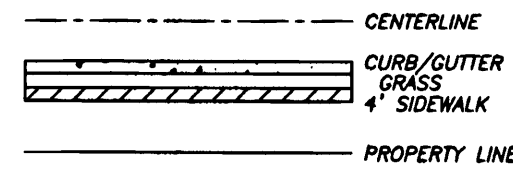


NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	90°00'00"	N 44°49'40" E	50.00	50.00	78.54	70.71
C2	90°00'00"	90°00'00"	S 45°10'20" E	50.00	50.00	78.54	70.71
C3	90°00'00"	90°00'00"	S 44°49'40" W	50.00	50.00	78.54	70.71
C4	247°2'43"	247°2'43"	S 14°26'49" W	76.71	357.62	151.12	150.00
C5	26°33'28"	26°33'28"	N 13°16'27" E	75.00	317.80	147.30	145.99

MONUMENTS LEGEND	
●	Set Rebar
○	Set P/K Nail
△	Set Rebar

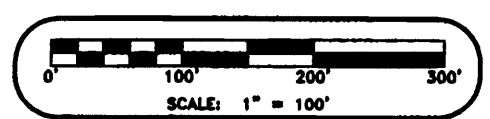
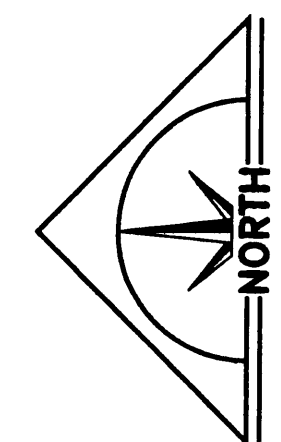
BUILDING SETBACKS	
Front	25' SETBACK
Side	10' SETBACK
Rear	20' SETBACK
Side Yard on Street	25' SETBACK

Unless otherwise stated on plat or in Bill of Assurance (Restricted Covenants)

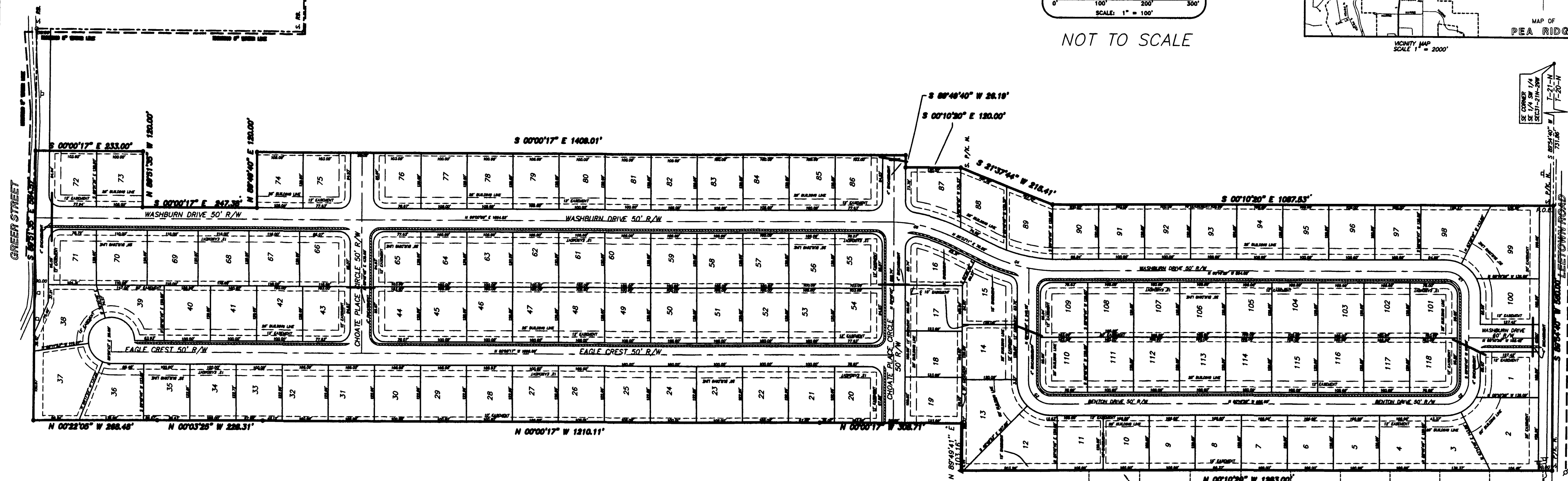
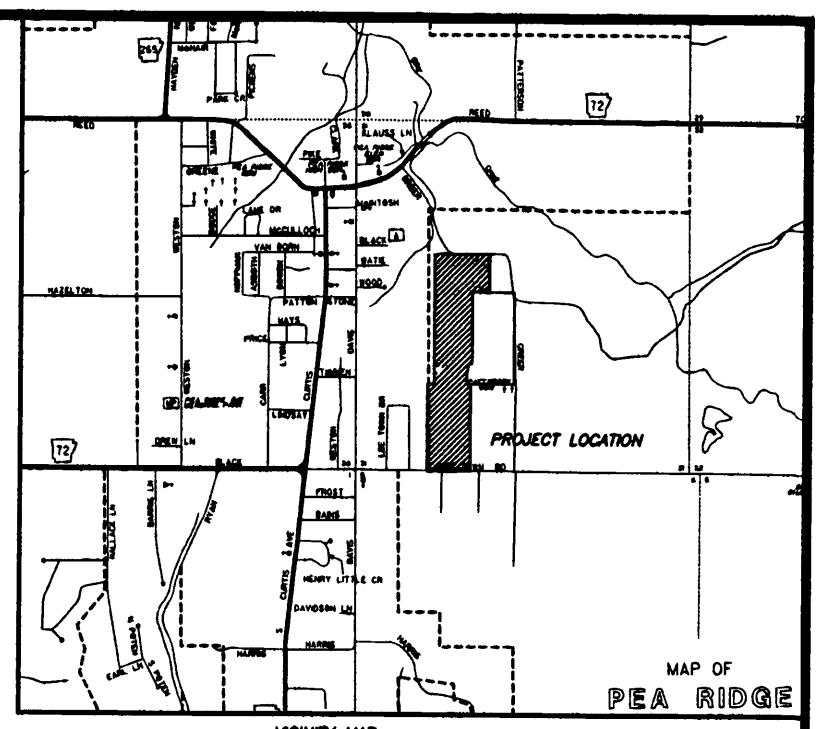


DETAIL
NTS

NOTE:
WIDTH OF GRASS AREA BETWEEN CURB AND SIDEWALK AS PER CITY REGULATIONS.



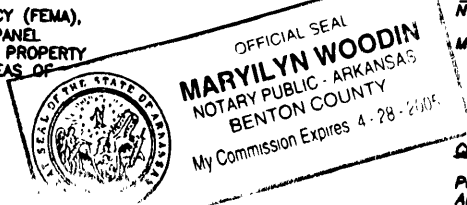
NOT TO SCALE



LEGAL DESCRIPTION:
PART OF THE W 1/2 OF SECTION 31, T-21-N, R-29-W, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31; THENCE ALONG THE SOUTH LINE OF THE SAID FORTY, S 89°54'40" W 731.88 FEET TO A SET P/K NAIL AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SW 1/4, S 89°54'40" W 580.00 FEET TO A SET P/K NAIL; THENCE ALONG THE EAST BOUNDARY LINE OF COUNTY ACRES, N 00°10'20" W 1283.00 FEET TO A SET REBAR; THENCE N 89°49'41" E 103.16 FEET TO A SET REBAR; THENCE N 00°00'17" W 308.71 FEET; THENCE N 00°00'17" W 1210.11 FEET; THENCE N 00°03'25" W 228.31 FEET; THENCE N 00°22'05" W 288.48 FEET; THENCE S 89°51'35" E 384.57 FEET; THENCE S 00°00'17" E 233.00 FEET; THENCE N 89°51'35" W 120.00 FEET; THENCE S 00°00'17" E 247.38 FEET; THENCE N 89°49'40" E 120.00 FEET; THENCE S 00°00'17" E 1408.01 FEET; THENCE S 89°49'40" W 28.19 FEET; THENCE S 00°10'20" E 1283.00 FEET; THENCE S 21°37'44" W 215.41 FEET; THENCE S 00°10'20" E 1087.53 FEET TO THE POINT OF BEGINNING, CONTAINING 43.48 ACRES MORE OR LESS.

FLOOD CERTIFICATION:
BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 78 OF 232, COMMUNITY-PANEL NUMBER 05007C 0075 E, EFFECTIVE DATE: SEPTEMBER 18, 1991, THE PROPERTY DEPICTED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING).



NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF PEA RIDGE PLANNING COMMISSION

- GENERAL NOTES:**
- IRON PINS SHALL BE SET AT ALL LOT CORNERS.
 - SURVEYING PROVIDED BY SATTERFIELD LAND SURVEYORS, LEMONS ENGINEERING CONSULTANTS ACCEPTS NO RESPONSIBILITY FOR SURVEYING.
 - EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - ALL EASEMENTS TO BE 12" IN WIDTH UNLESS OTHERWISE NOTED.
 - EASEMENTS BETWEEN LOTS SHALL BE CENTERED ON THE LOT LINES UNLESS OTHERWISE NOTED.
 - ALL BUILDING LINES TO BE 25' UNLESS OTHERWISE NOTED.

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Mildrey - Frank Miller
BATTLEFIELD PROPERTIES, LLC
STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME
THIS 28 DAY OF December, 2004

Marilyn Woodin
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-28-2005

CERTIFICATE OF APPROVAL:
PURSUANT TO THE PEA RIDGE SEWER/WATER DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12-28-2004
DATE OF EXECUTION
[Signature]
PEA RIDGE SEWER/WATER DEPARTMENT

CERTIFICATE OF FINAL PLAT APPROVAL:
PURSUANT TO THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12/29/04
DATE OF EXECUTION
[Signature]
SIGNED
CHAIRMAN, PEA RIDGE PLANNING COMMISSION

CERTIFICATE OF OWNERS:
WE, THE UNDERSIGNED, OWNERS 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 AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

12-28-2004
DATE
Mildrey - Frank Miller
OWNER

SOURCE OF TITLE: _____

CERTIFICATE OF APPROVAL:
PURSUANT TO THE PEA RIDGE STREET DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12-28-04
DATE OF EXECUTION
[Signature]
PEA RIDGE STREET DEPARTMENT



CERTIFICATE OF ENGINEERING ACCURACY:
I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

12/28/04
DATE
[Signature]
TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373 ARKANSAS



CERTIFICATE OF SURVEYING ACCURACY:
I, CLOVIS W. SATTERFIELD, PLS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

12-28-04
DATE
[Signature]
CLOVIS W. SATTERFIELD, REGISTERED LAND SURVEYOR, NO. 147 ARKANSAS

CERTIFICATE OF APPROVAL:
PURSUANT TO THE PEA RIDGE CITY COUNCIL RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12/28/04
DATE OF EXECUTION
[Signature]
SIGNED
CHAIRMAN, PEA RIDGE CITY COUNCIL

2004 1466
Recorded in the Above
Plat Book & Page
12-28-2004 04:12:10 PM
Brandi DeShields-Circuit Clerk
Benton County, AR

2004-1466
12-28-04

Project No.	Date	No.	Revisions	Date	By
04-012	September 2004	1	Initial drawings per P&K Western Site Co.	11/17/04	ML
		2	Added north arrow, ground elevations, and monuments legend, added owner/owner's decl., calculated bearings	12/28/04	ML
		3	Added Dedication cert.	12/29/04	ML
		4	Corrected Legal Description & Boundary Data (as indicated by 3)	12/28/04	ML

Project No.:
04-012
Date:
September 2004
Scale:
1" = 100'
Drawn By:
L. HAZESLIP

CORRECTED FINAL PLAT
BATTLEFIELD VIEW SUBDIVISION-PHASE I
PART OF SECTION 31, T-21-N, R-13-W
PEA RIDGE, BENTON COUNTY, ARKANSAS

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, AR 72023
PH: (501) 843-5081

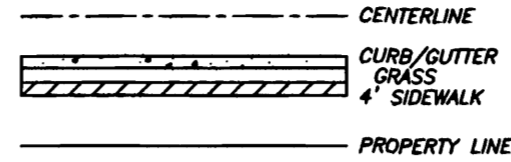
CIVIL ENGINEERING & PLANNING
WATER • SEWER • TRANSPORTATION • SUBDIVISIONS

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	90°00'00"	N 44°49'40" E	50.00	50.00	78.54	70.71
C2	90°00'00"	90°00'00"	S 45°10'20" E	50.00	50.00	78.54	70.71
C3	90°00'00"	90°00'00"	S 44°49'40" W	50.00	50.00	78.54	70.71
C4	24°12'43"	24°12'43"	S 14°26'49" W	76.71	357.62	151.12	150.00
C5	26°33'28"	26°33'28"	N 13°16'27" E	75.00	317.80	147.30	145.99

MONUMENTS LEGEND	
●	Set Rebar
○	Set P/K Nail
△	Set Rebar

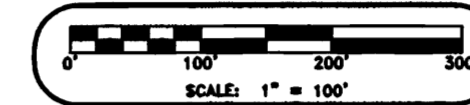
BUILDING SETBACKS	
Front	25' SETBACK
Side	10' SETBACK
Rear	20' SETBACK
Side Yard on Street	25' SETBACK

*Unless otherwise stated on plat or in Bill of Assurance (Restricted Covenants)

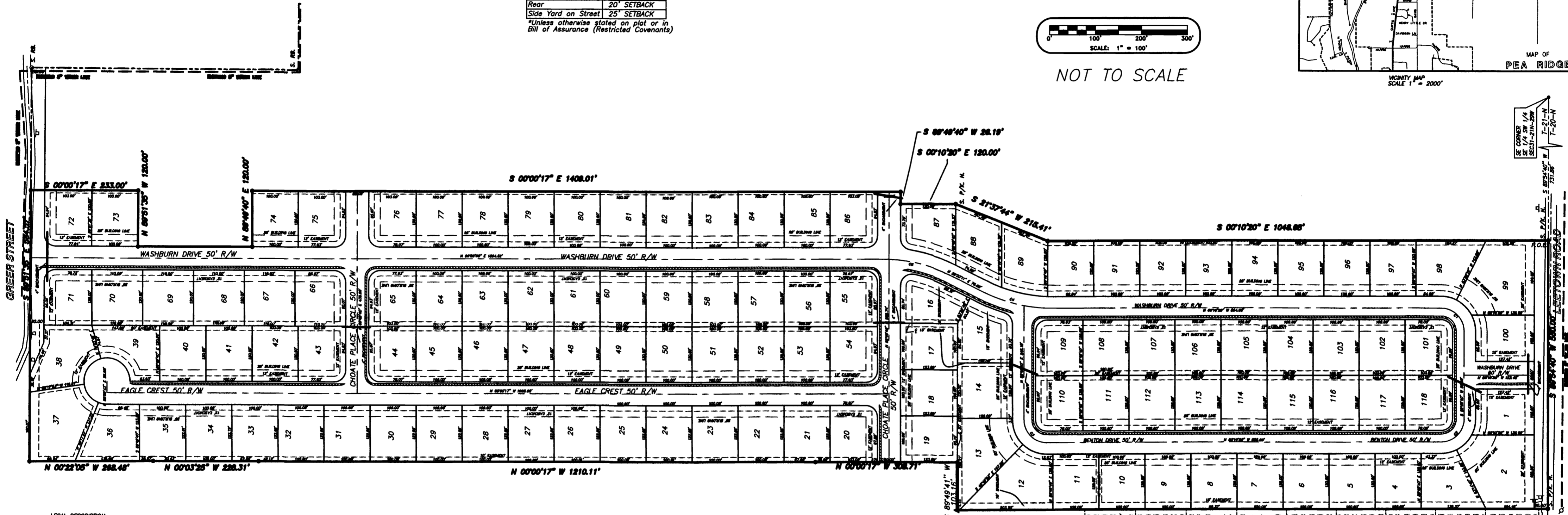
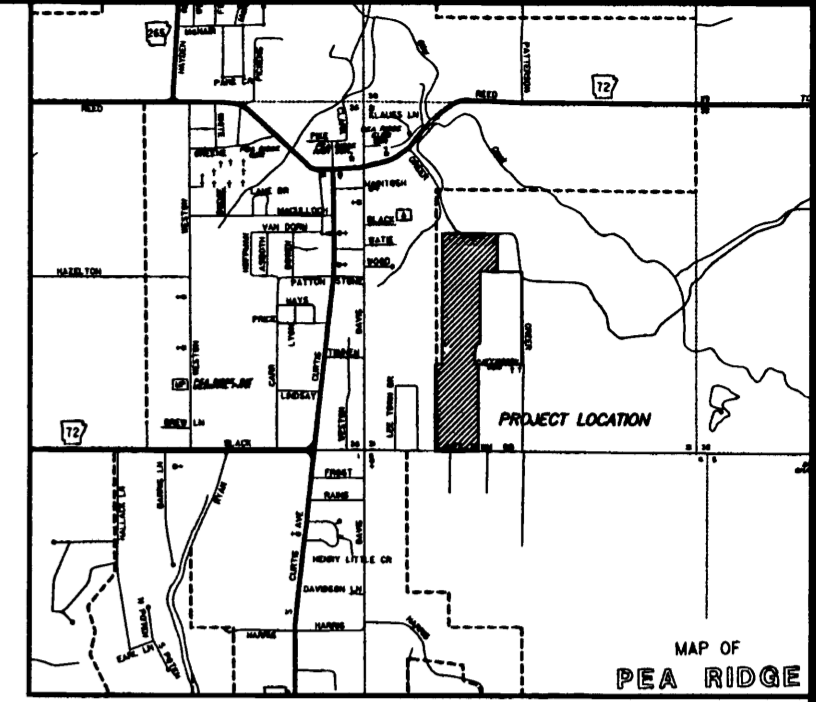


DETAIL
N.T.S.

NOTE:
WIDTH OF GRASS AREA BETWEEN CURB AND SIDEWALK AS PER CITY REGULATIONS.



NOT TO SCALE



LEGAL DESCRIPTION:
PART OF THE W 1/2 OF SECTION 31, T-21-N, R-22-W, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL MARKING THE SE CORNER OF THE SE 1/4 OF THE SW 1/4; THENCE ALONG THE SOUTH LINE OF THE SAID FORTY, S 89°54'40" W 731.86' TO A SET P/K NAIL AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF THE SW 1/4, S 89°54'40" W 580.00' TO A SET P/K NAIL; THENCE ALONG THE EAST BOUNDARY LINE OF COUNTRY ACRES, N 00°10'20" W 1322.12' TO A SET REBAR; THENCE S 89°49'11" W 103.16' TO A SET REBAR; THENCE N 00°00'17" W 308.71'; THENCE S 00°00'17" W 1210.11'; THENCE N 00°03'25" W 228.31'; THENCE N 00°22'05" W 288.45'; THENCE S 89°51'35" E 584.57'; THENCE S 00°00'17" E 233.00'; THENCE N 89°51'35" W 120.00'; THENCE S 00°00'17" E 247.38'; THENCE N 89°49'40" E 120.00'; THENCE S 00°00'17" E 1408.01'; THENCE S 89°49'40" W 28.19'; THENCE S 00°10'20" E 1048.68' TO THE POINT OF BEGINNING, CONTAINING 43.55 ACRES MORE OR LESS.

FLOOD CERTIFICATION:
BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 75 OF 282, COMMUNITY-PANEL NUMBER 05007C 0076 E, EFFECTIVE DATE: SEPTEMBER 18, 1991, THE PRIORITY DEPICTED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING).

NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF PEA RIDGE PLANNING COMMISSION

- GENERAL NOTES:**
- IRON PINS SHALL BE SET AT ALL LOT CORNERS.
 - SURVEYING PROVIDED BY SATTERFIELD LAND SURVEYORS, LEMONS ENGINEERING CONSULTANTS ACCEPTS NO RESPONSIBILITY FOR SURVEYING.
 - EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - ALL EASEMENTS TO BE 12' IN WIDTH UNLESS OTHERWISE NOTED.
 - EASEMENTS BETWEEN LOTS SHALL BE CENTERED ON THE LOT LINES UNLESS OTHERWISE NOTED.
 - ALL BUILDING LINES TO BE 25' UNLESS OTHERWISE NOTED.

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Franklin Miller
BATTLEFIELD PROPERTIES, LLC

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME

THIS 15 DAY OF December, 2004

Marilyn Woodin
NOTARY PUBLIC
MY COMMISSION EXPIRES April 28, 2005



CERTIFICATE OF APPROVAL:

PURSUANT TO THE PEA RIDGE SEWER/WATER DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12-15-04
DATE OF EXECUTION
[Signature]
PEA RIDGE SEWER/WATER DEPARTMENT

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12/15/04
DATE OF EXECUTION
Judith C. [Signature]
CHAIRMAN, PEA RIDGE PLANNING COMMISSION

CERTIFICATE OF OWNERS:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

10/15/04
DATE
Franklin Miller
OWNER
Franklin Miller
OWNER

SOURCE OF TITLE: *owner*

CERTIFICATE OF APPROVAL:

PURSUANT TO THE PEA RIDGE STREET DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12-16-04
DATE OF EXECUTION
[Signature]
PEA RIDGE STREET DEPARTMENT



CERTIFICATE OF ENGINEERING ACCURACY:

TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

12-15-04
DATE
[Signature]
TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373 ARKANSAS

2004-1444
12-16-2004



CERTIFICATE OF SURVEYING ACCURACY:

I, CLOIS W. SATTERFIELD, PLS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

12-15-04
DATE
[Signature]
CLOIS W. SATTERFIELD, REGISTERED LAND SURVEYOR, NO. 147 ARKANSAS

2004 1444
Surveyed in Pea Ridge
12-16-04
Clois W. Satterfield
Professional Land Surveyor
Benton County, Ark.

CERTIFICATE OF APPROVAL:

PURSUANT TO THE PEA RIDGE CITY COUNCIL RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

12/15/04
DATE OF EXECUTION
Judith C. [Signature]
CHAIRMAN, PEA RIDGE CITY COUNCIL

Project No.	Date	No.	Revisions	Date	By
04-012	September 2004	1	Initial easements per Ark Western Gas Co.	11/18/04	BA
		2	Added additional utility easements, added monuments legend, added sewer/water dept., additional notes	12/28/04	BA
		3	Added Dedication cert.	12/18/04	BA

Prepared For:
BATTLEFIELD PROP., LLC
1000 CAPTAIN GOOD ST.
PEA RIDGE, AR 72751

FINAL PLAT
BATTLEFIELD VIEW SUBDIVISION-PHASE I
PART OF SECTION 31, T-21-N, R-13-W
PEA RIDGE, BENTON COUNTY, ARKANSAS

LEMONS ENGINEERING CONSULTANTS, INC.
204 CHERRY STREET
CABOT, AR 72025
PH: (501) 843-5081

CIVIL ENGINEERING & PLANNING
WATER • SEWER • TRANSPORTATION • SUBDIVISIONS