2004 1338

100 0 100 300

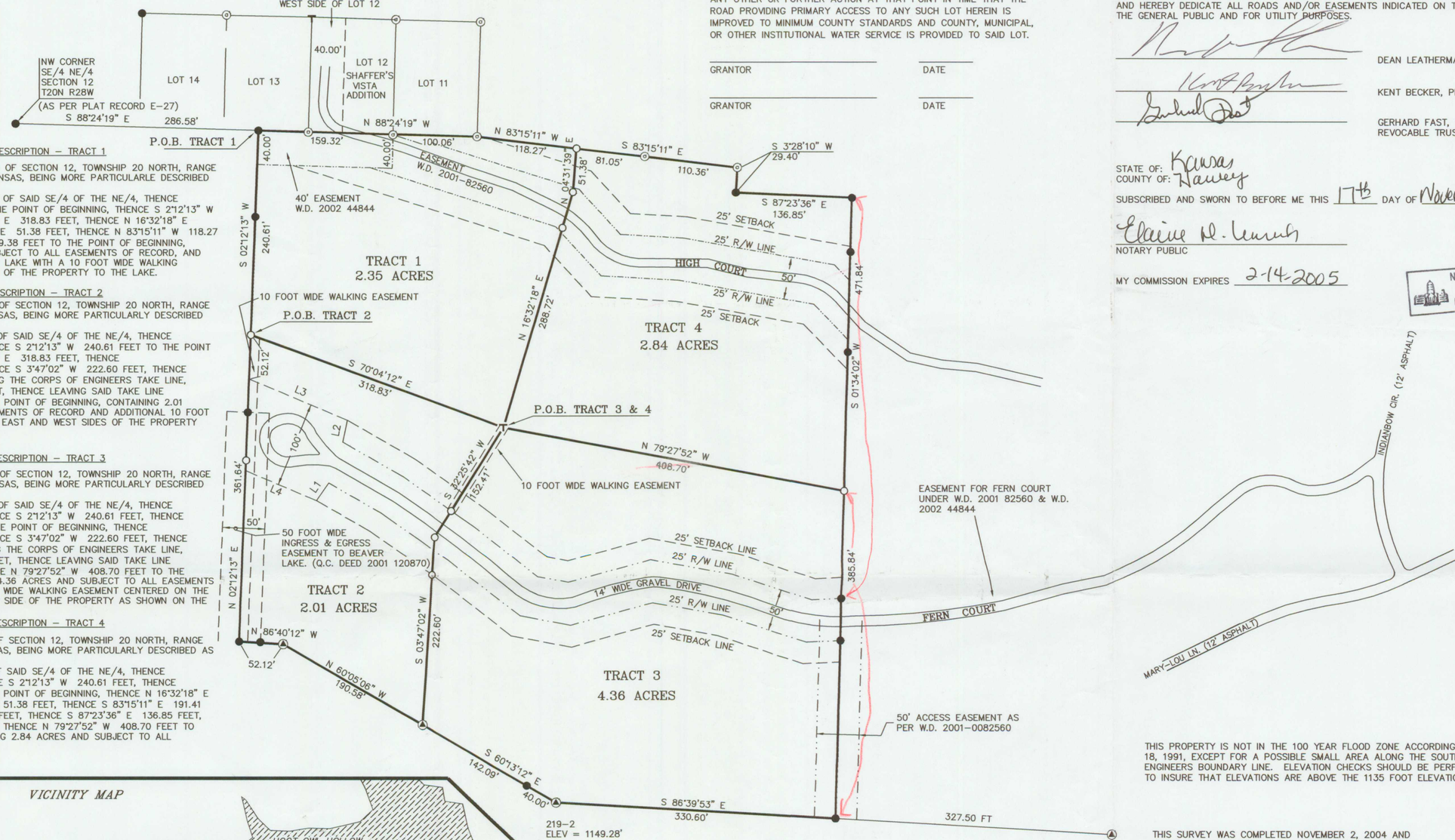
Scale 1" = 100 ft

Legend:

- ● Found Iron Pin
- ○ Set Iron Pin
- ◎ Found Pipe
- ⚠ Found Corps Monument
- T Found T-Post

BASIS OF BEARINGS: CORPS OF ENGINEERS BOUNDARY BETWEEN MONUMENTS 219-1 AND 219-2

2004 1338



SURVEY DESCRIPTION – TRACT 1

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLE DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE S 88°24'19" E 286.58 FEET TO THE POINT OF BEGINNING, THENCE S 2°12'13" W 240.61 FEET, THENCE S 70°04'12" E 318.83 FEET, THENCE N 16°32'18" E 288.72 FEET, THENCE N 4°31'39" E 51.38 FEET, THENCE N 83°15'11" W 118.27 FEET, THENCE N 88°24'19" W 259.38 FEET TO THE POINT OF BEGINNING, CONTAINING 2.35 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD, AND ALSO HAVING ACCESS TO BEAVER LAKE WITH A 10 FOOT WIDE WALKING EASEMENT FROM THE SW CORNER OF THE PROPERTY TO THE LAKE.

SURVEY DESCRIPTION – TRACT 2

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE S 88°24'19" E 286.58 FEET, THENCE S 2°12'13" W 240.61 FEET TO THE POINT OF BEGINNING, THENCE S 70°04'12" E 318.83 FEET, THENCE S 32°25'42" W 152.41 FEET, THENCE S 3°47'02" W 222.60 FEET, THENCE N 60°05'06" W 190.58 FEET ALONG THE CORPS OF ENGINEERS TAKE LINE, THENCE N 86°40'12" W 52.12 FEET, THENCE LEAVING SAID TAKE LINE N 2°12'13" E 361.64 FEET TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD AND ADDITIONAL 10 FOOT WIDE WALKING EASEMENTS ON THE EAST AND WEST SIDES OF THE PROPERTY AS SHOWN ON THE PLAT.

SURVEY DESCRIPTION – TRACT 3

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE S 88°24'19" E 286.58 FEET, THENCE S 2°12'13" W 240.61 FEET, THENCE S 70°04'12" E 318.83 FEET TO THE POINT OF BEGINNING, THENCE S 32°25'42" W 152.41 FEET, THENCE S 3°47'02" W 222.60 FEET, THENCE S 60°13'12" E 182.09 FEET ALONG THE CORPS OF ENGINEERS TAKE LINE, THENCE S 86°39'53" E 330.60 FEET, THENCE LEAVING SAID TAKE LINE ~~N 1°34'02" E 385.84~~ FEET, THENCE N 79°27'52" W 408.70 FEET TO THE POINT OF BEGINNING, CONTAINING 4.36 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD, INCLUDING A 10 FOOT WIDE WALKING EASEMENT CENTERED ON THE 152.41 FEET OF THE NORTHWESTLY SIDE OF THE PROPERTY AS SHOWN ON THE PLAT.

SURVEY DESCRIPTION – TRACT 4

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE S 88°24'19" E 286.58 FEET, THENCE S 2°12'13" W 240.61 FEET, THENCE S 70°04'12" E 318.83 FEET TO THE POINT OF BEGINNING, THENCE N 16°32'18" E 288.72 FEET, THENCE N 4°31'39" E 51.38 FEET, THENCE S 83°15'11" E 191.41 FEET, THENCE S 3°28'10" W 29.40 FEET, THENCE S 87°23'36" E 136.85 FEET, THENCE S 1°34'02" W ~~471.84~~ FEET, THENCE N 79°27'52" W 408.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.84 ACRES AND SUBJECT TO ALL EASEMENTS OF RECORD.

COVENANT

ANY GRANTEE OR SUBSEQUENT GRANTEE OR ASSIGN OF ANY RIGHT, TITLE, OR INTEREST IN ANY LOT HEREIN IS EXPRESSLY PROHIBITED FROM ANY FURTHER LOT SPLIT, TRACT SPLIT, OR ANY DIMINISHMENT OF THE LOT THAT WOULD REDUCE ANY LOT TO LESS THAN TWO (2.00) ACRES. SUCH PROMISE IS IN THE NATURE OF A COVENANT TO RUN WITH THE LAND. SUCH COVENANT SHALL BE IRREVOCABLY DEEMED TO BE RELEASED AND SATISFIED WITHOUT ANY OTHER OR FURTHER ACTION AT THAT POINT IN TIME THAT THE ROAD PROVIDING PRIMARY ACCESS TO ANY SUCH LOT HEREIN IS IMPROVED TO MINIMUM COUNTY STANDARDS AND COUNTY, MUNICIPAL, OR OTHER INSTITUTIONAL WATER SERVICE IS PROVIDED TO SAID LOT.

GRANTOR _____ DATE _____

GRANTOR _____ DATE _____

OWNER'S CERTIFICATION & DEDICATION (PRAIRIE HOLLOW, LLC)

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.

DEAN LEATHERMAN

KENT BECKER, PRESIDENT OF BECKER ROOFING, INC.

GERHARD FAST, TRUSTEE OF THE GERHARD FAST REVOCABLE TRUST, DATED JUNE 3, 1993

STATE OF: Kansas
COUNTY OF: Harvey

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF November, 2004

Elaine D. Unruh
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-14-2005

NOTARY PUBLIC, State of Kansas
ELAINE D. UNRUH
My Comm. Exp. 2-14-05

2004 1338
Recorded in the Above Plat Book & Page
11-18-2004 03:43:54 PM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05007C0100 E, DATED SEPTEMBER 18, 1991, EXCEPT FOR A POSSIBLE SMALL AREA ALONG THE SOUTH LINE OF THE PROPERTY NEXT TO THE CORPS OF ENGINEERS BOUNDARY LINE. ELEVATION CHECKS SHOULD BE PERFORMED BEFORE BUILDING NEXT TO SAID CORPS LINE, TO INSURE THAT ELEVATIONS ARE ABOVE THE 1135 FOOT ELEVATION LEVEL.

THIS SURVEY WAS COMPLETED NOVEMBER 2, 2004 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

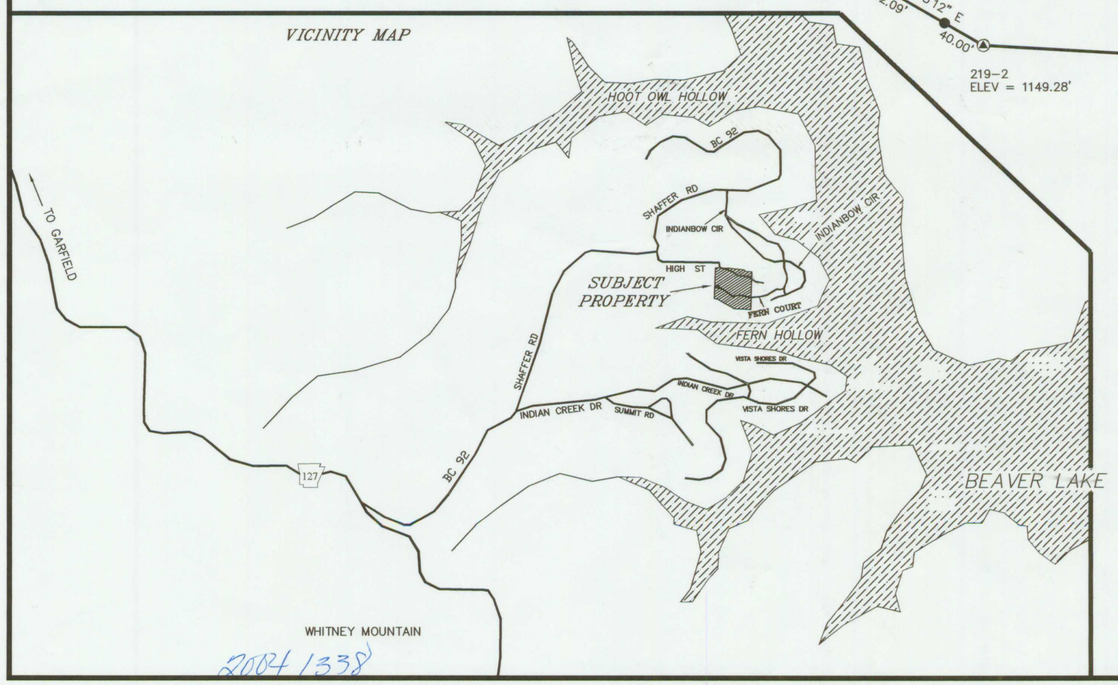
500-20N-28W-0-12-100-04-1181

LINE	BEARING	DISTANCE
L1	N 34°26'25" E	25.09'
L2	N 11°30'36" E	26.29'
L3	S 67°21'03" E	125.47'
L4	S 67°21'03" E	90.83'

APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE STATE HEALTH DEPARTMENT.

APPROVED BY BENTON COUNTY PLANNING BOARD ON THIS 18th DAY OF NOVEMBER 2004.

CHAIRMAN



2004 1338

(INFORMAL PLAT)

FERN HOLLOW ESTATES

A SUBDIVISION OF PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS

PRAIRIE HOLLOW, LLC (DEVELOPER) 2004 1338

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 2287	F.B. 72, PG. 14	DRAWN BY: GEB	DATE: OCT. 5, 2004