



SCALE 1"=100'
100 50 0 100

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.

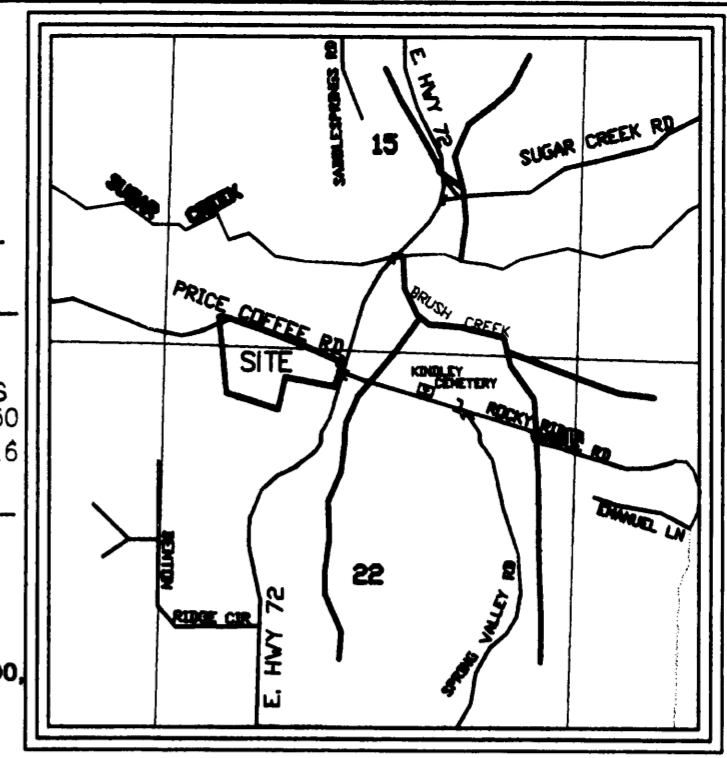
DATE OF EXECUTION: 15 April 2014
SIGNED: [Signature]
COMMUNITY DEVELOPMENT DIRECTOR

CERTIFICATE OF OWNERSHIP

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED 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 THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

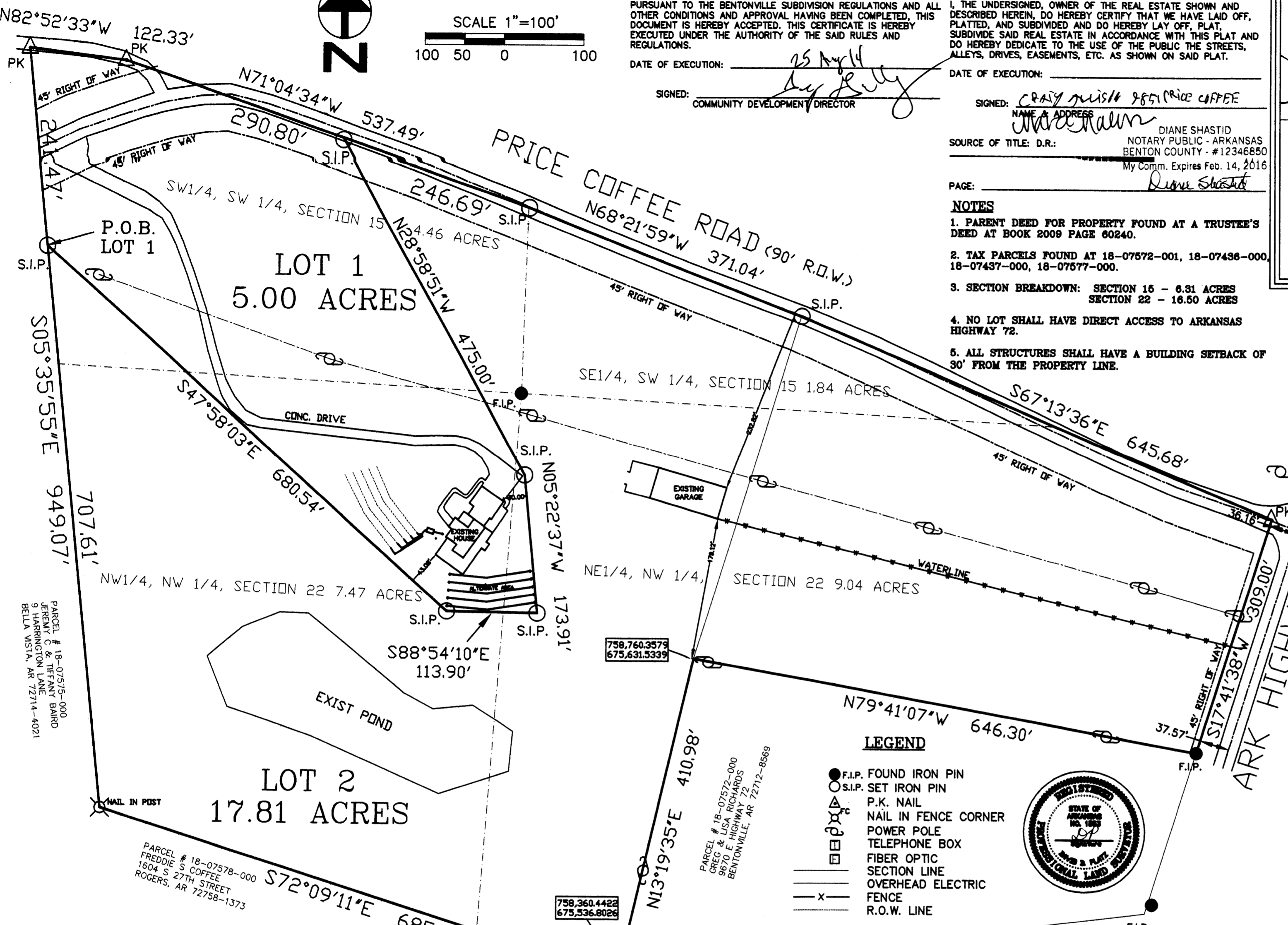
DATE OF EXECUTION: _____
SIGNED: [Signature]
NAME & ADDRESS: _____
DIANE SHASTID
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY - #12346850
My Comm. Expires Feb. 14, 2016

- NOTE
- PARENT DEED FOR PROPERTY FOUND AT A TRUSTEE'S DEED AT BOOK 2009 PAGE 60240.
 - TAX PARCELS FOUND AT 18-07572-001, 18-07436-000, 18-07437-000, 18-07577-000.
 - SECTION BREAKDOWN: SECTION 15 - 6.31 ACRES
SECTION 22 - 16.50 ACRES
 - NO LOT SHALL HAVE DIRECT ACCESS TO ARKANSAS HIGHWAY 72.
 - ALL STRUCTURES SHALL HAVE A BUILDING SETBACK OF 30' FROM THE PROPERTY LINE.



Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2014/441
Term/Cashier: CASH/Rozalia J. McCabe
09/03/2014 4:26:51PM
Tran: 300499
Total Fees: \$15.00

Book 2014 Page 441
Recorded in the Above
PLAT Book & Page
09/03/2014



FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0095 K, EFFECTIVE DATE JUNE 5, 2012.

CERTIFICATE OF ACCURACY

I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACCURATELY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: Aug. 21, 2014
SIGNED: [Signature]
REGISTERED LAND SURVEYOR
NO. 1553
STATE OF ARKANSAS

PROPERTY DESCRIPTION - PARENT

PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 15, AND PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND STUMP NORTH 21°27'36" EAST 622.39 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 13°19'35" EAST 410.98 FEET TO A FENCE POST; THENCE SOUTH 79°41'07" EAST 646.30 FEET TO A FOUND IRON PIN AND THE WEST RIGHT OF WAY OF HIGHWAY 72; THENCE ALONG SAID WEST RIGHT OF WAY, NORTH 17°41'38" EAST 309.00 FEET TO THE CENTER OF PRICE COFFEE ROAD; THENCE NORTH 67°13'36" WEST 645.68 FEET; THENCE NORTH 68°21'59" WEST 371.04 FEET; THENCE NORTH 71°04'34" WEST 537.49 FEET; THENCE NORTH 82°52'33" WEST 122.33 FEET; THENCE SOUTH 05°35'55" EAST 949.07 FEET TO A FENCE CORNER; THENCE SOUTH 72°09'11" EAST 685.99 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 22.81 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF PRICE COFFEE ROAD TO THE NORTH AND ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

THE BASIS OF BEARINGS FOR THIS SURVEY IS BY GPS OBSERVATION OF BENTONVILLE MONUMENTS 42 AND 44.

- LEGEND**
- F.I.P. FOUND IRON PIN
 - S.I.P. SET IRON PIN
 - ▲ P.K. NAIL
 - NAIL IN FENCE CORNER
 - POWER POLE
 - TELEPHONE BOX
 - FIBER OPTIC
 - SECTION LINE
 - OVERHEAD ELECTRIC
 - x- FENCE
 - R.O.W. LINE



PROPERTY DESCRIPTION - LOT 2

PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 15, AND PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND STUMP NORTH 21°27'36" EAST 622.39 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 13°19'35" EAST 410.98 FEET TO A FENCE POST; THENCE SOUTH 79°41'07" EAST 646.30 FEET TO A FOUND IRON PIN AND THE WEST RIGHT OF WAY OF HIGHWAY 72; THENCE ALONG SAID WEST RIGHT OF WAY, NORTH 17°41'38" EAST 309.00 FEET TO THE CENTER OF PRICE COFFEE ROAD; THENCE NORTH 67°13'36" WEST 645.68 FEET; THENCE NORTH 68°21'59" WEST 371.04 FEET; THENCE NORTH 71°04'34" WEST 246.69 FEET; THENCE LEAVING SAID ROAD, SOUTH 28°58'51" EAST 475.00 FEET TO A SET IRON PIN; THENCE SOUTH 05°22'37" EAST 173.91 FEET TO A SET IRON PIN; THENCE NORTH 88°54'10" WEST 113.90 FEET TO A SET IRON PIN; THENCE NORTH 47°58'03" WEST 680.54 FEET TO A SET IRON PIN; THENCE SOUTH 05°35'55" EAST 707.61 FEET TO A FENCE CORNER; THENCE SOUTH 72°09'11" EAST 685.99 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 17.81 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF PRICE COFFEE ROAD TO THE NORTH AND ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

PROPERTY DESCRIPTION - LOT 1

PART OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 15, AND PART OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 22 TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND STUMP NORTH 21°27'36" EAST 622.39 FEET FROM THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 72°09'11" WEST 685.99 FEET TO A FENCE POST; THENCE NORTH 05°35'55" WEST 707.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°35'55" WEST 241.46 FEET TO A FOUND PK NAIL AND THE POINT OF BEGINNING; THENCE SOUTH 82°52'33" EAST 122.33 FEET TO THE CENTER OF A PRIVATE DRIVE; THENCE SOUTH 71°04'34" EAST 290.80 FEET TO THE CENTER OF PRICE COFFEE ROAD; THENCE LEAVING SAID ROAD, SOUTH 28°58'51" EAST 475.00 FEET; THENCE SOUTH 05°22'37" EAST 173.91 FEET; THENCE NORTH 88°54'10" WEST 113.90 FEET; THENCE NORTH 47°58'03" WEST 680.54 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF PRICE COFFEE ROAD TO THE NORTH AND ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

"IN HOUSE" LOT SPLIT		REVISIONS	
LOTS 1 & 2 OF ALLISON SUBDIVISION		No.:	DATE:
OWNER:	ALLISON LIVING TRUST MARCI M. & CRAIG T. PRICE COFFEE ROAD BENTONVILLE, AR 72712		
SURVEYOR:	CONSULTING INC. P.O. BOX 223 BENTONVILLE, AR 72712	DRAWN BY:	DATE: 07/10/14
		CHECKED BY:	JOB No.: 2010082
		SCALE:	SHEET: 1