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LEGEND
- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  - 30' FRONT
  - 25' REAR
  - 10' SIDE
- SPECIAL UTILITY AND DRAINAGE EASEMENT
- XXXX STREET ADDRESSES

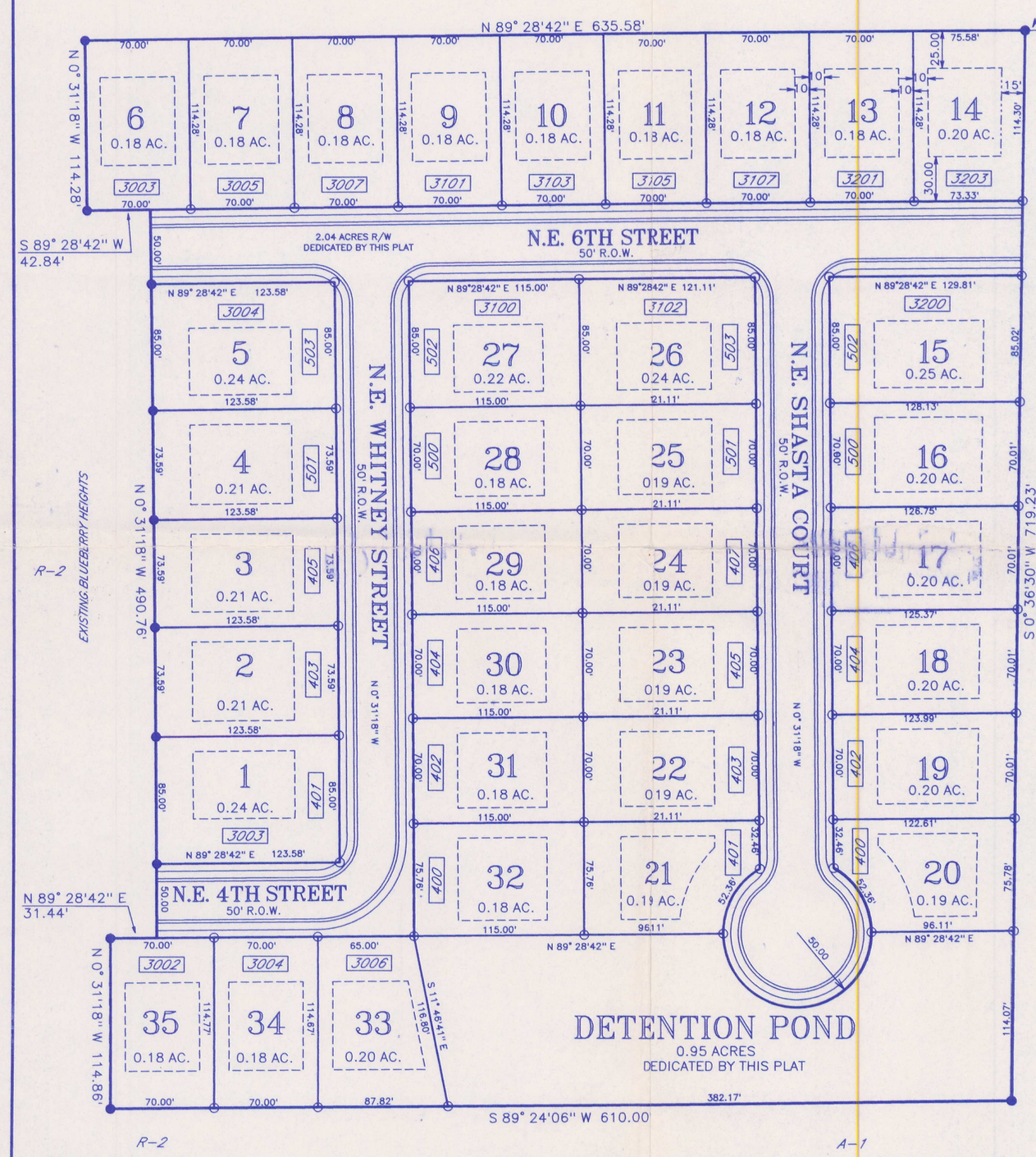
N
W E
S

SCALE 1" = 60'
60 30 0 60

A-1

FLOOD CERTIFICATION

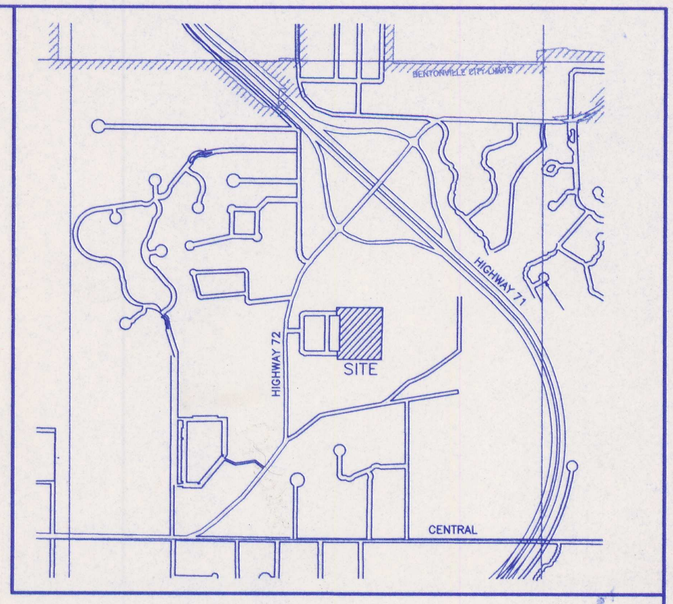
NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0065 E, EFFECTIVE DATE SEPTEMBER 18, 1991.



THIS PROPERTY IS ZONED R-2

SIDEWALK NOTE:

SIDEWALKS ARE TO BE INSTALLED TO ADA AND THE CITY OF BENTONVILLE SPECIFICATIONS. SIKEWALKS ARE TO BE 5' IN WIDTH AND BE LOCATED 5' FROM BACK OF CURB. CONTACT THE PLANNING DEPARTMENT FOR INSPECTION PRIOR TO POURING.



VICINITY MAP

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PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, SAID POINT BEING A FOUND IRON PIN AS SHOWN ON PLAT 14-76; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, S 89°28'42"W 250.00 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE S 0°36'30"W 719.23 FEET TO AN IRON PIN; THENCE S 89°24'06"W 610.00 FEET TO AN IRON PIN, AT THE SE CORNER OF LOT 31, BLOCK 1, OF BLUBERRY HEIGHTS; THENCE ALONG THE EAST LINE OF SAID BLOCK 1, N 0°31'18"W 114.86 FEET TO AN IRON PIN AT THE NE CORNER OF SAID LOT 31, SAID POINT IS ON THE SOUTH RIGHT OF WAY OF N.E. 4TH STREET; THENCE ALONG THE RIGHT OF WAY OF N.E. 4TH STREET, N 89°28'42"E 31.44 FEET; THENCE ALONG THE EAST LINE OF SAID BLOCK 1, N 0°31'18"W 490.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF N.E. 6TH STREET; THENCE ALONG THE RIGHT OF WAY OF N.E. 6TH STREET, S 89°28'42"W 42.84 FEET TO AN IRON PIN AT THE SE CORNER OF LOT 7, BLOCK 1 OF BLUEBERRY HEIGHTS; THENCE ALONG THE EAST LINE OF SAID BLOCK 1, N 0°31'18"W 114.28 FEET TO AN IRON PIN AT THE NE CORNER OF SAID LOT 7, SAID POINT IS ON THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 28, N 89°28'42"E 635.58 FEET TO THE POINT OF BEGINNING, CONTAINING 9.87 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST, BEING S 89°28'42"W.

OWNERS DEDICATION

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

Donald R. Holcomb

Elizabeth A. Holcomb

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF December 2000.

Diane Shastid
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/14/06

DIANE SHASTID NOTARY PUBLIC BENTON COUNTY, ARKANSAS My Commission Expires 02-14-06

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 7th DAY OF November 2000, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF November 2000, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Barry Black Cobelly — MAYOR

Suzanne Harder — CITY CLERK

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 12 DAY OF DEC, 2000, THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W Copelin

THOMAS W. COPELIN REGISTERED LAND SURVEYOR 0944

Copy 13 of 13

REGISTERED PROFESSIONAL LAND SURVEYOR THOMAS W. COPELIN STATE OF ARKANSAS NO. 944 SIGNATURE

FILED FOR RECORD
At 10:40 O'Clock A M
DEC 12 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

REVISED BY CITY, 10/30/00

FINAL PLAT

SCALE: 1"=60'	APPROVED BY: THOMAS W. COPELIN	DRAWN BY: JCD
DATE: 12/7/99		

BLUEBERRY HEIGHTS
BLOCK 2, LOTS 1 – 35

COPELIN LAND SURVEYING 273-7015
ATLAS PAGE 363

DRAWING NUMBER: 99037

SIGN-OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

OWNER/DEVELOPER
DON & BETTY HOLCOMB
3104 BLUEBERRY LN.
BENTONVILLE, AR.
273-7492

SURVEYOR
COPELIN LAND SURVEYING
10636 W. HWY 72, SUITE 102
BENTONVILLE, AR.
273-7015

ENGINEER
W/R CONSULTING, INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR.
273-7989

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