

Brenda DeShields-Circuit Clerk  
 Benton County, AR  
 Book/Pg: 2016/523  
 Term/Cashier: CASH2/Laura L. May  
 07/11/2016 12:17:21PM  
 Tran: 386153  
 Total Fees: \$25.00  
 Book 2016 Page 523  
 Recorded in the Above  
 PLAT Book & Page  
 07/11/2016

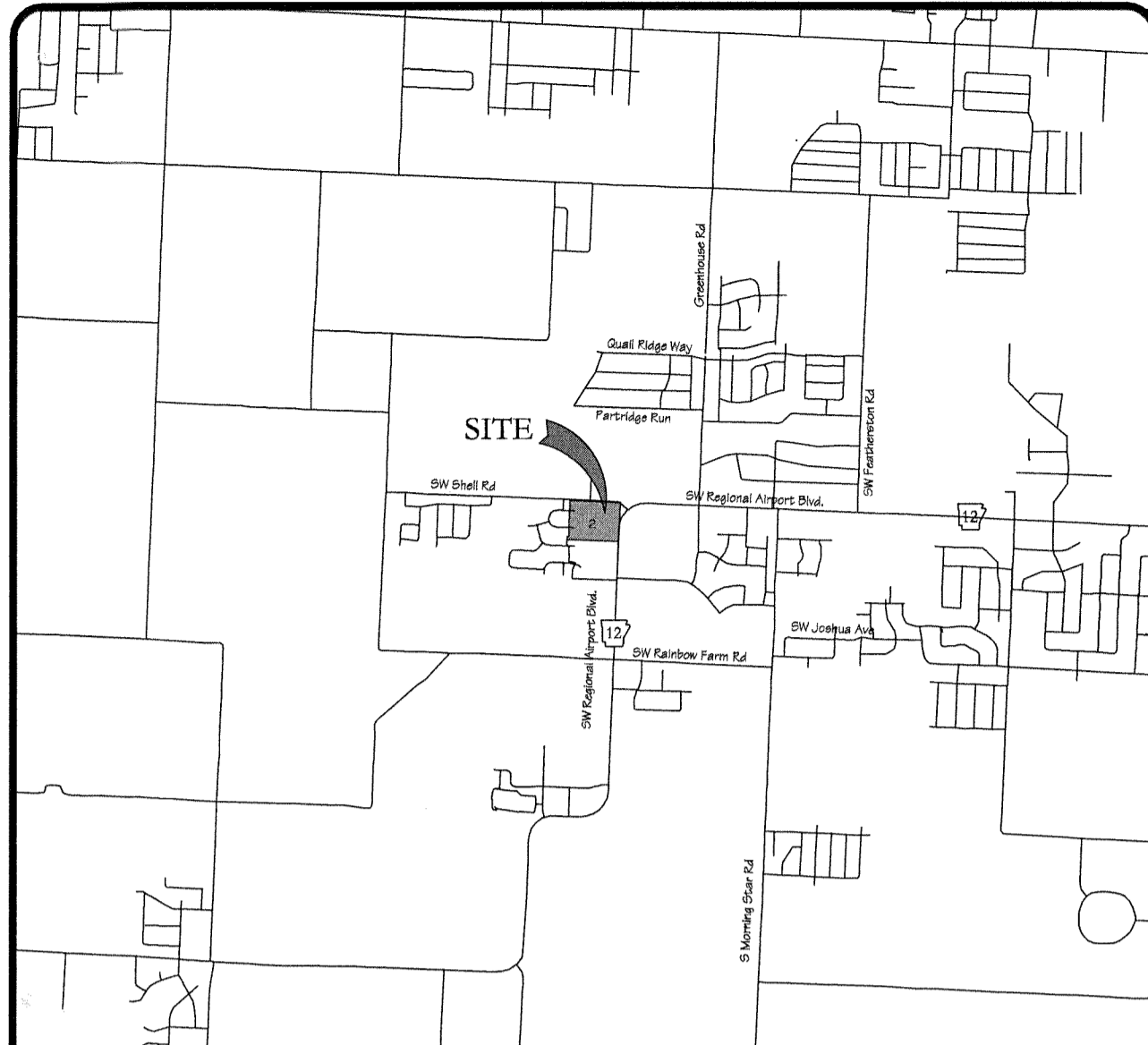
# FINAL PLAT

# ROLLING ACRES PH II

# SUBDIVISION

# BENTONVILLE, ARKANSAS

PREPARED: JUNE 28, 2016



**VICINITY MAP**  
N.T.S.

### Notes:

All Easements shown are being dedicated to the City of Bentonville per this plat.

The Following Lot is Non-Buildable / Common Area: Lot 4  
Common Areas shall be maintained by the Home Owners Association.

Dimensions are measured from the Back of Curb, the Edge of Sidewalk, or the Center/End of Stripe.

Proposed Sidewalk To Be Constructed Prior To Certificate of Occupancy of House.

Ensure Street Trees are planted 5' From Water Mains, Storm Drainage, And Other Utilities.

Atlas Page 482.

### Certificates:

**CERTIFICATE OF SURVEYING ACCURACY:**  
I, Buckley D. Blew, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: 6/30/16

*[Signature]*  
Registered Land Surveyor  
No. 1532  
State of Arkansas

**CERTIFICATE OF OWNERSHIP:**  
We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: 7/11/16

*[Signature]*  
Joseph Stevens  
Can-Ark Diamond Realty- Rolling acres, LLC  
PO Box 2140  
Lowell, AR 72745

**CERTIFICATE OF APPROVAL:**  
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: \_\_\_\_\_

*[Signature]* Co-Chairman  
Bentonville Planning Commission Chairman

*[Signature]*  
Mayor City of Bentonville

*[Signature]*  
City Clerk, City of Bentonville

D.R. \_\_\_\_\_  
Source of Title \_\_\_\_\_

Owner \_\_\_\_\_

Page \_\_\_\_\_

Before any work in the Right-of-Way commences, Contractor and or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way.

- ABBREVIATIONS:**
- BS - Building Setback Line
  - R/W - Right-of-Way
  - UE - Utility Easement
  - DE - Drainage Easement
  - AE - Access Easement
  - FFE - Minimum Finished Floor Elevation:

There may not be fences or any other structures built in any drainage easements.

Owner/Developer shall coordinate with all local utilities to insure that each lot has water, sewer and electric service.

R-1 Setbacks:

Front setback:	25'
Side setback:	7'
Rear setback:	20'
Street facing garage setback:	30'

### Wetland Statement:

There are no known wetlands on this site.

### Benchmarks

City of Bentonville  
 GPS Monument #84  
 N:736,612.32  
 E:647,107.19  
 Elev.=1248.11

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 25TH DAY OF APRIL, 2016.

### Flood Zone Certification\*:

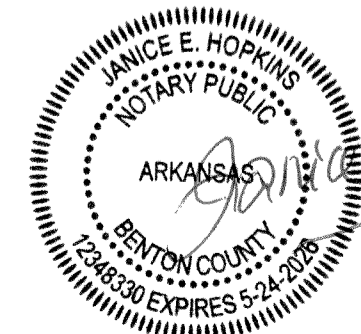
**FLOOD STATEMENT:**  
by graphic plotting of the information shown on flood insurance rate map no. 05007c0255k, dated June 5, 2012 indicates that the property shown on survey lies within:  
ZONE X (UNSHADED) - areas determined to be outside the 0.2% annual chance floodplain.  
\* flood statement does not guarantee against localized flooding.

### Contacts

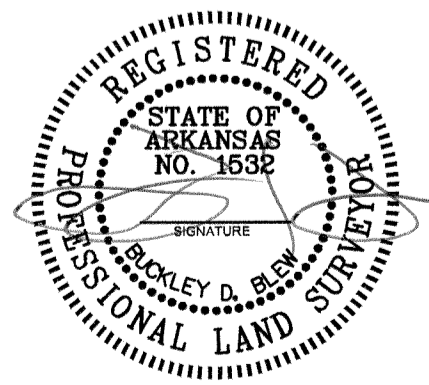
<b>Owner / Developer:</b>	<b>Representative:</b>
c/o Mr. Joseph Stevens	Blew & Associates, PA
Rolling Acres Prop. LLC	524 W. Sycamore, Ste 4
PO Box 2140	Fayetteville, AR 72703
Lowell, AR 72745	(479) 443-4506
(501) 772-7131	

### Survey Description:

A Part of the Northeast quarter of the Southeast quarter of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, and a part of Rolling Acres Subdivision Lot 9B, being more particularly described as follows, to-wit: Beginning at the Northeast corner of said forty acre tract, said point being a set P/K Nail, and running thence along the east line of said forty acre tract S 02°22'53" W 1308.10' to the Southeast corner of said quarter Section, thence N 87°39'37" W 756.13' to a found 1/2" rebar, thence N 02°22'17" E 157.13' to a found 1/2" rebar, thence N 27°16'47" E 112.12' to a set 1/2" rebar, thence N 68°38'03" W 35.27' to a set 1/2" rebar, thence along a curve to the left, with a radius of 100.00', an arc length of 33.09', and a chord bearing and distance of N 78°06'46" W 32.94' to a set 1/2" rebar, thence N 87°35'33" W 51.98' to a found 1/2" rebar, thence N 02°20'32" E 126.66' to a found 1/2" rebar, thence N 84°41'44" W 5.50' to a found 1/2" rebar, thence N 02°25'56" E 121.94' to a found 5/8" rebar, thence N 37°02'17" W 64.89' to a found 3/8" rebar, thence N 02°25'18" E 122.16' to a found 1/2" rebar, thence S 87°28'33" E 25.10' to a found 1/2" rebar, thence N 02°21'28" E 121.91' to a set iron pin, thence N 03°13'03" W 50.21' to a found 1/2" rebar, thence N 02°23'20" E 244.03' to a set 1/2" rebar, thence N 08°08'13" E 50.08' to a set 1/2" rebar, thence N 02°24'27" E 149.39' to the Northwest corner of said tract, thence S 87°23'32" E 848.10' to the point of beginning containing 24.87 acres more or less, subject to easements and rights-of-way of record, if any.



**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS  
524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com



I F THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

R/LP Developments LLC  
6 Longridge Ln  
Bella Vista, AR 72715  
01-16821-000

R/LP Developments LLC  
6 Longridge Ln  
Bella Vista, AR 72715  
01-16822-000

R/LP Developments LLC  
6 Longridge Ln  
Bella Vista, AR 72715  
01-16823-000

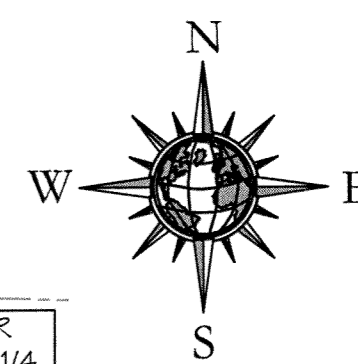
R/LP Developments LLC  
6 Longridge Ln  
Bella Vista, AR 72715  
01-16824-000

Yos, Larry & Caroline  
4201 SW Beech Ln  
Bentonville, AR 72712  
01-16825-000

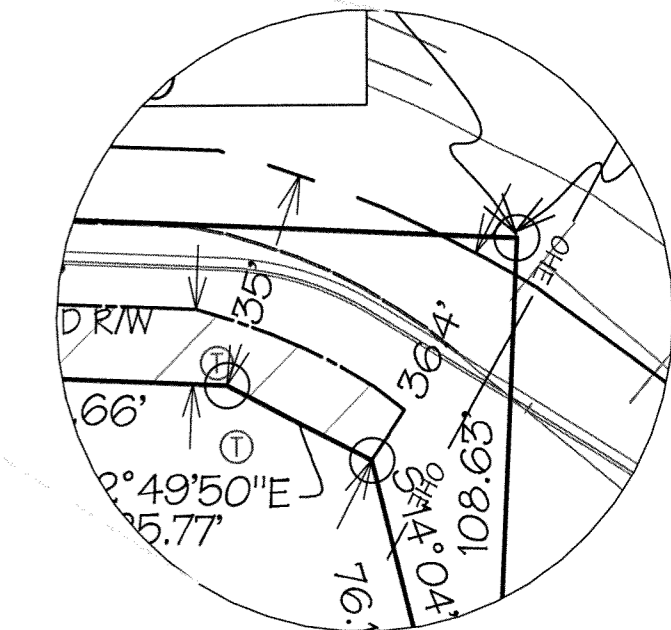
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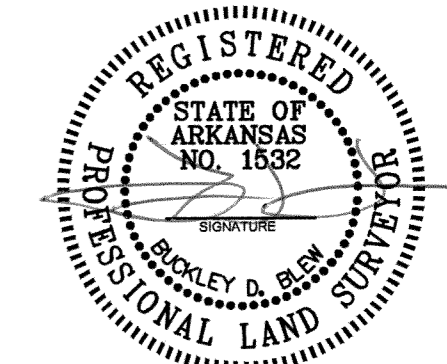


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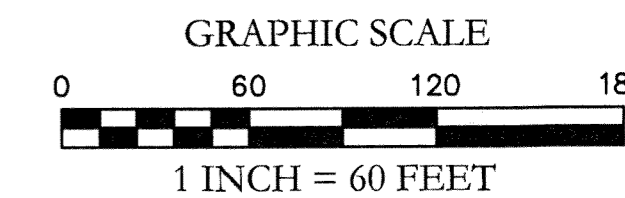


Lot 9 Detail

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**Legend:**

Features	Description
—	Property Line
- - -	Onsite Property Line
- · - · -	Offsite Property Line
- · - · - · -	Right-of-Way Line
- · - · - · - · -	Setback Line
- · - · - · - · - · -	Easement Line
—+—	Street / Drive Centerline
—+—+—	Curb & Gutter
—+—+—+—	Concrete Sidewalk Proposed (See "Notes:" Sheet 1)
⊕	Benchmark
⊙	Set/Found Iron Pin
▨	Right of Way To Be Dedicated With This Plat

**Curve Table:**

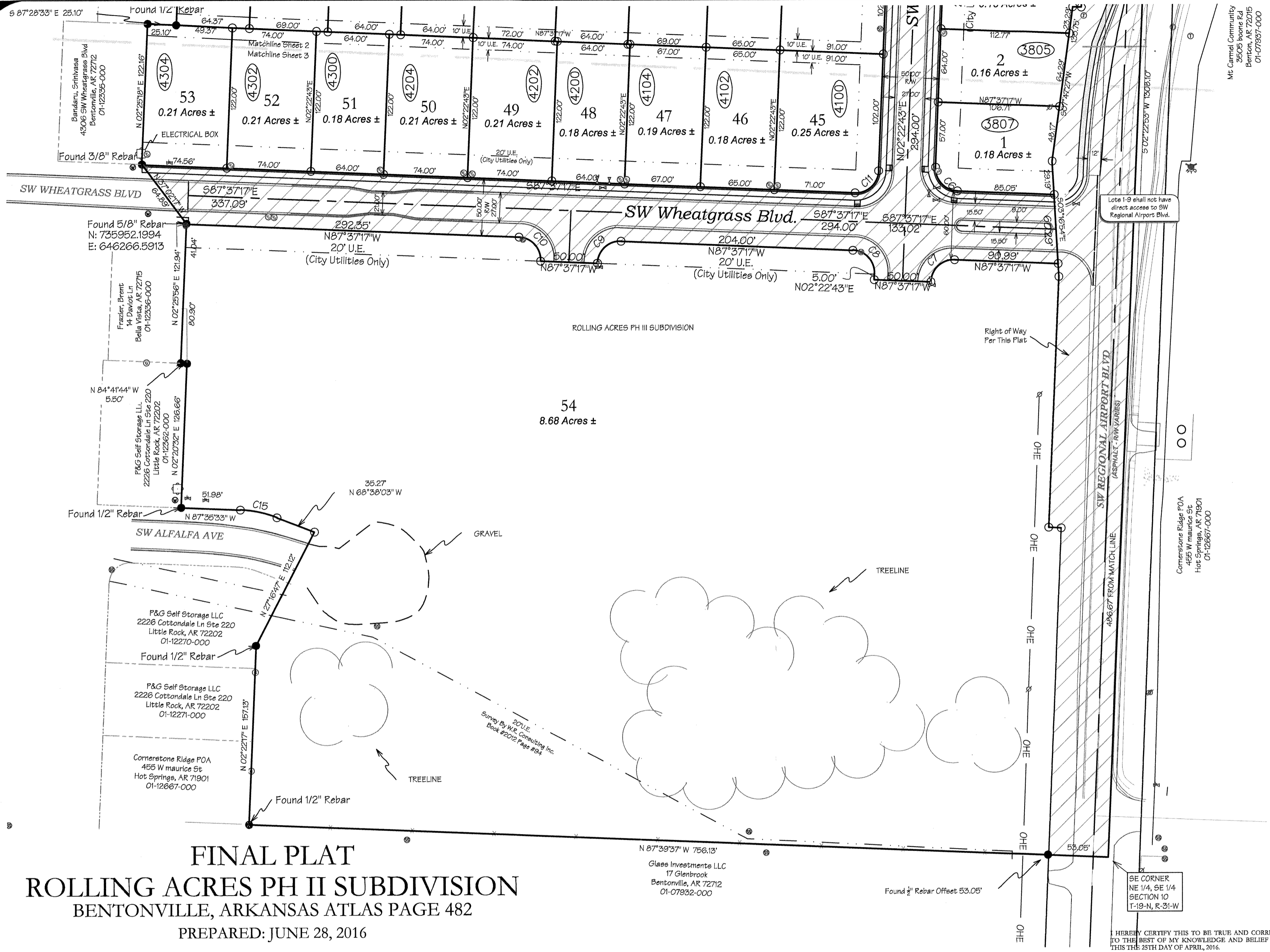
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	117.81'	75.00'	90°00'00"	N 42°37'17" W	106.07'
C2	9.97'	100.00'	5°42'38"	N 84°45'58" W	9.96'
C3	66.45'	100.00'	34°50'10"	N 62°52'33" W	65.23'
C4	48.85'	100.00'	25°48'20"	N 29°35'39" W	49.33'
C5	30.82'	100.00'	17°39'34"	N 06°27'08" W	30.70'
C6	31.42'	20.00'	90°00'00"	S 42°37'17" E	28.28'
C7	31.42'	20.00'	90°00'00"	S 47°22'43" W	28.28'
C8	31.42'	20.00'	90°00'00"	N 42°37'17" W	28.28'
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C13	31.42'	20.00'	90°00'00"	N 47°22'43" E	28.28'
C14	78.54'	50.00'	90°00'00"	N 42°37'17" W	70.71'
C15	33.09'	100.00'	90°00'00"	N 78°06'48" W	32.94'

**Site Information:**

Zoning:	R-1, Single Family Residential Development
Buildable Lots:	53
Non-Buildable Lots:	1
Total Lots:	54

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**ROLLING ACRES PH II SUBDIVISION**  
BENTONVILLE, ARKANSAS ATLAS PAGE 482  
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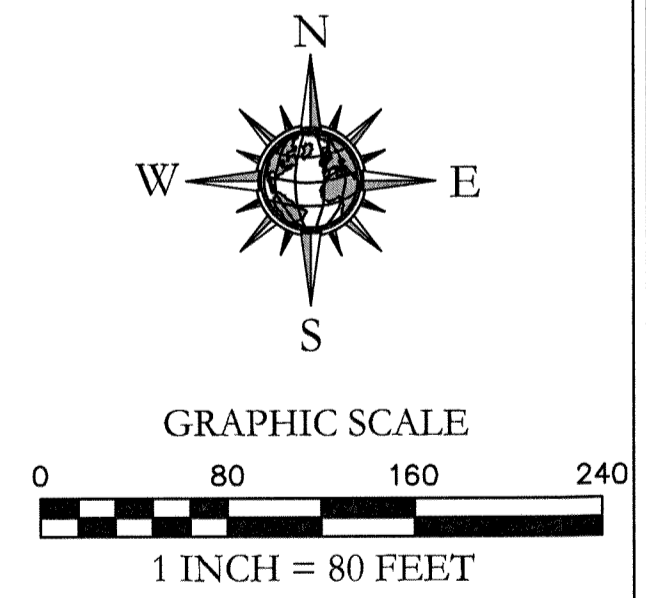
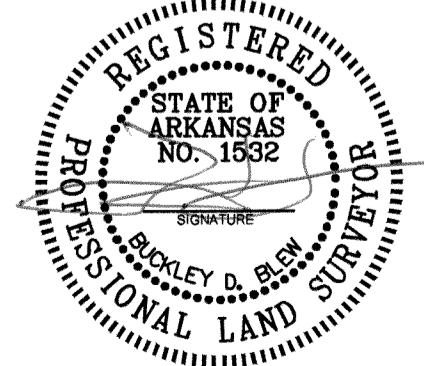
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