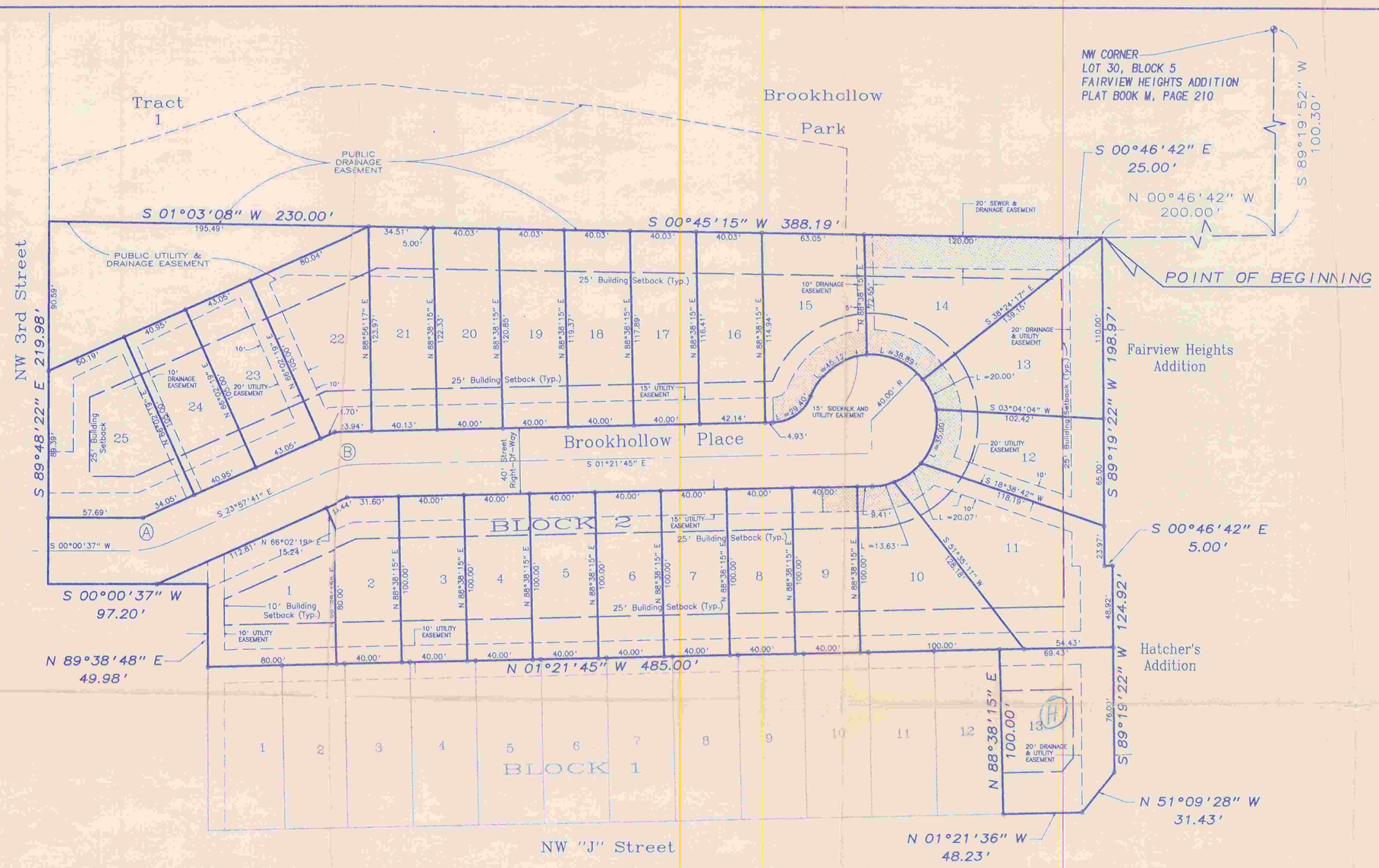
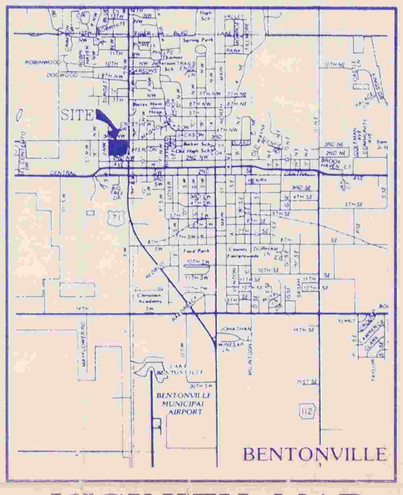
16-14





VICINITY MAP

n.t.s.

LEGEND

- ○ SET IRON PIN
- ● FOUND IRON PIN
- BUILDING SETBACK LINE
- EASEMENT LINE

FILED FOR RECORD
At 4:25 O'clock P M
APR 12 1991
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 9 DAY OF Apr, 1991.

CHAIRMAN

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 9 DAY OF Apr 1991.

MAYOR Don M. O'Neal

CITY CLERK Amy Coberly

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

Burckart Development Inc.

John Burckart — DATE 4/11/91

Bob Burckart — DATE 4/11/91

SUBSCRIBED AND SWORN BEFORE ME, THIS 11TH DAY OF April, 1991.

Carole Hemmon MY COMMISSION EXPIRES 9-1-93

LEGAL DESCRIPTION

A TRACT OF LAND BEING ELEVENTH STREET, AS PLATTED ON THE FAIRVIEW HEIGHTS ADDITION IN BOOK "D" AT PAGE 18 OF THE BENTON COUNTY RECORDS, AND THE NORTH HALF OF 3RD STREET N.W. AS PLATTED ON THE DELOACH SUBDIVISION IN BOOK "A" AT PAGES 182 AND 183 OF THE BENTON COUNTY RECORDS BETWEEN PARTS OF BLOCKS FOUR AND FIVE OF SAID FAIRVIEW HEIGHTS ADDITION AND THE HATCHER'S ADDITION, AS PLATTED IN BOOK "Y" AT PAGE 145 OF THE BENTON COUNTY RECORDS, STARTING AT THE S.W. CORNER OF BLOCK FOUR OF SAID FAIRVIEW HEIGHTS ADDITION AND THE N.W. CORNER OF SAID HATCHER'S ADDITION AND EXTENDING EASTWARD TO THE N.E. CORNER OF LOT 12 OF BLOCK 5 OF SAID FAIRVIEW HEIGHTS ADDITION AND PART OF TRACT 2A OF THE BROOKHOLLOW SUBDIVISION IN THE CITY OF BENTONVILLE, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 30, BLOCK 5 OF THE FAIRVIEW HEIGHTS ADDITION TO SAID CITY AS SHOWN IN PLAT BOOK M AT PAGE 210; THENCE S 89°19'52" W 100.30 FEET; THENCE N 00°46'42" W 200.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°19'22" W 198.87 FEET; THENCE S 00°46'42" E 5.00 FEET; THENCE S 89°19'22" W 124.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 'J' STREET; THENCE N 51°09'28" W 31.43 FEET; THENCE N 01°21'36" W 48.23 FEET; THENCE S 88°38'15" W 100.00 FEET; THENCE N 01°21'45" W 485.00 FEET; THENCE N 89°38'48" E 49.98 FEET; THENCE N 00°00'37" E 97.20 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NW 3RD STREET; THENCE WITH SAID RIGHT-OF-WAY S 89°48'22" E 219.98 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 01°03'08" W 230.00 FEET; THENCE S 00°45'15" W 388.19 FEET; THENCE S 00°46'42" E 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 3.888 ACRES MORE OR LESS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS COMMUNITY PANEL NUMBER 050012 0005 D. REVISED DATE OCTOBER 15, 1985.

CENTERLINE CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
A	D = 23°58'18"	62.00	25.94	S 11°58'32" E	25.75	13.16
B	D = 22°35'56"	62.00	24.45	S 12°39'43" E	24.30	12.39

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

Thomas E. Pace — DATE 04-12-91

Thomas E. Pace PLS # 572

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 572 — THOMAS E. PACE

3.881 Acres ±

Zoned RZL

DEVELOPER:

Mr. John Burckart
Mr. Bob Burckart
46 Dunsford Dr.
Bella Vista, Arkansas 72714

Final Plat

CEI ENGINEERING ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

110 W. CENTRAL AVE. (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY:	LMG	DATE:	March 28, 1991
CHECKED BY:	JWC/REH	FILE NO:	4812

SCALE: 1"= 50'

Lot 13 Of Block 1 & Block 2 Of Brookhollow Subdivision Bentonville, Arkansas

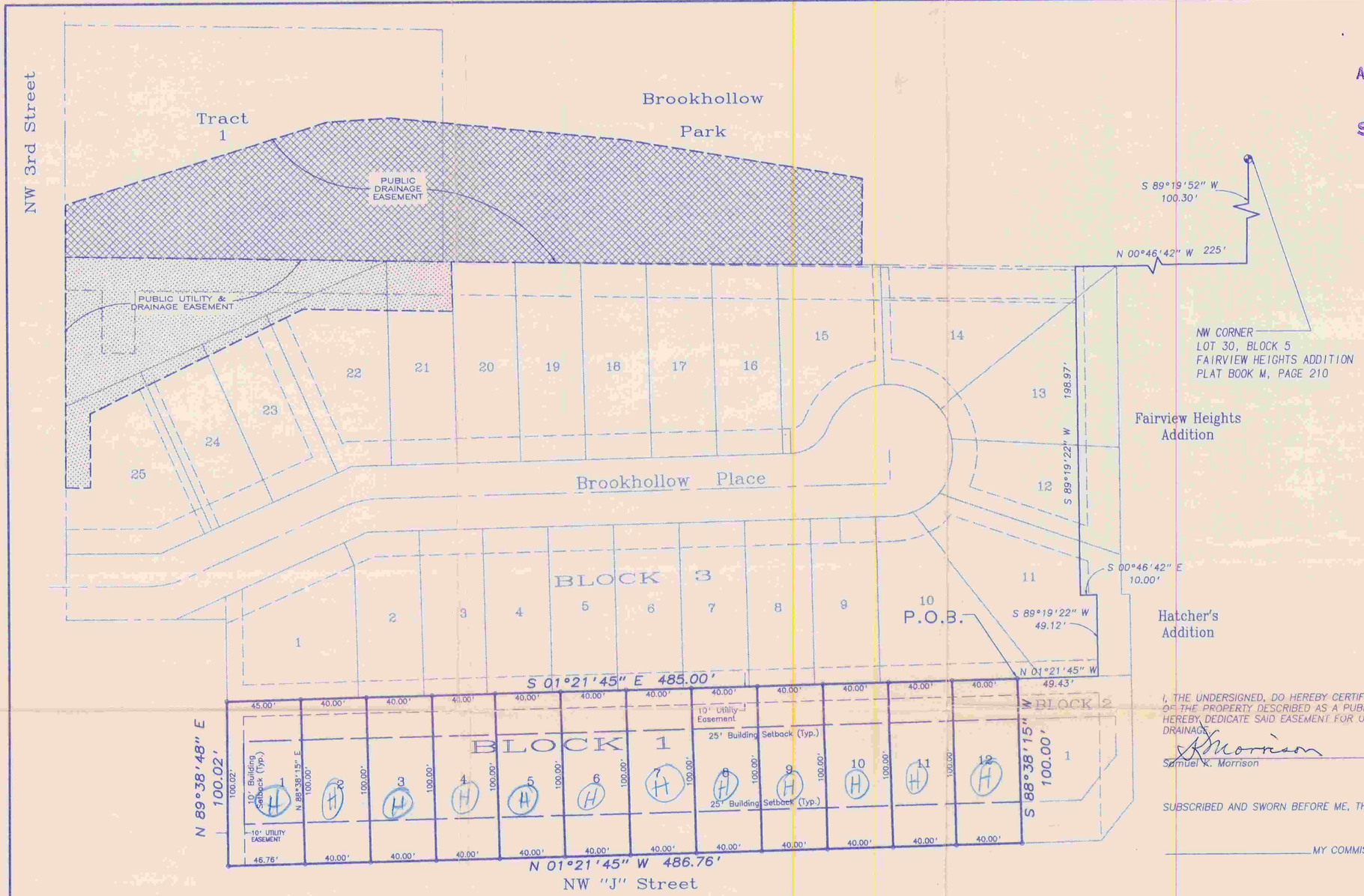
SHEET NO. 1

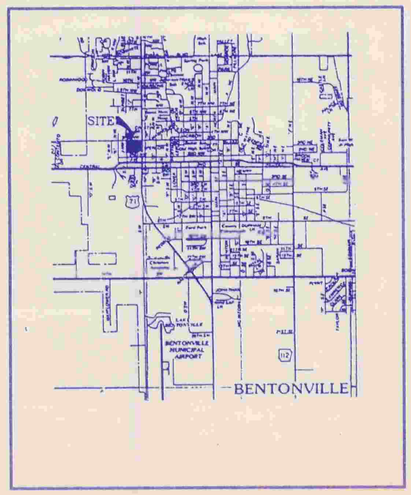
16-30

FILED FOR RECORD
At 1:15 O'clock P M
APR 29 1991
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Scale 1" = 50'

-50 -25 0 50 100 150





VICINITY MAP
n.t.s.

LEGEND

- ○ SET IRON PIN
- ● FOUND IRON PIN
- BUILDING SETBACK LINE
- EASEMENT LINE

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE PROPERTY DESCRIBED AS A PUBLIC DRAINAGE EASEMENT AND DO HEREBY DEDICATE SAID EASEMENT FOR USE BY THE GENERAL PUBLIC FOR DRAINAGE.

Samuel K. Morrison DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 19____.

MY COMMISSION EXPIRES _____

LEGAL DESCRIPTION

PART OF TRACT 2A OF THE BROOKHOLLOW PARK SUBDIVISION IN THE CITY OF BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 30, BLOCK 5 OF THE FAIRVIEW HEIGHTS ADDITION TO SAID CITY AS SHOWN IN PLAT BOOK M AT PAGE 210; THENCE S 89°19'52" W 100.30 FEET; THENCE N00°46'42" W 225.00 FEET; THENCE S 89°19'22" W 198.97 FEET; THENCE S 00°46'42" E 10.00 FEET; THENCE S 89°19'22" W 49.12 FEET; THENCE N 01°21'45" W 49.43 FEET TO THE POINT OF BEGINNING; THENCE S 88°38'15" W 100.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW 'J' STREET; THENCE WITH SAID RIGHT-OF-WAY N 01°21'45" W 486.76 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 89°38'48" E 100.02 FEET; THENCE S01°21'45" E 485.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 48,586.59 SQUARE FEET OR 1.1154 ACRES MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

Burckart Development Inc.

John Burckart 4/23/91 DATE

Bob Burckart 4/23/91 DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 29 DAY OF April, 1991.

Cerole Hammon MY COMMISSION EXPIRES 9-1-93.

PUBLIC DRAINAGE EASEMENT

A PART OF TRACT ONE AND A PART OF TRACT 2A OF THE BROOKHOLLOW PARK SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF TRACT ONE OF THE BROOKHOLLOW PARK SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT ONE S 89°48'22" E A DISTANCE OF 31.45 FEET; THENCE LEAVING SAID NORTHERLY LINE S 17°02'57" W A DISTANCE OF 166.96 FEET; THENCE S 03°13'27" W A DISTANCE OF 38.74 FEET; THENCE S 05°28'03" W A DISTANCE OF 145.03 FEET; THENCE S 09°30'45" E A DISTANCE OF 146.60 FEET; THENCE N 89°14'45" W A DISTANCE OF 52.14 FEET; THENCE ALONG SAID COMMON LINE N 00°45'15" E A DISTANCE OF 256.73 FEET TO THE S.W. CORNER OF SAID TRACT ONE; THENCE ALONG THE WESTERLY LINE OF SAID TRACT ONE N 01°03'08" E A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 33,154.89 SQUARE FEET OR 0.7611 ACRES MORE OR LESS.

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 12 DAY OF May, 1991.

Don M. O'Neal
MAYOR

Terry Coberly
CITY CLERK

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS COMMUNITY PANEL NUMBER 050012 0005 D. REVISED DATE OCTOBER 15, 1985.

PUBLIC UTILITY AND DRAINAGE EASEMENT

A PART OF TRACT 2A OF THE BROOKHOLLOW PARK SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF TRACT ONE OF THE BROOKHOLLOW PARK SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY ARKANSAS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF TRACT 2D OF SAID SUBDIVISION N 89°48'22" W A DISTANCE OF 140.00 FEET; THENCE LEAVING SAID NORTHERLY LINE S 00°11'38" W A DISTANCE OF 15.00 FEET; THENCE S 89°48'22" E A DISTANCE OF 45.00 FEET; THENCE S 25°40'56" E A DISTANCE OF 143.88 FEET; THENCE S 01°00'25" W A DISTANCE OF 91.35 FEET; THENCE S 88°38'15" E A DISTANCE OF 30.02 FEET TO A POINT ON THE LINE COMMON TO TRACT ONE AND TRACT 2A OF SAID SUBDIVISION; THENCE ALONG SAID COMMON LINE N 00°45'15" E A DISTANCE OF 5.00 FEET; THENCE N 01°03'08" E A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 12,906.05 SQUARE FEET OR 0.2963 ACRES MORE OR LESS.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 1 DAY OF May, 1991.

CHAIRMAN John Anderson

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

4-23-91

JAMES W. COLTON, PLS #1025 DATE

REGISTERED STATE OF ARKANSAS NO. 1025 SIGNATURE JAMES W. COLTON PROFESSIONAL LAND SURVEYOR

1.12 Acres ±

Zoned RZL

DEVELOPER:

Mr. John Burckart
Mr. Bob Burckart
46 Dunsford Dr.
Bella Vista, Arkansas 72714

Amended Plat

CEI ENGINEERING ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

110 W. CENTRAL AVE. (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY:	LMG	DATE:	March 1, 1991
CHECKED BY:	JWC/REH	FILE NO:	4812

SCALE: 1"= 50'

Brookhollow Park Subdivision
Bentonville, Arkansas

SHEET NO. 1

BLK 1