply Inc.
1106 S.E. 15th STREET
BENTONVILLE, AR 72712
501-273-7999

273-7999

BUILDING SETBACKS FOR C-2 :

FRONT, ALONG STREET ..... 50'
SIDES ..... 7'
REAR ..... 20'

FLOOD CERTIFICATION :
THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0155 E, EFFECTIVE DATE : SEPT. 18, 1991

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| PROPERTY LINE ADJUSTMENT | | BASIS OF BEARINGS WEST LINE OF MEADOW LANDS SUB'D. |
|---|---|---|
| SCALE : 1" = 50' | STATE RECORDING NO. : | DRAWN BY : RWW |
| DATE : 06-24-97 | 500-19N-30W-0-05-410-04-1271 | DRAWING NO. : 97032A |
| LOT D-2A, ALLIANCE SUB'D. & PT OF THE FRL. NE1/4, NW1/4 SEC. 5, T-19-N, R-30-W TO BE KNOWN AS TRACTS D-2A-1 & D-3 BENTONVILLE, BENTON COUNTY, AR | | WALLACE LAND SURVEYING 604 N. 13th ST. SUITE 2 ROGERS, AR 72756 501-636-4270 FAX 800-499-6215 |