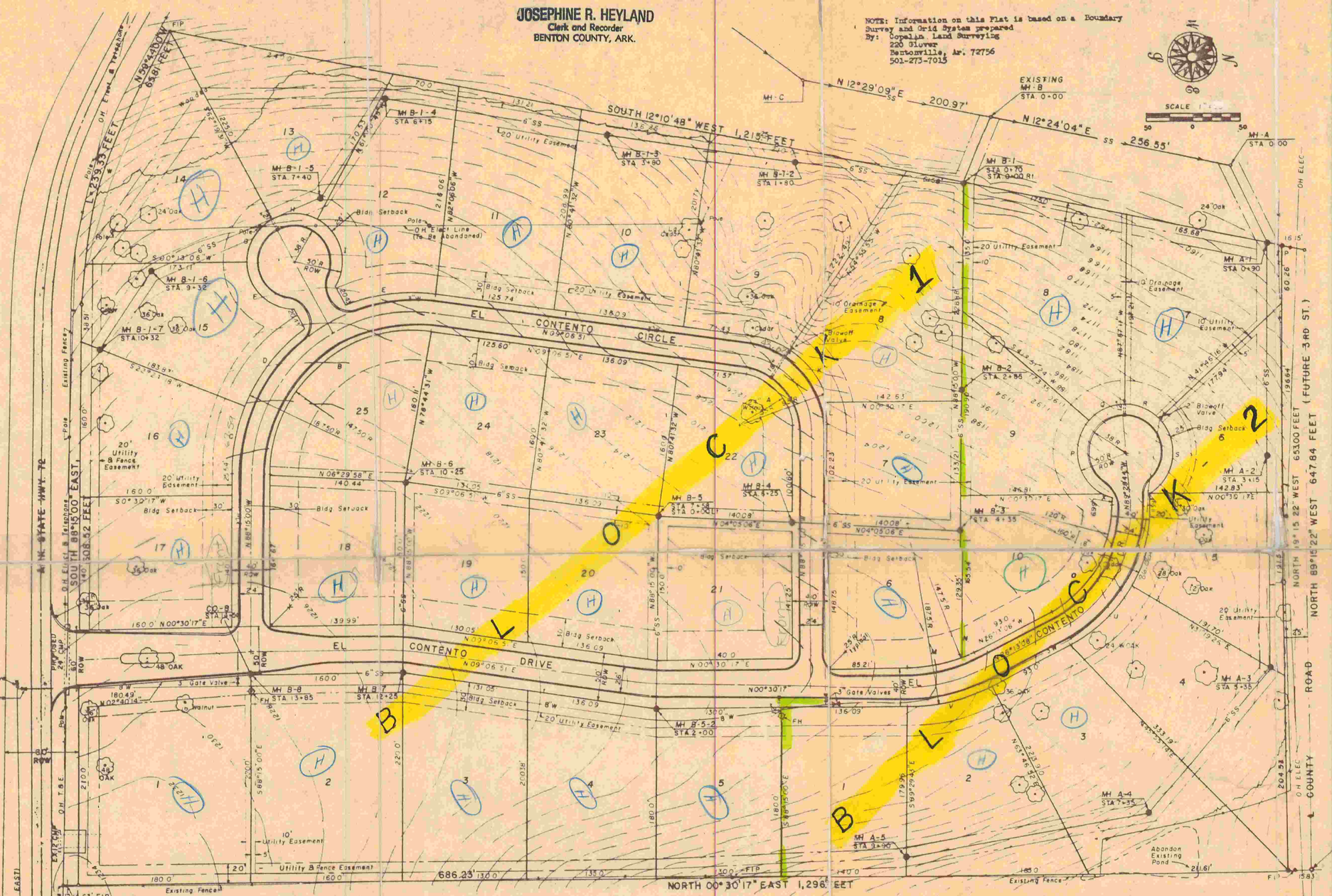
6-129

FILED FOR RECORD
At 11:20 O'clock A M.
AUG 27 1985
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

NOTE: Information on this Plat is based on a Boundary Survey and Grid System prepared
By: Copelin Land Surveying
220 Glover
Bentonville, Ar. 72756
501-273-7015



NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

1. The property covered by this Plat is subject to the limitations, restrictions and easements and other provisions contained on Bill of Assurance dated 6/05/85 and recorded in Book 86-29 Page 5800 in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas, and said Bill of Assurance is made a part hereof by reference as if set out in full on this Plat.

2. All roads and streets reflected upon the Plat which have not previously been so dedicated are dedicated to the general public as well as the owners, present and future, of the lots covered by this Plat.

3. Utility and drainage easements are reserved by the Developer upon all property covered by the Plat pursuant to the Bill of Assurance aforesaid and as specifically designated upon the Plat.

4. Unless shown otherwise on the Plat, all lots have (10') ten foot utility and drainage easement on the interior of all lot lines, such easements to be parallel with the corresponding lot line.

5. All lots reflected upon the Plat are zoned as Residential lots and only single family structures may be built and constructed thereon pursuant to the provisions, restrictions and protective covenants as contained in the Declaration aforesaid. No single family structure shall be constructed which shall have a Floor Space of less than 2,000 square feet.

Owners Certification And 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 of general public and for the installation of utilities.

The LBG Company Donald E Blair
OWNER - DEVELOPER President

Subscribed and sworn before me this 22nd day of Aug. 1985.
Joann Clem
NOTARY PUBLIC
My Commission expires 12/28/91

	Δ	R	L
A	82°38'09"	55.00'	79.32'
B	97°21'51"	147.50'	250.65'
C	20°39'18"	187.50'	67.59'
D	32°15'27"	187.50'	105.56'
E	29°07'38"	187.50'	95.32'
F	87°53'28"	50.00'	76.70'
G	62°06'26"	50.00'	54.20'
H	56°39'44"	50.00'	49.45'
I	93°20'22"	50.00'	81.45'
J	25°57'14"	95.00'	43.03'
K	43°10'55"	95.00'	71.60'
L	13°30'00"	95.00'	22.38'
M	23°42'07"	147.50'	61.02'
N	03°01'18"	147.50'	07.78'
O	63°16'35"	120.00'	132.53'
P	101°21'07"	50.00'	88.45'
Q	50°11'45"	50.00'	43.80'
R	46°10'55"	50.00'	40.30'
S	102°16'34"	50.00'	89.25'
T	30°49'09"	160.00'	86.06'
U	32°27'26"	160.00'	90.64'
V	26°43'25"	187.50'	87.45'
W	28°31'00"	480.87'	239.33'
X	12°32'32.09"	50.00'	10.95'

POINT OF BEGINNING
N.E. CORNER, SW 1/4, SW 1/4, SECTION 25, T-20-N, R-31-W

LAND SURVEYOR'S CERTIFICATION

THOMAS W. COPELIN
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 844
TWC
SIGNATURE

I hereby certify that the platted and described survey was completed under my supervision on the 24th day of APRIL, 1985, and that corners were set, as shown, to the best of my knowledge and ability.

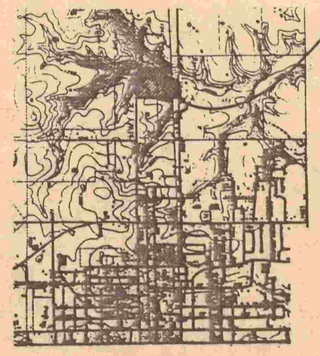
This survey is made for the exclusive use of the present Owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map.

Thomas W Copelin
THOMAS W COPELIN R.L.S. #844

Legal Description

Part of the SW¼ of the SW¼ of Section 25, Township 20 North, Range 31 West, Benton County Arkansas, more particularly described as follows:

Beginning at the NE Corner of said SW¼, SW¼, Section 25, said point being at the centerline of the County Road: Thence N 89° 15' 22" W 647.84 feet along said centerline Thence S 12° 10' 48" W 1215.25 feet; Thence S 59° 44' 00" E 65.81 feet; Thence 239.33 feet along a curve to the left, said curve having a radius of 480.87 feet and a Delta Angle of 28° 31' 00"; Thence S 88° 15' 00" E 508.52 feet; Thence N 00° 30' 17" E 1296.61 feet to the Point of Beginning, containing 22.88 Acres, more or less, subject to the Right-of-Way of said road and existing easements.



VICINITY MAP

Planning Commission Acceptance:
This plat is hereby accepted by the Bentonville Planning Commission this _____ day of _____, 19__.
CHAIRMAN

City Council Acceptance:
This plat is hereby accepted by the Bentonville City Council this 14th day of August, 1985.
Richard W Holder
MAYOR
CLERK

ARKANSAS REGISTERED PROFESSIONAL ENGINEER

SCALE 1" =
JOB

W&R Consulting, Inc.
ENGINEERING, DRAFTING AND DESIGN
636-7989 855-2466
RECORD PLAT BLOCKS 1 & 2
EL CONTENTO ACRES

Str ROW Revision 5/3/85
DRAWN BY
DATE 4-24-'85
SHEET 1

came from 1-895