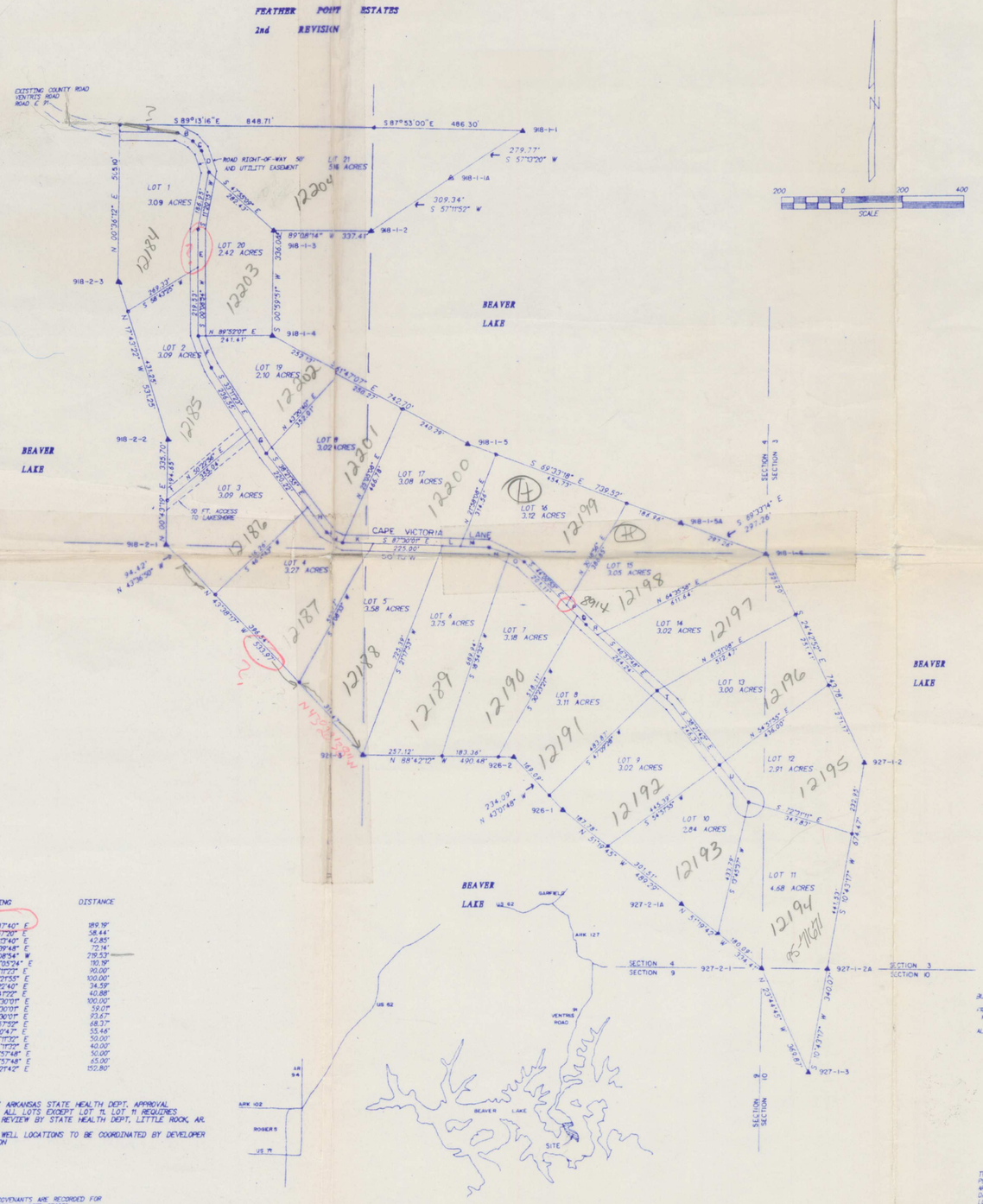
19-125

FILED FOR RECORD
At 10:35 O'clock A M
MAY 20 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

FEATHER POINT ESTATES
2nd REVISION



COURSE	BEARING	DISTANCE
A	S 81°37'40" E	189.19'
B	S 61°57'20" E	58.44'
C	S 43°17'40" E	42.85'
D	S 19°39'48" E	72.14'
E	S 00°08'54" W	219.53'
F	S 23°35'24" E	110.19'
G	S 33°11'23" E	90.00'
H	S 38°21'55" E	100.00'
I	S 49°22'40" E	34.59'
J	S 73°47'22" E	40.88'
K	S 87°30'01" E	100.00'
L	S 87°30'01" E	59.01'
M	S 80°30'01" E	93.67'
N	S 70°47'59" E	68.37'
O	S 57°01'47" E	55.46'
P	S 45°11'32" E	50.00'
Q	S 45°11'32" E	40.00'
R	S 46°57'48" E	50.00'
T	S 46°57'48" E	65.00'
U	S 38°21'42" E	152.80'

PRELIMINARY ARKANSAS STATE HEALTH DEPT. APPROVAL GRANTED ON ALL LOTS EXCEPT LOT 11. LOT 11 REQUIRES INDIVIDUAL REVIEW BY STATE HEALTH DEPT. LITTLE ROCK, AR.

INDIVIDUAL WELL LOCATIONS TO BE COORDINATED BY DEVELOPER FOR LOCATION

PROTECTIVE COVENANTS ARE RECORDED FOR THIS SUBDIVISION IN 3633 RECORD AT PAGE _____ IN THE BENTON COUNTY COURTHOUSE.

AREA MAP

LEGEND
- ● FOUND IRON PIN
- ○ SET IRON PIN
- ▲ FOUND CORP. MONUMENT

BUILDING SETBACKS LINES

FRONT SETBACK - 55 FEET
MEASURED FROM PROPERTY LINE IN ROADWAY

ALL OTHER SETBACK LINES - 50 FEET

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD ZONE PER THE FLOOD HAZARD BOUNDARY MAP, BENTON COUNTY, ARKANSAS COMMUNITY PANEL 5105027 0005 B
DATED SEPTEMBER 18, 1991. THE PROPERTY SURVEYED IS LOCATED IN SPECIAL FLOOD HAZARD ZONE _____

LEGAL DESCRIPTION

A part of Section 4, Township 19 North, Range 28 West, Benton County, Arkansas, Described as Beginning at the NW Corner of the E 1/2 of the SW 1/4 o the SE 1/4, run thence SE to the SE Corner of the N 1/2 of said SW 1/4 of the SE 1/4; thence East to the NE Corner of the W 1/2 of the NE 1/4 of the SW 1/4 of the SE 1/4 of the said SE 1/4; thence SE to the SE Corner of the N 1/2 of the said NE 1/4 of the SW 1/4 of the SE 1/4 of the SE 1/4; thence North to the NE Corner of the W 1/2 of the SE 1/4 of the (JE 1/4; thence West to the Point of Beginning.

A tract of land situated in the County of Benton, State of Arkansas, and being a part of the SE 1/4 of Fractional Section 4; the SW 1/4 of Fractional Section 3; and a part of the NW 1/4 of Section 10, all of Township 19 North, Range 28 West of the 5th Principal Meridian, and being more particularly described as follows: Beginning at the NW Corner of the NW 1/4 of said Section 10; thence Southeasterly to the SE Corner of the W 1/2 of the NW 1/4 of the NW 1/4 of the NW 1/4 of said NW 1/4; thence Northeasterly to the NE Corner of the W 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of storesaid fractional Section 3; thence Northwesterly to the NW Corner of said SW 1/4 of the SW 1/4; thence West along the North line of the S 1/4 of Fractional Section 4 to the NW Corner of the E 1/2 of the SE 1/4 of th SE 1/4 of Section 4 of Township 19 North, Range 28 West of the 5th Principal Meridian; thence South to the NW Corner of the S 1/2 of the NW 1/4 of the SE 1/4 of said SE 1/4 of the SE 1/4 of Fractional Section 4 of Township 19 North, Range 28 West of the 5th Principal Meridian; thence Southeasterly to the Point of Beginning.

Also the N 1/2 of the SE 1/4 of Section 4, Township 19 North, Range 28 West, EXCEPT Beginning at the NE Corner of said N 1/2 of the SE 1/4; thence South to the SE Corner thereof; thence Northwesterly to the center of the SW 1/4 of the NE 1/4 of said SE 1/4; thence Northwesterly to the NW Corner of the E 1/2 of the SE 1/4 of the NW 1/4 of said SE 1/4; thence North to the center of the NE 1/4 of said NW 1/4 of the SE 1/4; thence East to the NE Corner of the S 1/2 of said NE 1/4 of the NW 1/4 of the SE 1/4; thence Northeasterly to the NE Corner of the W 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4 of said SE 1/4; thence East to the Point of Beginning.

ALSO EXCEPT Beginning at the center of Fractional Section 4; thence East to the NE Corner of the W 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of the SE 1/4; thence South to the center of the SE 1/4 of said NW 1/4 of the NW 1/4 of the SE 1/4; thence Southwesterly to the SE Corner of the N 1/2 of the SW 1/4 of said NW 1/4 of the SE 1/4; thence South to the SE Corner of the W 1/2 of said NW 1/4 of the SE 1/4; thence West to the SW Corner of the NW 1/4 of the SE 1/4; thence North to the point of beginning.

OWNERS CERTIFICATION AND DEDICATION

WE CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED AND DESCRIBED PROPERTY AND DEDICATE ALL EASEMENTS SHOWN TO THE GENERAL PUBLIC FOR THE INSTALLATION, MAINTENANCE, AND REPAIRS OF ALL UTILITIES.

Rex Fox Carolyn J. Fox
SWORN BEFORE ME THIS 18 DAY OF May 1994

Mary Ann Cutberth
NOTARY PUBLIC MY COMMISSION EXPIRES

Mary Ann Cutberth, Notary Public
Benton County, Arkansas
My Commission Expires 3/25/200

COUNTY PLANNING BOARD APPROVAL

THIS SUBDIVISION IS APPROVED BY THE BENTON COUNTY PLANNING BOARD
THIS 17TH DAY OF MAY 1994

CHAIRMAN SERVICE OFFICER 5-17-94 DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE 17TH DAY OF MAY 1994, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE MONUMENTS WERE FOUND OR SET, AS SHOWN ON THIS PLAT.

BILLY D. COCHRAN RLS 601 ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 601
BILLY D. COCHRAN
PROFESSIONAL LAND SURVEYOR

ROADS NOT MAINTAINED BY COUNTY

OWNER - DEVELOPER

REX AND CAROLYN FOX
P O BOX 1403
BENTONVILLE, ARKANSAS 72712

RECORD PLAT

CAPE VICTORIA SUBDIVISION		
SCALE: 1"= 200'	APPROVED BY:	DRAWN BY: T. GING
DATE: 4-7-1994		REVISED:
PART OF SECTIONS 3, 4, & 10 TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON CO.		
COCHRAN & ASSOCIATES		DRAWING NUMBER