18-28

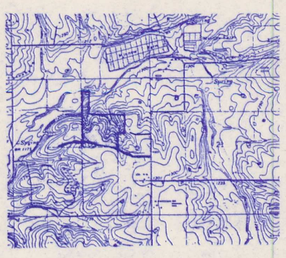
NORTH

10 50 100 150 200 300

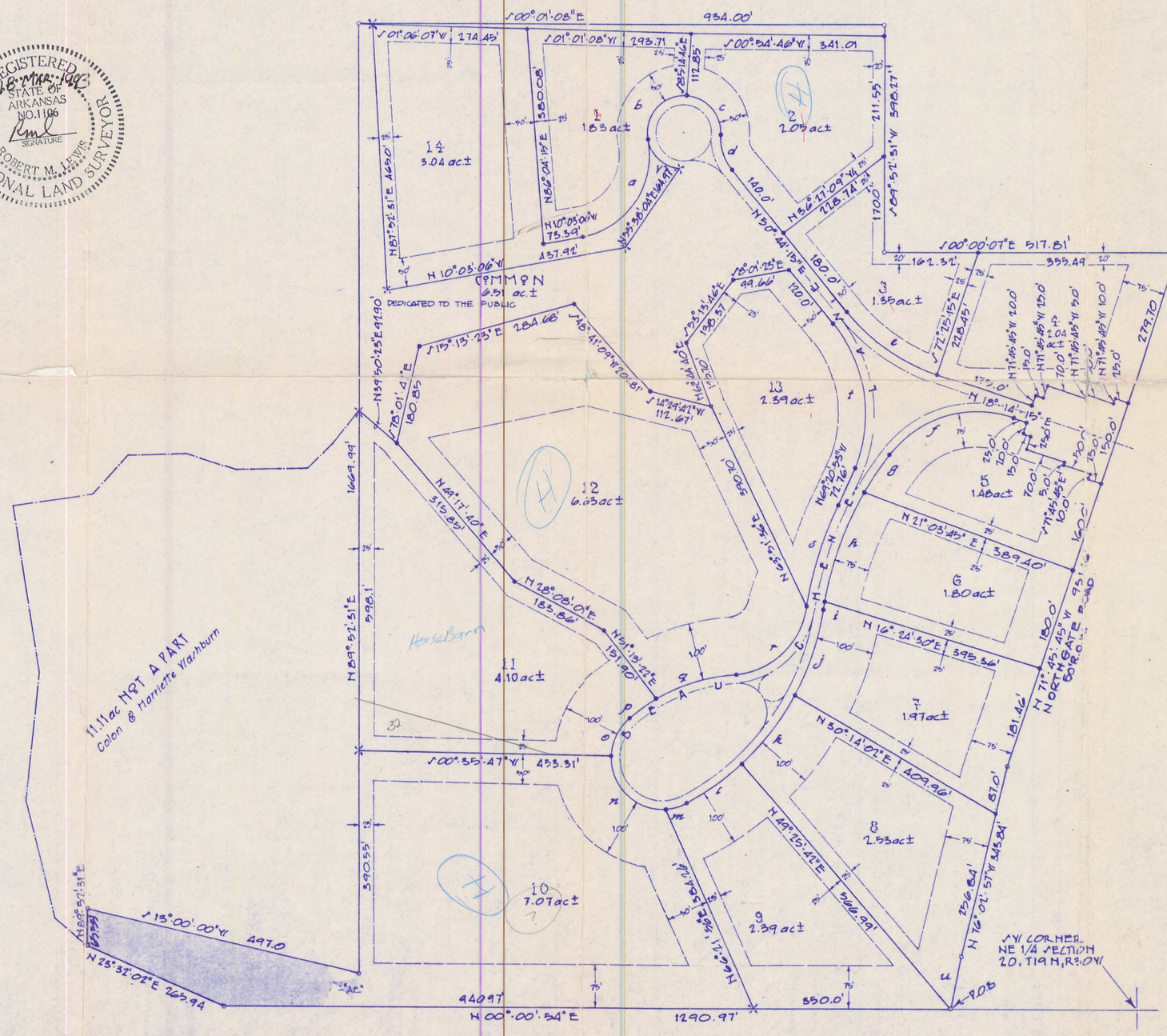
0 25 75

* PIN NOT SET AT CLIENT'S REQUEST.
○ FOUND IRON PIN
● SET IRON PIN
BUILDING SETBACK AND UTILITY/DRAINAGE EASEMENT

CURVE DATA			
	R	Δ	L
a	145.0'	91°15'00"	230.93'
b	65.0'	106°03'18"	120.32'
c	65.0'	90°28'56"	102.55'
d	85.0'	44°24'55"	65.89'
e	555.0'	32°30'00"	201.37'
f	145.0'	07°16'57"	73.72'
g	580.0'	21°03'05"	213.10'
h	580.0'	24°16'05"	245.66'
i	580.0'	00°54'31"	9.20
j	462.21'	20°05'58"	162.14'
k	462.21'	19°01'44"	153.51'
l	462.21'	14°51'23"	119.85'
m	90.0'	24°48'27"	38.97'
n	90.0'	95°18'51"	149.72'
o	90.0'	46°54'41"	73.16'
p	315.0'	10°59'48"	60.09'
q	315.0'	27°52'05"	151.38'
r	145.0'	72°22'00"	184.11'
s	610.0'	17°57'25"	187.62'
t	257.0'	59°54'15"	268.70'
u	815.0'	06°44'00"	96.95'
v	65.0'	70°01'40"	79.46'



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1106
SIGNATURE
ROBERT M. LEWIS
3-16-1993



FILED FOR RECORD
At ____ O'clock ____M
MAR 19 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

As owner, I hereby certify that I have caused the land described to be surveyed, platted, divided, dedicated and access rights reserved as represented on this plat (and attachments).

Colon Washburn Harriette Washburn H. Collins Haynes

Lands dedicated for easements, rights-of-way and other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way.

This plat has been reviewed by the Benton County Planning Board in accordance with Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

3-16-93
Service Officer

SURVEY DESCRIPTION: AND PART OF THE NW1/4 SE1/4 4-15-93 CH WM

PART OF THE NE 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED:

BEGINNING N00°00'54"E 332.81 FEET FROM THE SW CORNER OF THE NE 1/4 OF SAID SECTION 20, AT A POINT ON THE WEST LINE OF SAID NE 1/4; THENCE CONTINUING ALONG SAID WEST LINE N00°00'54"E 1290.97 FEET TO THE CENTERLINE OF OSAGE CREEK; THENCE ALONG SAID CENTERLINE N23°32'02"E 265.94 FEET; THENCE LEAVING SAID CENTERLINE N89°52'31"E 65.55 FEET; THENCE S13°00'00"W 497.00 FEET; THENCE N89°52'31"E 1669.99 FEET; THENCE S00°01'08"E 934.00 FEET; THENCE S89°52'31"W 598.27 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SAID NE 1/4; THENCE ALONG SAID EAST LINE S00°00'07"E 517.81 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A COUNTY ROAD; THENCE ALONG THE SAID RIGHT-OF-WAY LINE N71°45'45"W 1991.36 FEET; THENCE N76°02'57"W 343.84 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 825.00 FEET, AN ARC DISTANCE OF 96.95 FEET AND A CHORD BEARING AND DISTANCE OF N79°24'57"W 96.90 FEET TO THE POINT OF BEGINNING, CONTAINING 47.35 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OR COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0155 E. EFFECTIVE DATE SEPTEMBER 18, 1991.

10-19-90

CERTIFICATION

THE PLAT DEPICTED HEREON REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND IS FOR THE EXCLUSIVE USE OF THE PARTY FOR WHICH IT WAS PERFORMED.

Robert M. Lewis RLS 1106

EXTERIOR BOUNDARY BY T. E. PACE AS RECORDED IN PLAT BOOK 17 AT PAGE 43.

DEVELOPER:
BEAU CHÊNE FARMS INC.
3901 ARNOLD
ROGERS, AR 72756
COLLINS HAYNES
224 SOUTH SECOND ST.
ROGERS, AR 72756

500-19-30-0-20-102-04-1106

BEAU CHÊNE FARMS 1992

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1106
SIGNATURE
ROBERT M. LEWIS
3-16-1993

HAYNES & ASSOCIATES
ARCHITECTURE · ENGINEERING
224 S. SECOND ST.
ROGERS, ARKANSAS 72756
501/636-9651 501/631-7888 Fax

BEAU CHÊNE FARMS SUBDIVISION

FINAL PLAT

Scale	Drawn By	Checked By
	DF	CH
Project number	Date	Sheet Number
BCF 1993	2-26 1993	1