P2
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LEGEND:

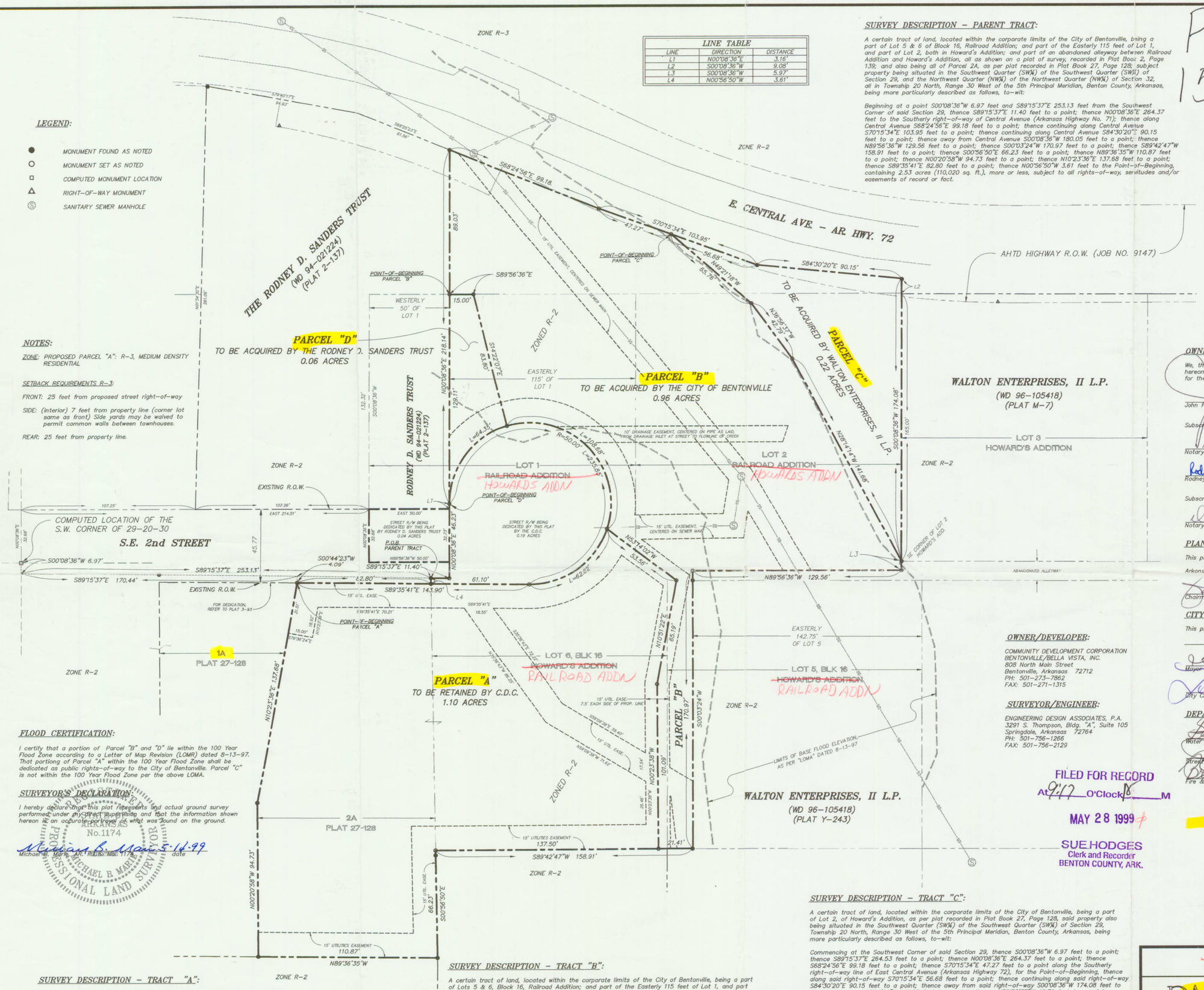
- ● MONUMENT FOUND AS NOTED
- ○ MONUMENT SET AS NOTED
- □ COMPUTED MONUMENT LOCATION
- △ RIGHT-OF-WAY MONUMENT
- Ⓢ SANITARY SEWER MANHOLE

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N00°08'36"E	3.16'
L2	S00°08'36"W	9.08'
L3	S00°08'36"W	5.97'
L4	N00°56'50"W	3.61'

SURVEY DESCRIPTION – PARENT TRACT:

A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lot 5 & 6 of Block 16, Railroad Addition; and part of the Easterly 115 feet of Lot 1, and part of Lot 2, both in Howard's Addition; and part of an abandoned alleyway between Railroad Addition and Howard's Addition, all as shown on a plat of survey, recorded in Plat Book 2, Page 139; and also being all of Parcel 2A, as per plat recorded in Plat Book 27, Page 128; subject property being situated in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 29, and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, all in Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Beginning at a point S00°08'36"W 6.97 feet and S89°15'37"E 253.13 feet from the Southwest Corner of said Section 29, thence S89°15'37"E 11.40 feet to a point; thence N00°08'36"E 264.37 feet to the Southerly right–of–way of Central Avenue (Arkansas Highway No. 71); thence along Central Avenue S68°24'56"E 99.18 feet to a point; thence continuing along Central Avenue S70°15'34"E 103.95 feet to a point; thence continuing along Central Avenue S84°30'20"E 90.15 feet to a point; thence away from Central Avenue S00°08'36"W 180.05 feet to a point; thence N89°56'36"W 129.56 feet to a point; thence S00°03'24"W 170.97 feet to a point; thence S89°42'47"W 158.91 feet to a point; thence S00°56'50"E 66.23 feet to a point; thence N89°36'35"W 110.87 feet to a point; thence N10°23'36"E 137.68 feet to a point; thence N00°20'58"W 94.73 feet to a point; thence N10°23'36"E 137.68 feet to a point; thence S89°35'41"E 82.80 feet to a point; thence N00°56'50"W 3.61 feet to the Point–of–Beginning, containing 2.53 acres (110,020 sq. ft.), more or less, subject to all rights–of–way, servitudes and/or easements of record or fact.



NOTES:

ZONE: PROPOSED PARCEL "A": R-3, MEDIUM DENSITY RESIDENTIAL

SETBACK REQUIREMENTS R-3:

FRONT: 25 feet from proposed street right–of–way

SIDE: (interior) 7 feet from property line (corner lot same as front) Side yards may be waived to permit common walls between townhouses.

REAR: 25 feet from property line.

FLOOD CERTIFICATION:

I certify that a portion of Parcel "B" and "D" lie within the 100 Year Flood Zone according to a Letter of Map Revision (LOMR) dated 8–13–97. That portiong of Parcel "A" within the 100 Year Flood Zone shall be dedicated as public rights–of–way to the City of Bentonville. Parcel "C" is not within the 100 Year Flood Zone per the above LOMA.

SURVEYOR'S DECLARATION:

I hereby declare that this plat represents and actual ground survey performed under my direct supervision and that the information shown hereon is an accurate portrayal of what was found on the ground.

Michael B. Marie, AR. R.L.S. No. 1174 — date 5-14-99

MICHAEL B. MARIE — ARKANSAS — No. 1174 — PROFESSIONAL LAND SURVEYOR

SURVEY DESCRIPTION – TRACT "A":

A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lots 5 & 6 of Block 16, Railroad Addition; and part of the Easterly 115 feet of Lot 1, and part of Lot 2, both in Howard's Addition; and part of an abandoned alleyway between Railroad Addition and Howard's Addition, all as shown on a plat of survey, recorded in Plat Book 2, Page 139; and also being all of Parcel 2A, as per plat recorded in Plat Book 27, Page 128, the subject property is also situated in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 29, and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, all in Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Commenceing at the Southwest Corneer of said Section 29, thence S00°08'36"W 6.97 feet to a point; thence S89°15'37"E 170.44 feet to a point; thence S00°44'23"W 4.09 feet to the Point–of–Beginning; thence S89°35'41"E 143.90 feet to a point; thence 62.82 feet along a tangential curve to the left, having a radius of 50.00 feet, an interior angle of 71°59'13" and a chord bearing and distance of N54°24'43"E 58.77 feet to a point; thence, not tangent to the previous curve, S53°14'02"E 53.56 feet to a point; thence S10°51'22"W 65.19 feet to a point; thence S00°23'38"E 101.09 feet to a point; thence S89°42'47"W 137.50 feet to a point; thence S00°56'50"E 66.23 feet to a point; thence N89°36'35"W 110.87 feet to a point; thence N00°20'58"W 94.73 feet to a point; thence N10°23'36"E 137.68 feet to the Point–of–Beginning, containing 1.10 acres (47,710 sq. ft.), more or less, subject to all rights–of–way, easements, and/or servitudes, of record or fact.

SURVEY DESCRIPTION – TRACT "B":

A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lots 5 & 6, Block 16, Railroad Addition; and part of the Easterly 115 feet of Lot 1, and part of Lot 2, both in Howard's Addition; and part of an abandoned alleyway between Railroad Addition and Howard's Addition, all as shown on a plat of survey, recorded in Plat Book 2, Page 139; said Tract "B" is also situated in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 29, and the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 32, all in Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Commencing at the Southwest Corner of said Section 29, thence S00°08'36"W 6.97 feet to a point; thence S89°15'37"E 264.53 feet to a point; thence N00°08'36"E 175.34 feet to the Point–of–Beginning, thence N00°08'36"E 89.03 feet to a point; thence S68°24'56"E 99.18 feet to a point; thence S70°15'34"E 47.27 feet to a point; thence S49°21'18"E 65.76 feet to a point; thence S36°56'37"E 42.79 feet to a point; thence S28°14'14"E 141.68 feet to a point; thence S00°08'36"W 5.97 feet to a point; thence N89°56'36"W 129.56 feet to a point; thence S00°03'24"W 170.97 feet to a point; thence S89°42'47"W 21.41 feet to a point; thence N00°23'38"W 101.09 feet to a point; thence N10°51'22"E 65.19 feet to a point; thence N53°14'02"W 53.56 feet to a point; thence 108.68 feet along a non–tangential curve to the left, having a radius of 50.00 feet, an interior angle of 124°32'07", and a chord bearing and distance of N43°50'57"W 88.51 feet to a point; thence, non–tangent to the previous curve, N14°22'07"W 83.80 feet to a point; thence N89°56'36"W 15.00 feet to the Point–of–Beginning, containing 0.96 acres (41,969 sq. ft.), more or less, subject to all rights–of–way, servitudes, and/or easements, of record or fact.

SURVEY DESCRIPTION – TRACT "C":

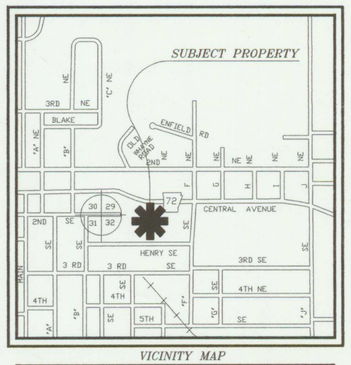
A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lot 2, of Howard's Addition, as per plat recorded in Plat Book 27, Page 128, said property also being situated in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 29, Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Commencing at the Southwest Corner of said Section 29, thence S00°08'36"W 6.97 feet to a point; thence S89°15'37"E 264.53 feet to a point; thence N00°08'36"E 264.37 feet to a point; thence S68°24'56"E 99.18 feet to a point; thence S70°15'34"E 47.27 feet to a point along the Southerly right–of–way line of East Central Avenue (Arkansas Highway 72), for the Point–of–Beginning, thence along said right–of–way S70°15'34"E 56.68 feet to a point; thence continuing along said right–of–way S84°30'20"E 90.15 feet to a point; thence away from said right–of–way S00°08'36"W 174.08 feet to a point; thence N28°14'14"W 141.68 feet to a point; thence N36°56'37"W 42.79 feet to a point; thence N49°21'18"W 65.76 fee to the Point–of–Beginning, containing 0.22 acres (9,392 sq. ft.), mor or less, subject to all rights–of–way, servitudes, and/or easements or record or fact.

SURVEY DESCRIPTION – TRACT "D":

A certain tract of land, located within the corporate limits of the City of Bentonville, being a part of Lot 1, of Howard's Addition, as per plat recorded in Plat Book 27, Page 128, said property also being situated in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section 29, Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Commencing at the Southwest Corner of said Section 29, thence S00°08'36"W 6.97 feet to a point; thence S89°15'37"E 264.53 feet to a point; thence N00°08'36"E 46.23 feet to the Point–of–Beginning, thence N00°08'36"E 129.11 feet to a point; thence S89°56'36"E 15.00 feet to a point; thence S14°22'07"E 83.80 feet to a point; thence 64.35 feet along a non–tangential curve to the left, having a radius of 50.00 feet, an interior angle of 73°44'23", and a chord bearing and distance of S37°00'48"W 60.00 feet to the Point–of–Beginning, containing 0.06 acres (2,524 sq. ft.), more or less, subject to all rights–of–way, servitudes, and/or easements of record or fact.



VICINITY MAP
Not to Scale

BEARING ORIENTATION: THE BEARINGS SHOWN HEREON ARE ORIENTED TO A PLAT RECORDED IN PLAT BOOK 2, PAGE 139

40 0 40 80
GRAPHIC SCALE IN FEET

OWNERS' CERTIFICATION AND DEDICATION:

We, the undersigned do hereby certify that we are the sole owners of the hereon platted property, and do hereby dedicate all streets and easements for the use by the general public land for the installation of utilities.

John Foss — COMMUNITY DEVELOPMENT CORPORATION BENTONVILLE / BELLA VISTA — Date

Subscribed and Sworn before me, this 20th day of May, 1999.

Diane Shastid — Notary Public — Date Commission Expires 2/14/06

Rodney D. Sanders, Trustee 5/20/99 — Rodney D. Sanders — RODNEY D. SANDERS TRUST — Date

Subscribed and Sworn before me, this 20th day of May, 1999.

Diane Shastid — Notary Public — Date Commission Expires 2/14/06

Diane Shastid
Notary Public, State of Arkansas
Benton County
My Commission Expires 02/14/06

PLANNING COMMISSION ACCEPTANCE:

This plat is hereby accepted by the City Planning Commission of Bentonville, Arkansas, this 15th day of Dec, 1998.

Chairman

CITY COUNCIL ACCEPTANCE:

This plat is hereby accepted by the Bentonville City Council, this _____ day of _____, 1999.

Mayor

City Clerk

DEPARTMENTAL ACCEPTANCE:

Water & Sewer Department

Kenneth Peters — Arkansas Western Gas

Street Department

TCA Cable

Fire & Ambulance — Brent Bogdan

Southwestern Bell Telephone

OWNER/DEVELOPER:

COMMUNITY DEVELOPMENT CORPORATION
BENTONVILLE/BELLA VISTA, INC.
808 North Main Street
Bentonville, Arkansas 72712
PH: 501–273–7862
FAX: 501–271–1315

SURVEYOR/ENGINEER:

ENGINEERING DESIGN ASSOCIATES, P.A.
3291 S. Thompson, Bldg. "A", Suite 105
Springdale, Arkansas 72764
PH: 501–756–1266
FAX: 501–756–2129

FILED FOR RECORD
At 9:17 O'Clock A M
MAY 28 1999
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Replat of Howards Addition, Railroad Addition, & Section land.

ATLAS PAGE NO. 362 & 404
500-20N-30W-0-29-330-04-1174
500-20N-30W-0-32-440-04-1174

~~LOT LINE ADJUSTMENT~~

PARKWOOD ADDITION
Bentonville, Arkansas

EDA — Consulting Engineering, Landscape Architecture, Land Surveying
Engineering Design Associates, P.A.
3291 South Thompson, Bldg. A, Suite 105, Springdale, Arkansas 72764 — (501) 756-1266, Fax: (501) 756-2129

DRAWN BY: MBM	CHECKED BY: RMA
DATE: 5–13–99	
SCALE: 1"= 40'	
JOB NUMBER: 0364	
FILE NAME: 0364SPLT.DWG	
DESCRIPTION: PART SW¼–SW¼, 29–20–30, AND THE NW¼–NW¼, 32–20–30, BENTONVILLE, BENTON CO., ARKANSAS	SHEET 1 OF 2

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