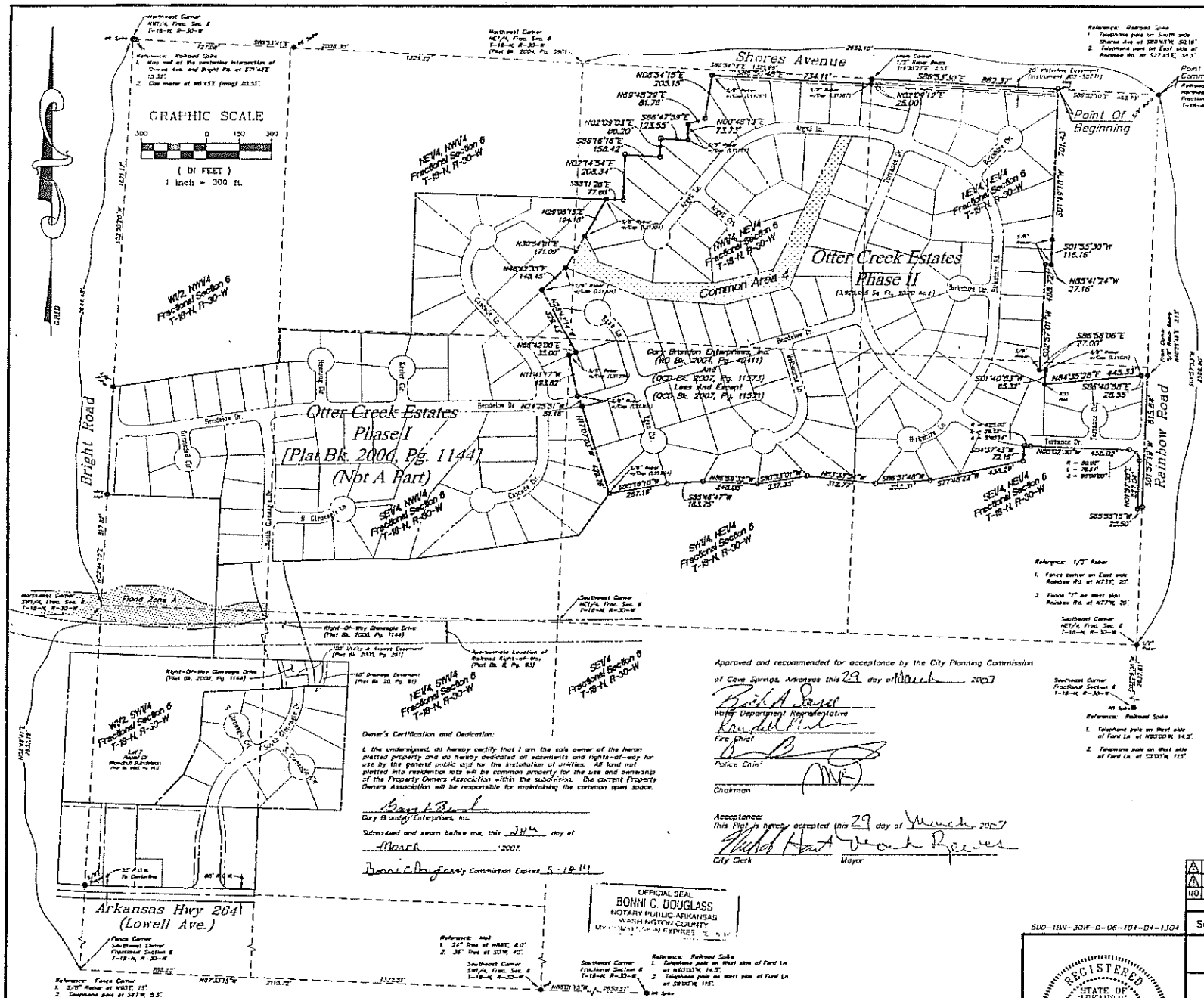

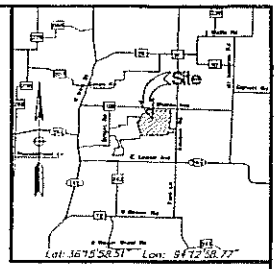

Vicinity Map

Not to Scale

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- ● MONUMENT FOUND AS NOTED
- ○ SET 5/8" REBAR W/CAP (LS1304) UNLESS NOTED OTHERWISE

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; restrictive covenants; subdivision restrictions; or other land-use regulations.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Warranty Deed Records Book 2004 at page 40411 of the Courthouse in Benton County, Arkansas.
4. All exterior boundary monuments as shown, destroyed due to construction subsequent to this platting and prior to interior lot staking will be replaced with a 5/8" capped rebar (LS1304).
5. Basis of Bearings: City of Bentonville, Arkansas GPS Control Monumentation, Arkansas State Plane Coordinate System, NAD83, North Zone, Grid.
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. Zoning for this property is R-1 (Residential). Building Setback dimensions for Zone R-1, are as follows:

Front	25 Feet
Side	7 Feet
Rear	25 Feet

8. All building setbacks are also utility easements.
9. By scaled map location and graphical plotting only, this property is not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0140 E. Map Revised: September 18, 1991.
10. Otter Creek Estates Phase II subject to the Covenants recorded in Book 2006 at Page 45664.

County Filing Information

2007 321
Recorded in the Above
Film Book & Page
04-03-2007 02:11:35 PM
Brenda McShields-Circuit Clerk
Benton County, AR

Owner's Certification and Dedication:

I, the undersigned, do hereby certify that I am the sole owner of the heron platted property and do hereby dedicated all easements and rights-of-way for use by the general public and for the installation of utilities. All land not platted into residential lots will be common property for the use and ownership of the Property Owners Association within the subdivision. The current Property Owners Association will be responsible for maintaining the common open space.

Gary Brandon Enterprises, Inc.

Subscribed and sworn before me, this 28th day of March, 2007.

Bonni C. Douglass My Commission Expires 5-18-14

OFFICIAL SEAL
BONNI C. DOUGLASS
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES 5-18-14

Approved and recommended for acceptance by the City Planning Commission of Cave Springs, Arkansas this 29 day of March 2007

Water Department Representative

Fire Chief

Police Chief

Chairman

Acceptance:
This Plat is hereby accepted this 29 day of March 2007

City Clerk — Mayor

Area by 1/16th Section

NE1/4, NE1/4, Frac. Sec. 6, T-18-N, R-30-W	1,005,377 S.F. or 24.92 Ac.±	
SE1/4, NE1/4, Frac. Sec. 6, T-18-N, R-30-W	621,181 S.F. or 14.25 Ac.±	
SW1/4, NE1/4, Frac. Sec. 6, T-18-N, R-30-W	759,964 S.F. or 18.36 Ac.±	
NW1/4, NE1/4, Frac. Sec. 6, T-18-N, R-30-W	1,333,037 S.F. or 32.04 Ac.±	
NE1/4, NW1/4, Frac. Sec. 6, T-18-N, R-30-W	26,716 S.F. or 0.61 Ac.±	

Note:

See Sheet 2 of 5 for Interior Line Table, Interior Curve Table, and Property Description.

See Sheets 2 through 5 for Interior Subdivision Details.

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the heron described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR PLS #1304 — Date 26 March 2007

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1304 MARK A. MEADOR

500-18N-30W-0-06-104-04-1304

NO	DATE	DESCRIPTION
3	3-26-07	Rev. Boundary and Lots 117 & 118 per Client Request
2	02-19-07	Revised per City Comments

REVISIONS

Scale: 1" = 300'	9-5-06	MAM	SLA	TDH
	DATE	PLS	DRW	DRW

Otter Creek Estates - Phase II Residential Subdivision

CEI® ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

3317 S.W. I Street, Bentonville, AR 72712
(479) 273-9472, FAX (479) 273-0844

JOB NO.: 19570
DWG NAME: 19570PLATINC

Final Plat Overall Map

Arkansas Highway 264
Cave Springs, Arkansas

DATE: 03-26-07 11:28 AM Rev - 2

SHEET NO. 1 of 5

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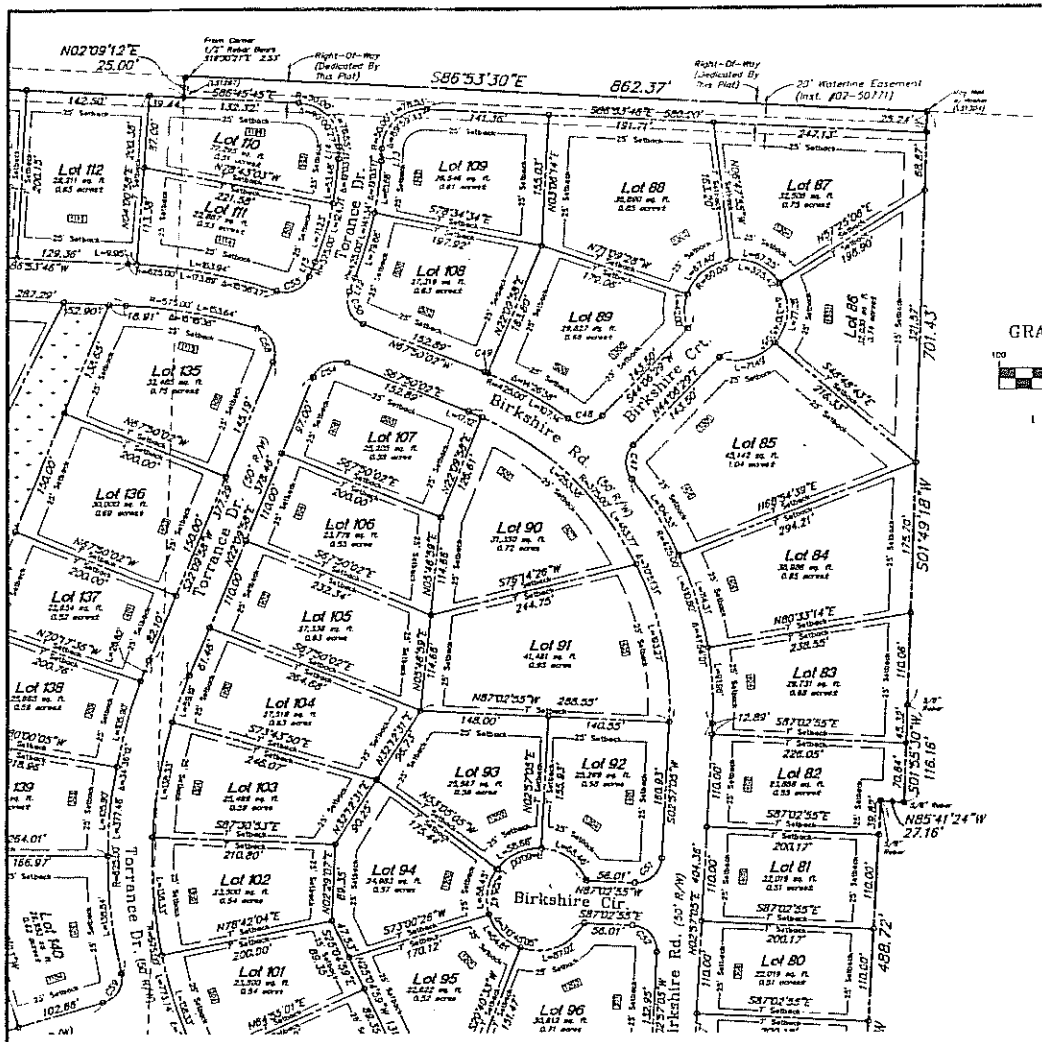

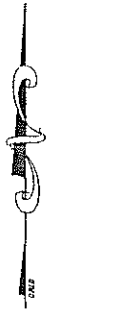

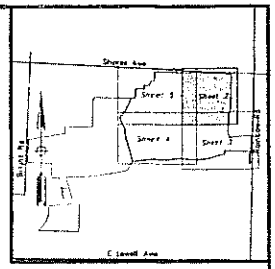

Sheet Location Map

Not to Scale

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- MONUMENT FOUND AS NOTED
- FOUND 5/8" REBAR W/CAP (LS#XX) AS NOTED
- SET 5/8" REBAR W/CAP (LS1304) UNLESS NOTED OTHERWISE
- 911 ADDRESS

Phase II Description:

Part of fractional Section 6, Township 18 North, Range 30 West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

Commencing at a railroad spike for the Northeast corner of said fractional Section 6; thence North 86°52'10" West along the North line thereof 463.73 feet to a mag nail with washer (LS1304) for the Point of Beginning; thence leaving said North line South 01°49'18" West 701.43 feet to a 5/8" capped rebar (LS1304); thence South 01°55'30" West 116.16 feet to a 5/8" capped rebar (LS1304); thence North 85°41'24" West 27.16 feet to a 5/8" capped rebar (LS1304); thence South 02°57'01" West 488.72 feet to a 5/8" capped rebar (LS1304); thence South 86°58'06" East 27.00 feet to a 5/8" capped rebar (LS1304); thence South 01°40'53" West 65.32 feet to a 5/8" capped rebar (LS1304); thence North 81°35'28" East 445.33 feet to a 5/8" capped rebar (LS1021); thence South 86°40'58" East 28.55 feet to a 5/8" capped rebar (LS1304) from which a 5/8" rebar bears North 40°25'49" East 2.13 feet; thence South 01°57'19" West 615.84 feet to a 5/8" capped rebar (LS1304); thence South 65°55'15" West 22.50 feet to a 5/8" capped rebar (LS1304); thence North 01°57'30" East 227.04 feet to a 5/8" capped rebar (LS1304); thence along a tangent curve to the left having a radius of 50.00 feet, an arc length of 78.54 feet, and a central angle of 90°00'00" to a 5/8" capped rebar (LS1304); thence North 88°02'30" West 455.03 feet to a 5/8" capped rebar (LS1304); thence along a tangent curve to the right having a radius of 625.00 feet, an arc length of 29.13 feet, and a central angle of 02°40'14" to a 5/8" capped rebar (LS1304); thence South 04°37'43" West 72.16 feet to a 5/8" capped rebar (LS1304); thence South 77°48'22" West 438.29 feet to a 5/8" capped rebar (LS1304); thence South 86°31'48" West 252.31 feet to a 5/8" capped rebar (LS1304); thence North 83°33'54" West 312.77 feet to a 5/8" capped rebar (LS1304); thence South 80°33'01" West 237.35 feet to a 5/8" capped rebar (LS1304); thence North 86°59'32" West 248.05 feet to a 5/8" capped rebar (LS1304); thence South 85°46'47" West 163.75 feet to a 5/8" capped rebar (LS1304); thence South 80°16'10" West 267.19 feet to a 5/8" capped rebar (LS1304); thence North 17°07'03" West 429.76 feet to a 5/8" capped rebar (LS1304); thence North 24°25'51" West 51.18 feet to a 5/8" capped rebar (LS1304); thence North 11°41'17" West 193.62 feet to a 5/8" capped rebar (LS1304); thence North 66°42'00" East 35.00 feet to a 5/8" capped rebar (LS1304); thence North 28°42'14" West 329.43 feet to a 5/8" capped rebar (LS1304); thence North 46°42'35" East 148.45 feet to a 5/8" capped rebar (LS1304); thence North 30°54'01" East 171.09 feet to a 5/8" capped rebar (LS1304); thence North 29°08'15" East 194.16 feet to a 5/8" capped rebar (LS1304); thence South 88°11'28" East 77.86 feet to a 5/8" capped rebar (LS1304); thence North 02°14'54" East 208.34 feet to a 5/8" capped rebar (LS1304); thence South 86°16'16" East 158.42 feet to a 5/8" capped rebar (LS1304); thence North 02°09'03" East 86.20 feet to a 5/8" capped rebar (LS1304) at the Southwest corner of the Quitclaim Deed recorded at Book 2007, at page 11571, records of Benton County, Arkansas; thence South 88°47'59" East along the South line of said Quitclaim deed 123.55 feet to a 5/8" capped rebar (LS1287), at the Southwest corner of the Quitclaim Deed recorded in Book 2007, at page 11573, records of Benton County, Arkansas; thence North 00°48'13" East along the West line of said Quitclaim Deed 73.73 feet to a 5/8" capped rebar (LS1287); thence North 69°48'29" East along the North line of said Quitclaim Deed 81.76 feet to a 5/8" capped rebar (LS1304); thence North 08°54'15" East 205.15 feet to a 5/8" capped rebar (LS1304); thence South 86°56'48" East 734.11 feet to a 5/8" capped rebar (LS1287); thence North 02°09'17" East 25.00 feet to a 5/8" capped rebar (LS1304) from which a 1/2" rebar bears South 19°30'27" East 2.53 feet; thence South 86°53'30" East 862.37 feet to the Point of Beginning and containing 3,929,015 square feet or 90.20 acres, more or less.

2007 322
Recorded in the Show
Plat Book & Page
04-03-2007 02:14:17 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

County Filing Information

PHASE 2 INTERIOR CURVE TABLE							
CURVE	ARC (L)	RADIUS (R)	CENTRAL ANGLE (Δ)	CURVE	ARC (L)	RADIUS (R)	CENTRAL ANGLE (Δ)
C35	66.89'	825.00'	4°38'43"	C51	47.12'	30.00'	90°00'00"
C37	47.12'	30.00'	90°00'00"	C52	47.12'	30.00'	90°00'00"
C38	47.12'	30.00'	90°00'00"	C53	47.12'	30.00'	90°00'00"
C39	47.12'	30.00'	90°00'00"	C54	47.12'	30.00'	90°00'00"
C40	47.12'	30.00'	90°00'00"	C55	45.49'	30.00'	86°52'42"
C41	44.53'	30.00'	85°52'48"	C56	47.12'	30.00'	90°00'00"
C42	47.12'	30.00'	89°59'07"	C57	47.12'	30.00'	90°00'00"
C43	46.98'	30.00'	89°43'23"	C58	46.09'	30.00'	87°45'09"
C44	47.12'	30.00'	90°00'00"	C59	44.67'	30.00'	85°19'11"
C45	47.12'	30.00'	90°00'00"	C60	47.12'	30.00'	90°00'00"
C46	46.54'	30.00'	88°52'32"	C61	47.12'	225.00'	4°30'44"
C47	43.49'	30.00'	83°02'26"	C62	17.73'	175.00'	5°48'19"
C48	43.49'	30.00'	83°02'26"	C63	47.12'	30.00'	90°00'00"
C49	4.12'	425.00'	0°33'19"	C64	73.44'	775.00'	5°26'45"
C50	47.12'	30.00'	90°00'00"				

PHASE 2 INTERIOR LINE TABLE		
LINE	BEARING	DISTANCE
L8	N72°52'57"E	21.36
L9	S72°52'57"W	21.36
L10	N01°57'30"E	18.49
L11	S01°57'30"W	18.49
L12	N22°09'58"E	17.87
L13	N01°06'41"E	14.93
L14	S01°06'41"W	14.93
L15	S22°09'58"W	18.65
L16	N85°25'49"W	7.48
L17	S52°52'48"E	7.48

Note:

See Sheet 1 of 5 for Exterior Subdivision Boundary and Notes.

See Sheets 2 through 5 for Lot Layout.

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability; correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR. PLS #1304 *Date*

500-184-30W-0-06-104-04-1304

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1304 — MARK A. MEADOR

NO	DATE	DESCRIPTION
A	3-26-07	Rev. Boundary and Lots 117 & 118 per Client Request
A	02-19-07	Revised per City Comments

REVISIONS

Scale: 1" = 100'	9-5-06	MAM	SLA
	DATE	PLS	DRW

Otter Creek Estates - Phase II
Residential Subdivision

CEI® ENGINEERING ASSOCIATES, INC
ENGINEERS · PLANNERS · SURVEYORS
3317 S.W. I Street, Bentonville, AR 72712
(479) 273-9472, FAX (479) 273-0944

JOB NO.: 19570
DWG NAME: 19570FAPIC

Final Plat Lot Layout
Arkansas Highway 264
Cave Springs, Arkansas

DATE: 03-26-07 11:28 AM
SHEET NO: 2 of 5
Rev - 2

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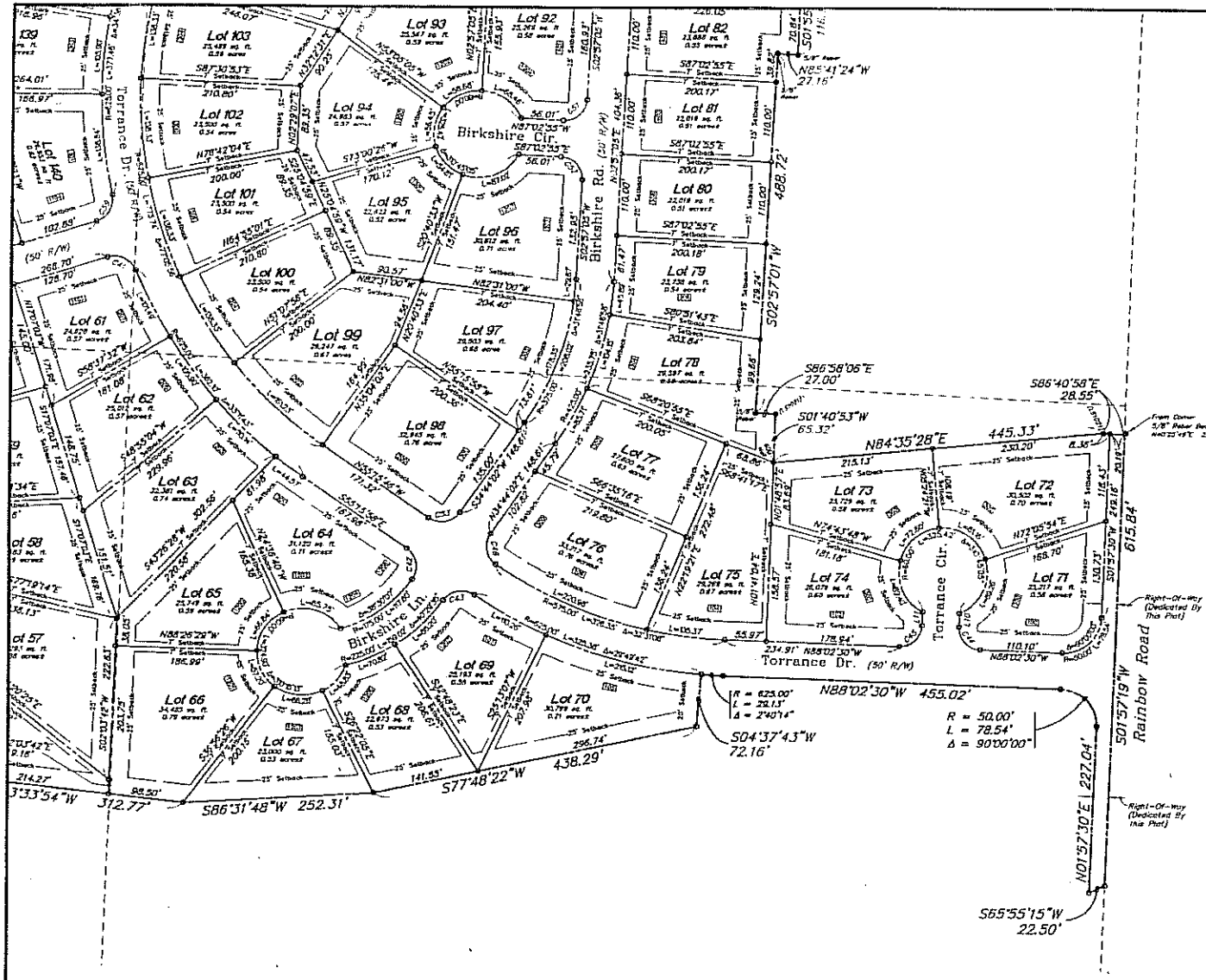

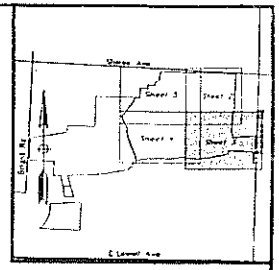

Sheet Location Map

Not to Scale

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- MONUMENT FOUND AS NOTED
- FOUND 5/8" REBAR W/CAP (LS1304) AS NOTED
- SET 5/8" REBAR W/CAP (LS1304) UNLESS NOTED OTHERWISE
- 911 ADDRESS

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

2007 323
Recorded in the Above
Book & Page
04-03-2007 02:15:49 PM
Brenda Reshingles-Circuit Clerk
Benton County, AR

County Filing Information

NO	DATE	DESCRIPTION
3	3-26-07	Rev. Boundary and Lots 117 & 118 per Client Request
2	02-19-07	Revised per City Comments

REVISIONS

Scale: 1" = 100'

DATE	PLS	DRW
9-5-06	MAM	SLA

500-18V-30W-0-06-104-04-1304

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
MARK A. MEADOR
No. 1304

Otter Creek Estates - Phase II Residential Subdivision

CEI® ENGINEERING ASSOCIATES, INC
ENGINEERS - PLANNERS - SURVEYORS

3317 S.W. I Street
Bentonville, AR 72712
(479) 273-6472
FAX (479) 273-0844

JOB NO.: 19570
DWG NAME: 1570FPLATTC

Final Plat Lot Layout

Arkansas Highway 264
Cave Springs, Arkansas

DATE: 03-26-07
11:28 AM
Rev - 2

SHEET NO. 3 of 5

Note:

See Sheet 1 of 5 for Exterior Subdivision Boundary and Notes.

See Sheet 2 of 5 for Interior Line Table, Interior Curve Table, and Property Description.

See Sheets 2 through 5 for Lot Layout.

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR PLS #1304 — Date 26 March 2007

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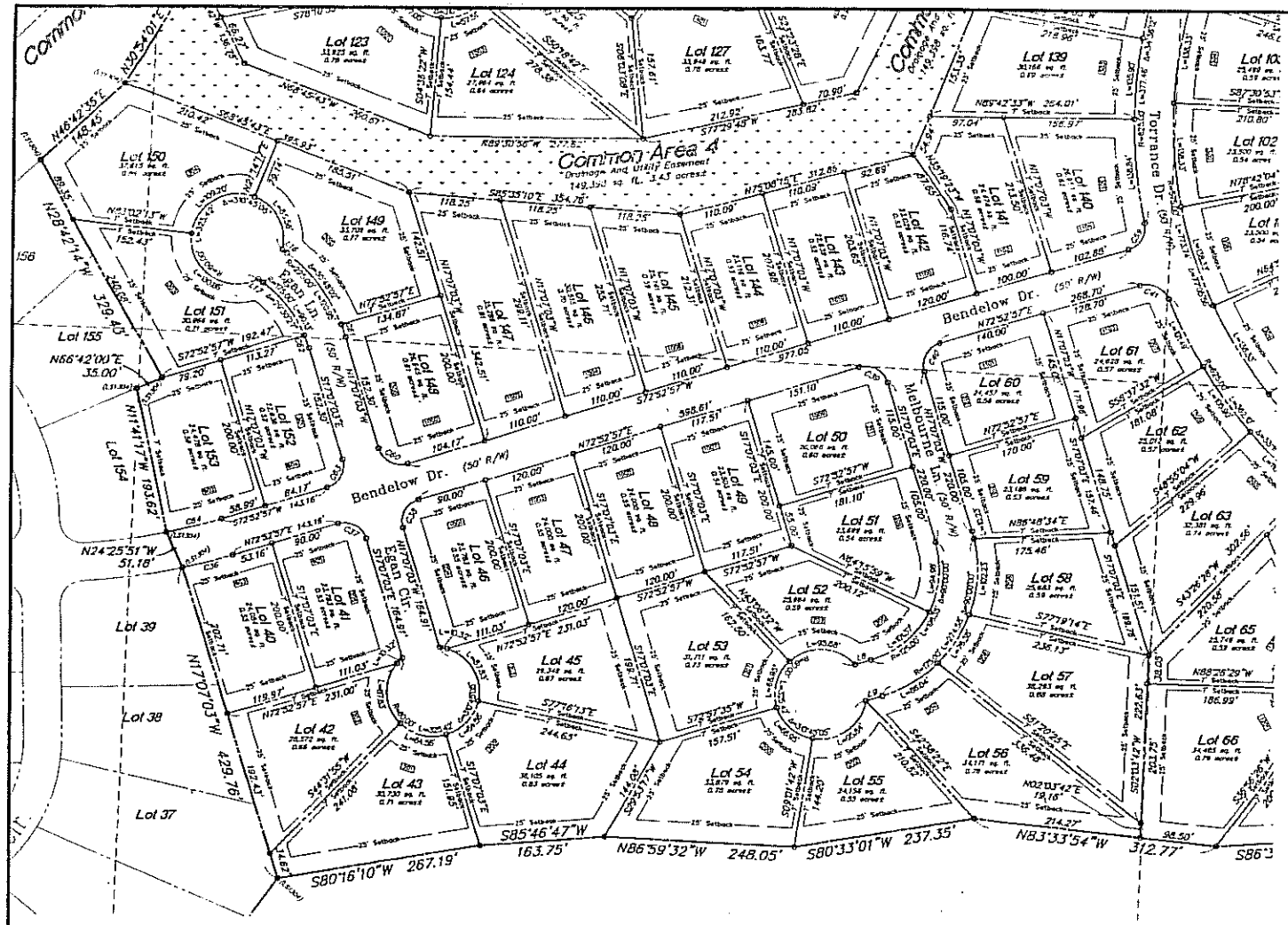
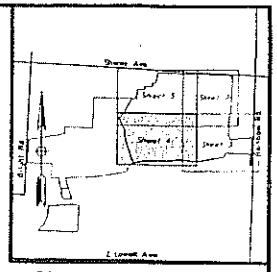


GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



Sheet Location Map

Not to Scale

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- MONUMENT FOUND AS NOTED
- (Iron) FOUND 5/8" REBAR W/CAP (LS1331) AS NOTED
- SET 5/8" REBAR W/CAP (LS1304) UNLESS NOTED OTHERWISE
- 911 ADDRESS

2007 324
Recorded in the Rec
Plat Book 1 Page
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Brenda Gilbreath-Circuit Clerk
Benton County, AR

County Filing Information

NO	DATE	DESCRIPTION
2	3-26-07	Rev. Boundary and Lots 117 & 118 per Client Request
1	02-19-07	Revised per City Comments

REVISIONS

Scale: 1" = 100'	9-5-06	MAW	SLA
	DATE	PLS	DRW

500-18N-30W-0-05-104-04-1304

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — 1304 — MARK A. MEADOR — 3-26-07

Otter Creek Estates - Phase II Residential Subdivision

CEI® ENGINEERING ASSOCIATES, INC

ENGINEERS • PLANNERS • SURVEYORS

3317 S.W. I Street
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

JOB NO: 19570
DWG NAME: 19570PLAT.DWG

Final Plat Lot Layout

Arkansas Highway 264
Cave Springs, Arkansas

DATE 03-26-07 11:28 AM Rev - 2

SHEET NO 4 of 5

Note:

See Sheet 1 of 5 for Exterior Subdivision Boundary and Notes.

See Sheet 2 of 5 for Interior Line Table, Interior Curve Table, and Property Description.

See Sheets 2 through 5 for Lot Layout.

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR. PLS #1304 — Date 26 March 2007

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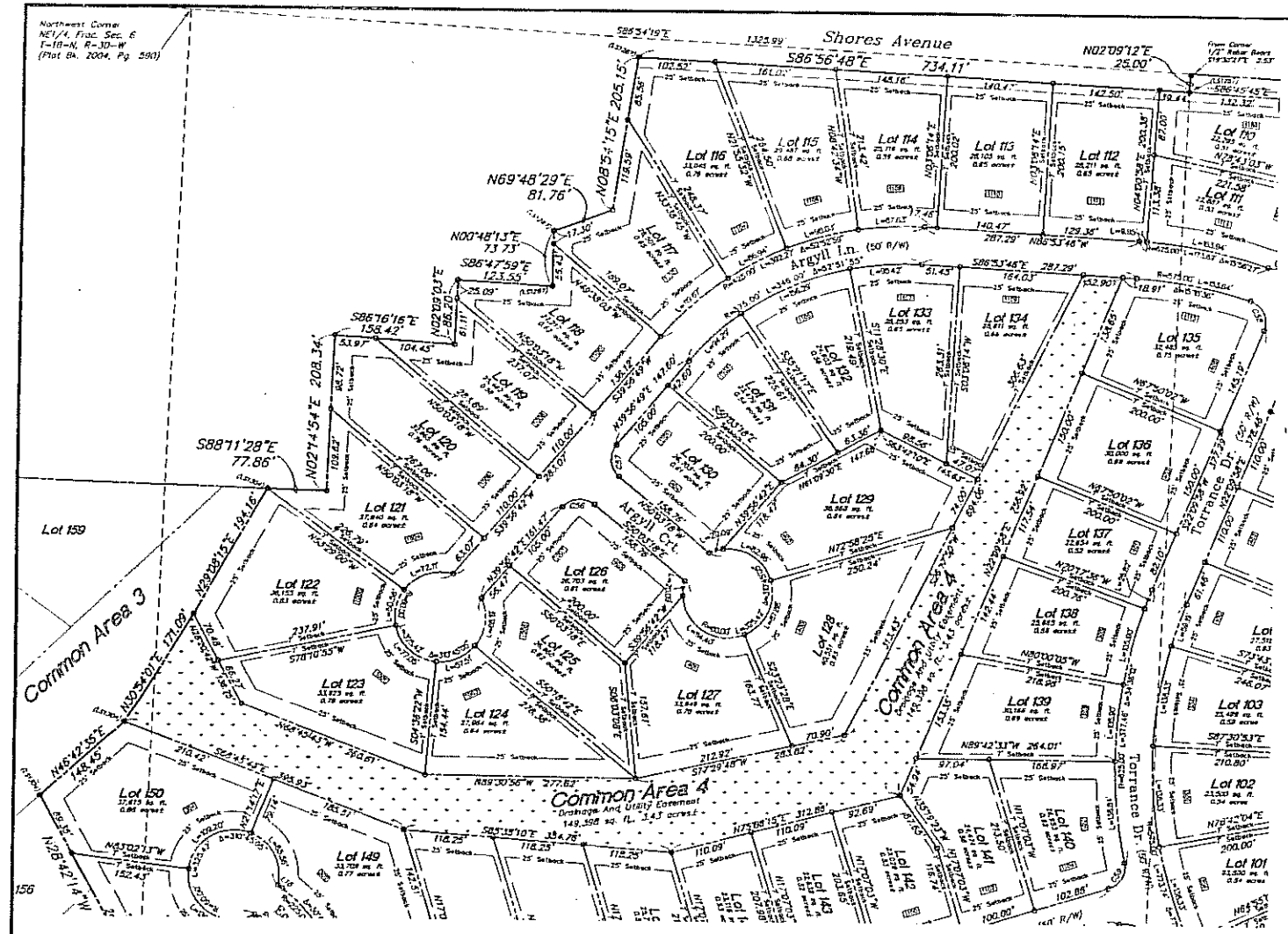

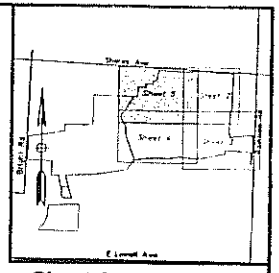

Sheet Location Map

Not to Scale

LEGEND

EXISTING

- PROPERTY LINE
- EASEMENT LINE
- SECTION LINE
- RIGHT OF WAY LINE
- MONUMENT FOUND AS NOTED
- FOUND 5/8" REBAR W/CAP (LS.XXX) AS NOTED
- SET 5/8" REBAR W/CAP (LS1304) UNLESS NOTED OTHERWISE
- 911 ADDRESS

2007 325
Recorded in the Above
Film Book & Page
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Brenda DeShields-Circuit Clerk
Benton County, AR

County Filing Information

NO	DATE	DESCRIPTION
3	3-26-07	Rev. Boundary and Lots 117 & 118 per Client Request
2	02-19-07	Revised per City Comments

REVISIONS

Scale: 1" = 100'	9-5-06	MAM	SLA
	DATE	PLS	DRW

500-18N-30W-0-06-104-04-1304

Otter Creek Estates - Phase II
Residential Subdivision

CEI® ENGINEERING ASSOCIATES, INC
ENGINEERS · PLANNERS · SURVEYORS

3317 S.W. I Street
Bentonville, AR 72712
(479) 273-9472
FAX (479) 273-0844

JOB NO: 19570
DWG NAME: 19570FINPC

Final Plat Lot Layout

Arkansas Highway 264
Cave Springs, Arkansas

DATE 03-26-07 11:28 AM Rev-2

SHEET NO. 5 OF 5

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Note:

See Sheet 1 of 5 for Exterior Subdivision Boundary and Notes.

See Sheet 2 of 5 for Interior Line Table, Interior Curve Table, and Property Description.

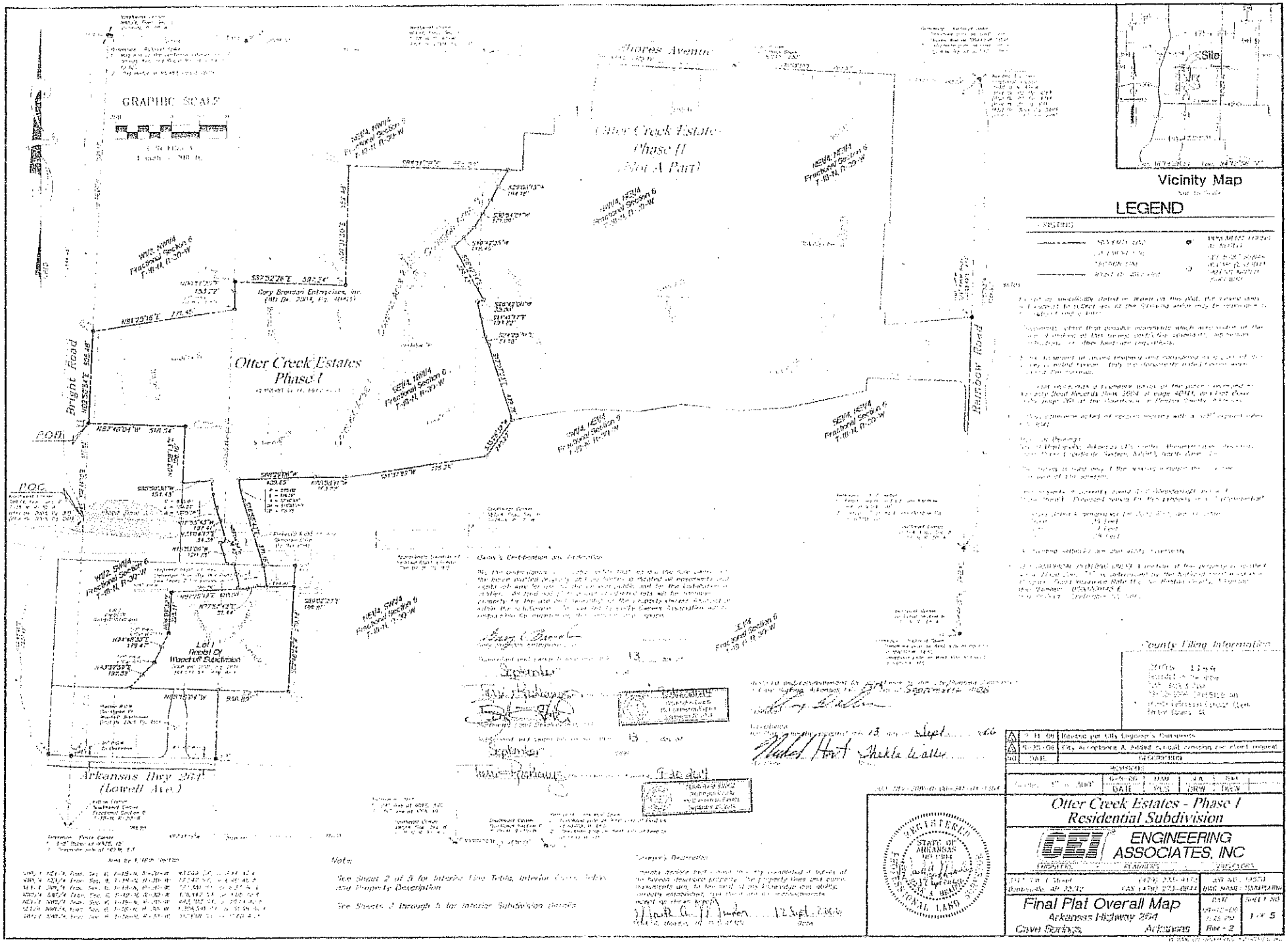
See Sheets 2 through 5 for Lot Layout.

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the herein described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR. PLS #1304 — Date 26 March 2007

REGISTERED STATE OF ARKANSAS NO. 1304 MARK A. MEADOR PROFESSIONAL LAND SURVEYOR


GRAPHIC SCALE
Shores Avenue
Otter Creek Estates
Phase II
(Not A Part)
Otter Creek Estates
Phase I
Bright Road
Rainbow Road
POB
POC
Lot 1
Replat Of
Wooster Subdivision
Arkansas Hwy 264
(Lowell Ave.)
Vicinity Map
Site
LEGEND
Note:
See Sheet 2 of 5 for Interior Line Table, Interior Curve Table and Property Description
See Sheets 3 through 5 for Interior Subdivision Details
Otter Creek Estates - Phase I
Residential Subdivision
CEI ENGINEERING ASSOCIATES, INC
Final Plat Overall Map
Arkansas Highway 264
Cave Springs, Arkansas
1 of 5