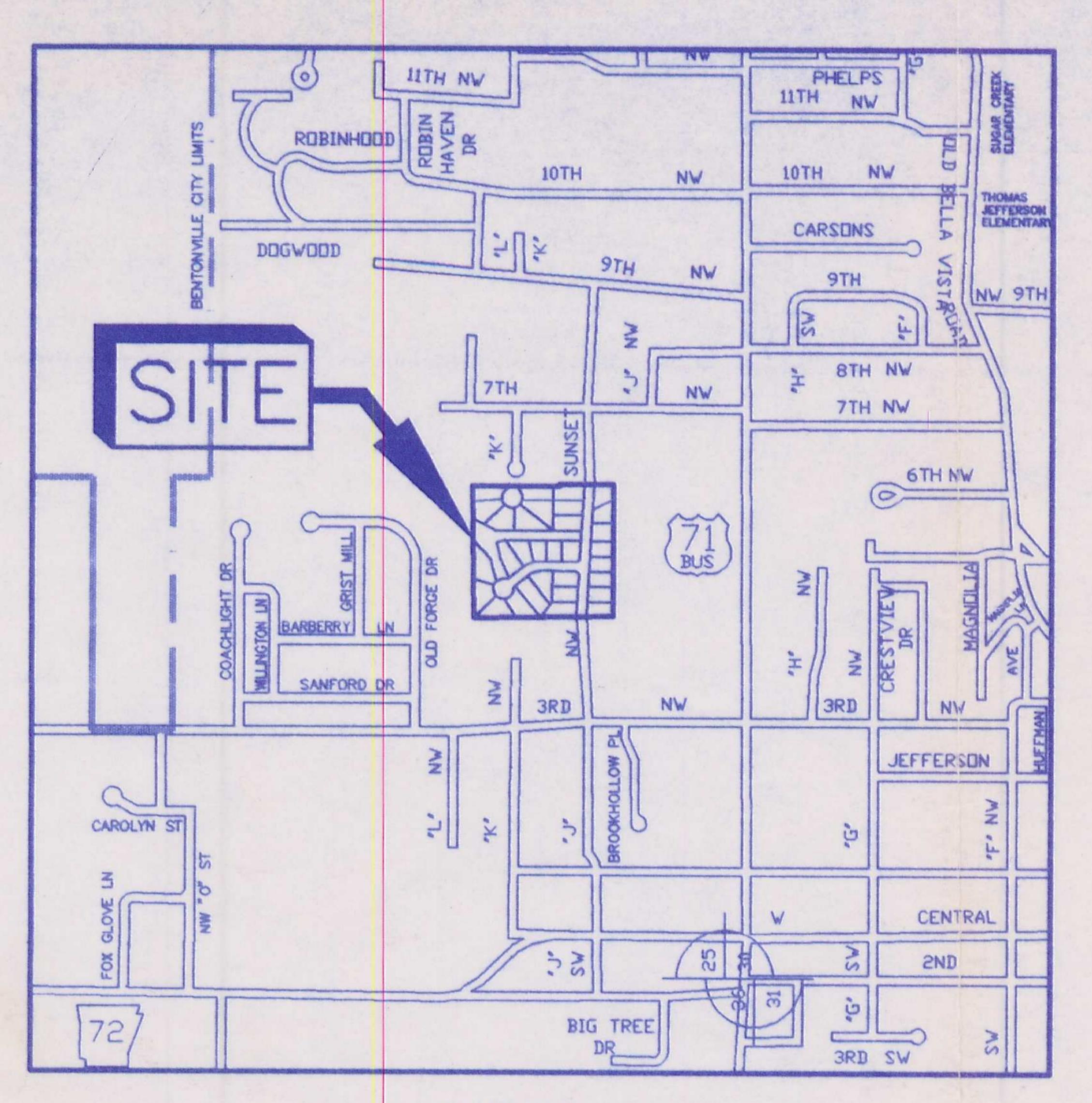


		OT ACREA	AGE CHAR	RT.	
LOT 1	0.26 ac.	11392 sf	LOT 16	0.28 ac.	12341 sf
LOT 2	0.29 ac.	12467 sf	LOT 17	0.28 ac.	12309 sf
LOT 3	0.29 ac.	12695 sf	LOT 18	0.34 ac.	14735 sf
LOT 4	0.30 ac.	13211 sf	LOT 19	0.27 ac.	11885 sf
LOT 5	0.32 ac.	14040 sf	LOT 20	0.22 ac.	9736 sf
LOT 6	0.25 ac.	10839 sf	LOT 21	0.22 ac.	9446 sf
LOT 7	0.27 ac.	11884 sf	LOT 22	0.26 ac.	11456 sf
LOT 8	0.26 ac.	11152 sf	LOT 23	0.22 ac.	9488 sf
LOT 9	0.25 ac.	10853 sf	LOT 24	0.21 ac.	9296 sf
LOT 10	0.22 ac.	9524 sf	LOT 25	0.21 ac.	8996 sf
LOT 11	0.18 ac.	7767 sf	LOT 26	0.20 ac.	8697 sf
LOT 12	0.18 ac.	7822 sf	LOT 27	0.19 ac.	8398 sf
LOT 13	0.24 ac.	10469 sf	LOT 28	0.22 ac.	9682 sf
LOT 14	0.27 ac.	11812 sf	LOT 29	0.21 ac.	9140 sf
LOT 15	0.35 ac.	15156 sf	LOT 30	0.23 00	10099 ef

## NOTES:

- 1. THIS SUBDIVISION CONTAINS 30 LOTS AND 10.33 ACRES.
- 2. PART OF THIS SUBDIVISION LIES WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FIRM MAP NUMBER 05007C0045 E, DATED SEPTEMBER 18, 1991. NO LOTS LIE WITHIN THE 100-YEAR FLOOD
- 3. THE LOT OWNER SHALL PROVIDE A 4 FOOT WIDE CONCRETE SIDEWALK, PER CITY SPECIFICATIONS, ALONG THE FRONT OF ALL LOTS. SAID SIDEWALKS ARE REQUIRED AT THE TIME OF HOME CONSTRUCTION, BUT NO LATER THAN 3 YEARS AFTER THE DATE OF THE FINAL PLAT. THE SIDEWALKS AT THE CONSERVATION AREAS SHALL BE PROVIDED BY THE OWNER DEVELOPER.
- 4. THE CONSERVATION AREAS SHOWN ON THE PLAT WILL REMAIN THE PROPERTY OF THE OWNER/DEVELOPER. 6 FOOT WIDE ASPHALT WALKING PATHS MAY BE CONSTRUCTED IN THE CONSERVATION AREAS. NO CLEARING OF THE CONSERVATION AREA IS PERMITED WITHOUT THE PERMISSION OF THE OWNER/DEVELOPER. THE OWNER/ DEVELOPER ALSO GRANTS A BLANKET UTILITY AND DRAINAGE EASE-MENT TO THE CITY OF BENTONVILLE.
- 5. THERE IS A 20 FOOT UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHT-OF-WAYS, AND A 10' FOOT UTILITY AND DRAIN-AGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE
- 6. THIS PROPERTY IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF BENTONVILLE, ARKANSAS.
- 7. ZONING- R-1A SINGLE FAMILY RESIDENTIAL
- 8. THE MINIMUM SETBACK DISTANCE FOR YARD REQUIREMENTS SHALL BE AS FOLLOWS:
  - FRONT YARD (FROM PLANNED STREET R/W)\_\_\_\_ 25 FEET INTERIOR (FROM PROPERTY LINE)\_\_\_\_ 7 FEET CORNER LOT (INTERIOR) 7 FEET CORNER LOT (EXTERIOR) 25 FEET
- 9. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED WHICH CONTAINS LESS THAN THE MINIMUM SQUARE FOOTAGE AS PROVIDED IN THIS DECLAR-ATION. THE MINIMUM SQUARE FOOTAGE REQUIREMENT SHALL BE 1600 SQUARE FEET, OF WHICH NOT LESS THAN 1200 SQUARE FEET MUST BE ON THE GROUND FLOOR.



VICINITY MAP

## LEGAL DESCRIPTION BRIARWOOD SUBDIVISION

A PART OF BLOCKS (SOMETIMES CALLED LOTS) "A" AND "D" OF FAIRVIEW HEIGHTS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A", FAIRVIEW HEIGHTS ADDITION; THENCE S 00°53'04" E 10.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 89'46'18" E 427.94 FEET; THENCE N .00°16'06" E 9.15 FEET; THENCE N 89°53'09" E 266.98 FEET; THENCE S 00°08'19" W 655.77 FEET; THENCE S 89'21'13" W 683.26 FEET; THENCE N 00°53'04" W 652.17 FEET

BASIS OF BEARING: A SURVEY FILED FOR RECORD ON THE 15th DAY OF MAY, 1997 IN BOOK 33 AT PAGE 88 IN THE OFFICE OF THE CIRCUIT CLERK AND RECORDER FOR BENTON COUNTY, ARKANSAS.

TO THE POINT OF BEGINNING, CONTAINING

10.33 ACRES MORE OR LESS.

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND/OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

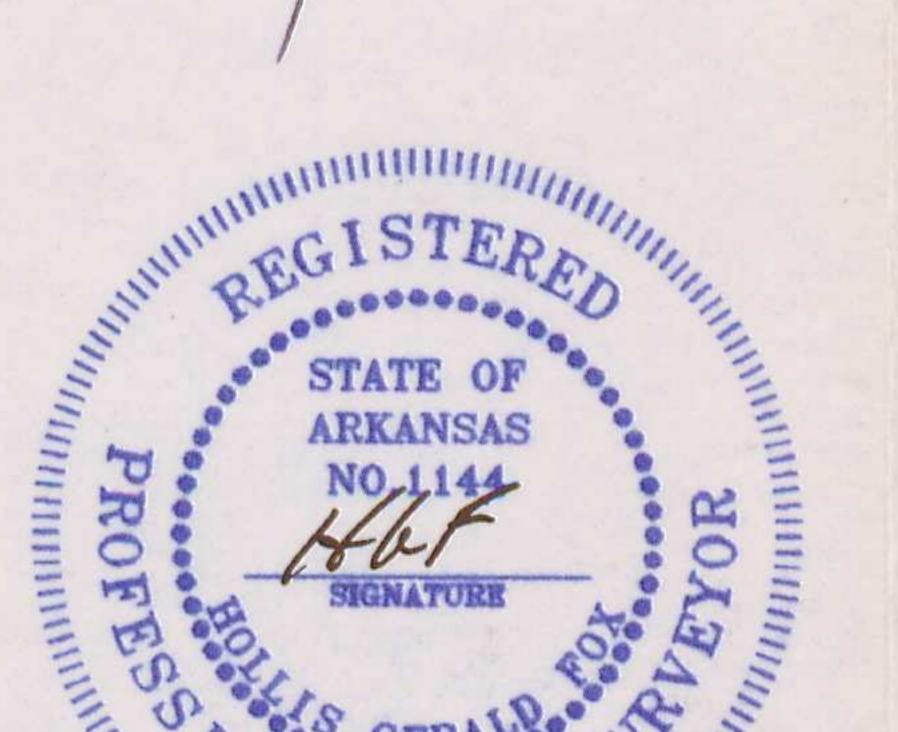
HOLLIS G. FOX PLS# 1144

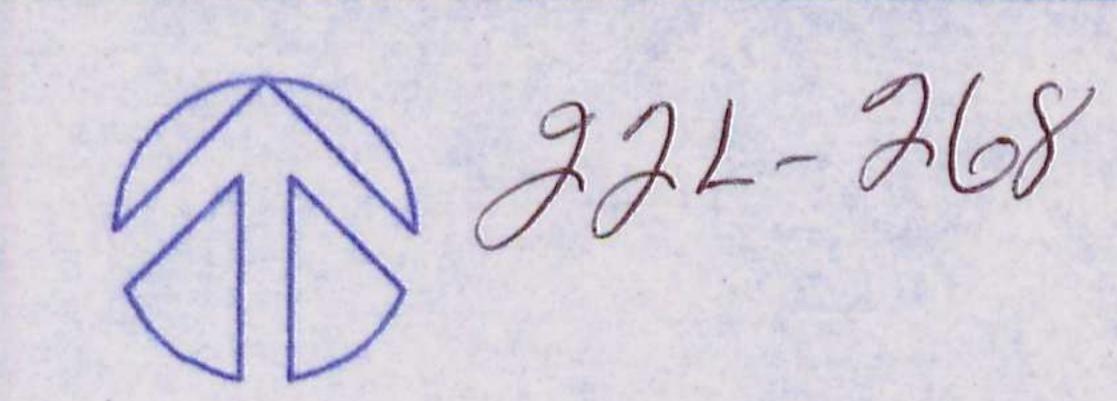
PLANNING COMMISSION APPROVAL

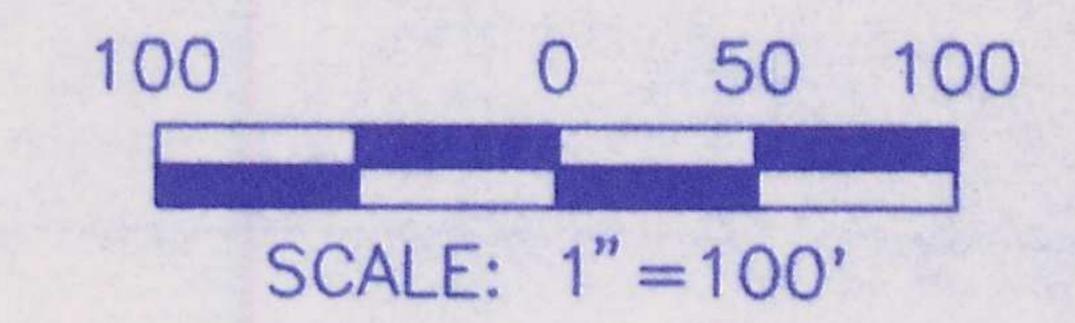
THIS PLAT IS HEREBY ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 1997
BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS \_\_\_\_ DAY OF BY THE CITY COUNCIL OF THE CITY OF BENJONVILLE, ARKANSAS.







LEGEND o FOUND CORNER SET CORNER - FP \_\_\_\_ 100-YEAR - - EASEMENT LINE BACK OF CURB - LOT BOUNDARY LINE STREET LIGHT FIRE HYDRANT

> DEVELOPER: BRIARWOOD JOINT VENTURE 3201 S. WALTON BLVD. BENTONVILLE, AR 72712 (501) 273-0120

SAMUEL K. MORRISON 902 NW 2 BENTONVILLE, ARKANSAS 72712 (501) 273-2585

ENGINEER/SURVEYOR: FOX & GORE, INC. 2800-D WEST HUDSON ROAD ROGERS, ARKANSAS 72756 (501) 636-7796

OWNERS CERTIFICATION

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAYS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

SUBSCRIBED AND SWORN BEFORE ME THIS 9 DAY OF June, 1997 Telie J. Fox BENTON COUNTY, STATE OF ARKANSAS TILLIE J. FOX
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires Sept. 5, 2000

FILED FOR RECORD

JUN 1 1 1997

SUEHODGES Clerk and Recorder BENTON COUNTY, ARK.

1-02676-000

1-501-636-7796

FAX 1-501-636-3935



2800-D WEST HUDSON ROAD PREPARED FOR:

BRIARWOOD DEVELOPMENT, INCORPORATED FINAL PLAT, ATLAS PAGE 360

BRIARWOOD SUBDIVISION

BENTONVILLE, ARKANSAS

DESIGNED BY: HGF CHECKED BY: HGF DATE: 5-19-97 SCALE: 1"=100" DRAWN BY: KGF PROJECT NO: 00021-SD . SHEET NO. REV. PER CITY REVIEW 5-30-97 KGF 1 OF