PLAT NOTES

1. ALL LOTS HAVE A TWENTY-FIVE (25') FOOT FRONT BUILDING SETBACK REQUIREMENT. ALL FRONT BUILDING SETBACK LINES ARE ALSO UTILITY EASEMENTS.

2. HAYNES ROAD IS A FIFTY FOOT (50') WIDE PRIVATE ROAD TO BE MAINTAIN BY THE PROPERTY OWNERS UNTIL SUCH TIME THE ROAD MEETS THE BENTON COUNTY HIGHWAY DEPARTMENT'S STANDARDS AND IS ACCEPTED BY THE BENTON COUNTY HIGHWAY DEPARTMENT AND THE COUNTY JUDGE.

3. ALL LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS APPROVED BY THE ARKANSAS DEPARTMENT OF HEALTH.

4. ACCEPTANCE OF THIS PLAT BY THE BENTON COUNTY PLANNING BOARD DOES NOT CARRY ANY ASSURANCES THAT THE LOTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT ISSUED FROM THE ARKANSAS STATE HEALTH DEPARTMENT.

BENTON COUNTY PLANNING BOARD APPROVAL

THIS TRACT SPLIT IS APPROVED BY THE BENTON COUNTY PLANNING BOARD THIS 3R-O DAY OF November, 2000.

Dennis R. Phillipps Bill Lynn

CHAIRMAN OR AUTHORIZE DESIGNATED REPRESENTIVE

OWNERS CERTIFICATION

AS OWNER, I HERE BY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT AND ATTACHMENTS.

DONALD H. RICE LIVING TRUST Oct. 31, 2000

OWNER DATE

by Donald H. Rice, trustee

OWNER DATE

SUBSCRIBED AND SWORN BEFORE ME THIS 31 DAY OF OCTOBER, 2000.

Helen G. Anderson

NOTARY PUBLIC

MY COMMISSION EXPIRES :

7-23-01

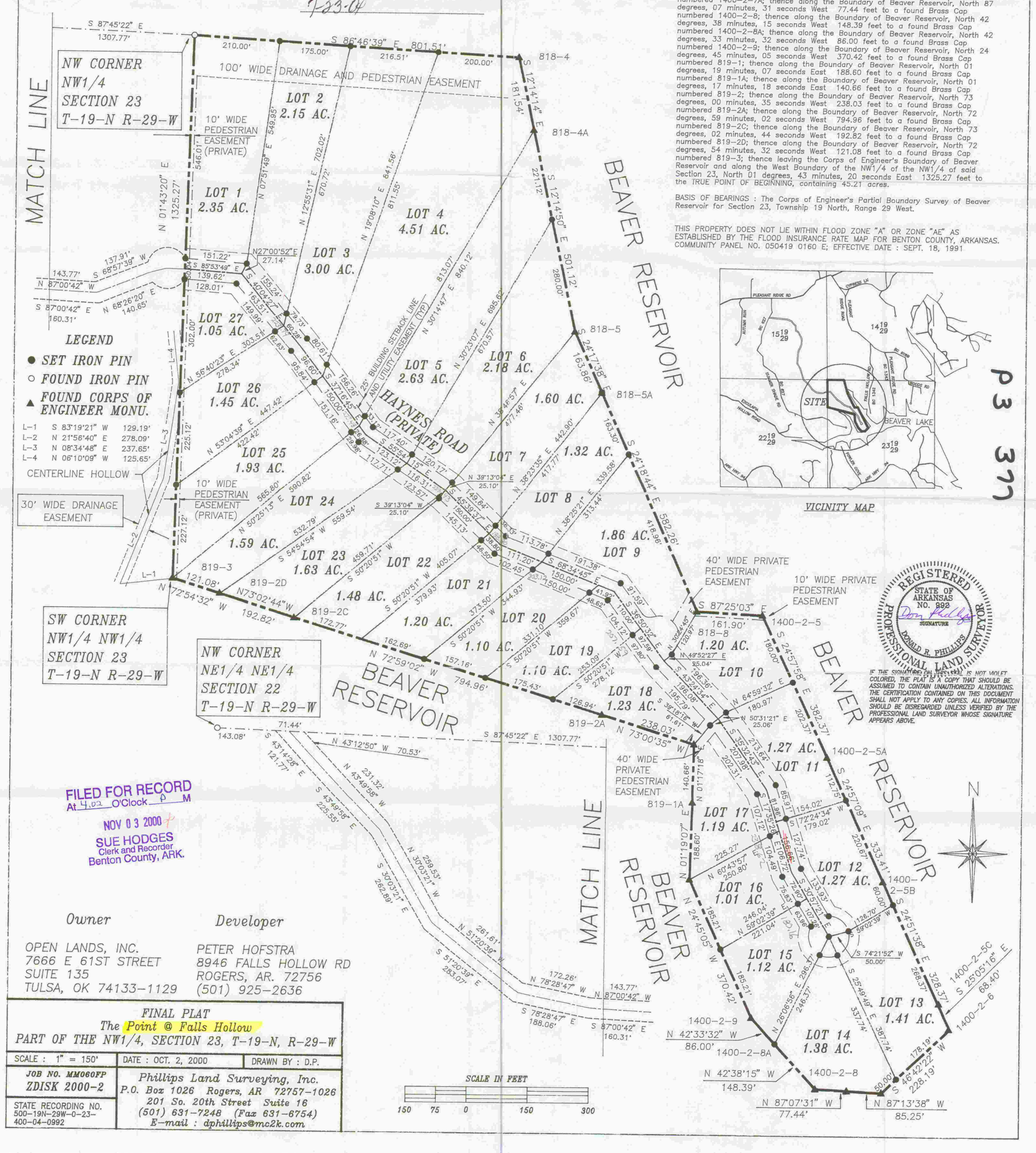
PROPERTY DESCRIPTION

A part of the NW1/4 of Section 23, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows :

Commencing at a found Iron pin for the NW Corner of the NW1/4 of Section 23, T-19-N, R-29-W, said Iron pin also being the TRUE POINT OF BEGINNING; thence South 86 degrees, 46 minutes, 39 seconds East 801.51 feet to a found Corps of Engineer's Brass Cap numbered 818-4; thence along the Boundary of Beaver Reservoir, South 12 degrees, 14 minutes, 14 seconds East 181.54 feet to a found Brass Cap numbered 818-4A; thence along the Boundary of Beaver Reservoir, South 12 degrees, 14 minutes, 50 seconds East 501.12 feet to a found Brass Cap numbered 818-5; thence along the Boundary of Beaver Reservoir,South 24 degrees, 17 minutes, 38 seconds East 163.66 feet to a found Brass Cap numbered 818-5A; thence along the said Boundary, South 24 degrees, 18 minutes, 44 seconds East 582.26 feet to a found Brass Cap numbered 818-8; thence along the Boundary of Beaver Reservoir, South 87 degrees, 25 minutes, 03 seconds East 161.90 feet to a found Brass Cap numbered 1400-2-5; thence along the Boundary of Beaver Reservoir, South 24 degrees, 57 minutes, 58 seconds East 382.37 feet to a found Brass Cap numbered 1400-2-5A; thence along the Boundary of Beaver Reservoir, South 24 degrees, 57 minutes, 09 seconds East 333.41 feet to a found Brass Cap numbered 1400-2-5B; thence along the Boundary of Beaver Reservoir, South 24 degrees, 51 minutes, 38 seconds East 328.37 feet to a found Brass Cap numbered 1400-2-5C; thence along the Boundary of Beaver Reservoir, South 25 degrees, 05 minutes, 16 seconds East 68.40 feet to a found Brass Cap numbered 1400-2-6; thence along the Boundary of Beaver Reservoir, South 46 degrees, 42 minutes, 22 seconds West 228.19 feet to a found Brass Cap numbered 1400-2-7; thence along the Boundary of Beaver Reservoir, North 87 degrees, 13 minutes, 38 seconds West 85.25 feet to a found Brass Cap numbered 1400-2-7A; thence along the Boundary of Beaver Reservoir, North 87 degrees, 07 minutes, 31 seconds West 77.44 feet to a found Brass Cap numbered 1400-2-8; thence along the Boundary of Beaver Reservoir, North 42 degrees, 38 minutes, 15 seconds West 148.39 feet to a found Brass Cap numbered 1400-2-8A; thence along the Boundary of Beaver Reservoir, North 42 degrees, 33 minutes, 32 seconds West 86.00 feet to a found Brass Cap numbered 1400-2-9; thence along the Boundary of Beaver Reservoir, North 24 degrees, 45 minutes, 05 seconds West 370.42 feet to a found Brass Cap numbered 819-1; thence along the Boundary of Beaver Reservoir, North 01 degrees, 19 minutes, 07 seconds East 188.60 feet to a found Brass Cap numbered 819-1A; thence along the Boundary of Beaver Reservoir, North 01 degrees, 17 minutes, 18 seconds East 140.66 feet to a found Brass Cap numbered 819-2; thence along the Boundary of Beaver Reservoir, North 73 degrees, 00 minutes, 35 seconds West 238.03 feet to a found Brass Cap numbered 819-2A; thence along the Boundary of Beaver Reservoir, North 72 degrees, 59 minutes, 02 seconds West 794.96 feet to a found Brass Cap numbered 819-2C; thence along the Boundary of Beaver Reservoir, North 73 degrees, 02 minutes, 44 seconds West 192.82 feet to a found Brass Cap numbered 819-2D; thence along the Boundary of Beaver Reservoir, North 72 degrees, 54 minutes, 32 seconds West 121.08 feet to a found Brass Cap numbered 819-3; thence leaving the Corps of Engineer's Boundary of Beaver Reservoir and along the West Boundary of the NW1/4 of the NW1/4 of said Section 23, North 01 degrees, 43 minutes, 20 seconds East 1325.27 feet to the TRUE POINT OF BEGINNING, containing 43.21 acres.

BASIS OF BEARINGS : The Corps of Engineer's Partial Boundary Survey of Beaver Reservoir for Section 23, Township 19 North, Range 29 West.

THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "A" OR ZONE "AE" AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. COMMUNITY PANEL NO. 050419 0160 E; EFFECTIVE DATE : SEPT. 18, 1991



VICINITY MAP

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 892 DONALD R. PHILLIPS SIGNATURE

IF THE SIGNATURE ABOVE IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

FILED FOR RECORD
At 4:03 O'Clock P M
NOV 03 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

Owner	Developer
OPEN LANDS, INC. 7666 E 61ST STREET SUITE 135 TULSA, OK 74133-1129	PETER HOFSTRA 8946 FALLS HOLLOW RD ROGERS, AR. 72756 (501) 925-2636

FINAL PLAT
The Point @ Falls Hollow
PART OF THE NW1/4, SECTION 23, T-19-N, R-29-W

SCALE : 1" = 150'	DATE : OCT. 2, 2000	DRAWN BY : D.P.
JOB NO. MM060FP ZDISK 2000-2	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7246 (Fax 631-6754) E-mail : dphillips@mc2k.com	
STATE RECORDING NO. 500-19N-29W-0-23-400-04-0992		

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