



CERTIFICATE OF ENGINEERING ACCURACY:
 I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.
 DATE: 5-18-05
 TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373 ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL:
 PURSUANT TO THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 5/20/05
 [Signature]
 CHAIRMAN, PEA RIDGE PLANNING COMMISSION

GENERAL NOTES:
 1. IRON PINS SHALL BE SET AT ALL LOT CORNERS.
 2. SURVEYING PROVIDED BY SATTERTFIELD LAND SURVEYORS.
 3. LEMONS ENGINEERING CONSULTANTS ACCEPTS NO RESPONSIBILITY FOR SURVEYING.
 4. EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 5. ALL EASEMENTS TO BE 20' IN WIDTH UNLESS OTHERWISE NOTED.
 6. ALL BUILDING LINES TO BE 25' UNLESS OTHERWISE NOTED.
 7. ALL CORNERS TO HAVE A RADIUS OF 24" UNLESS OTHERWISE NOTED.
 8. AS PER CITY ORDINANCE, THE REAR SETBACK FOR EACH LOT SHALL BE 30' AND THE SIDE SETBACK FOR EACH LOT SHALL BE 10'.
 9. PROPERTY IS ZONED R-1 (CITY OF VENTN).
 10. FINISHED FLOOR ELEVATIONS OF ALL STRUCTURES TO EXIST A MINIMUM OF 18" ABOVE THE TOP OF LEVEL OF DETENTION POND.

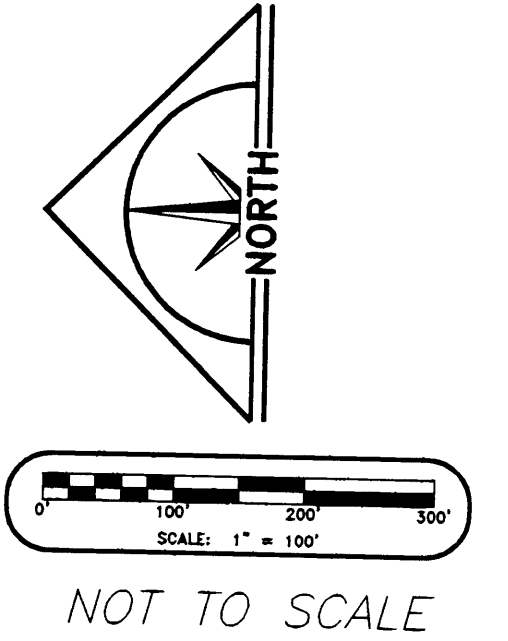
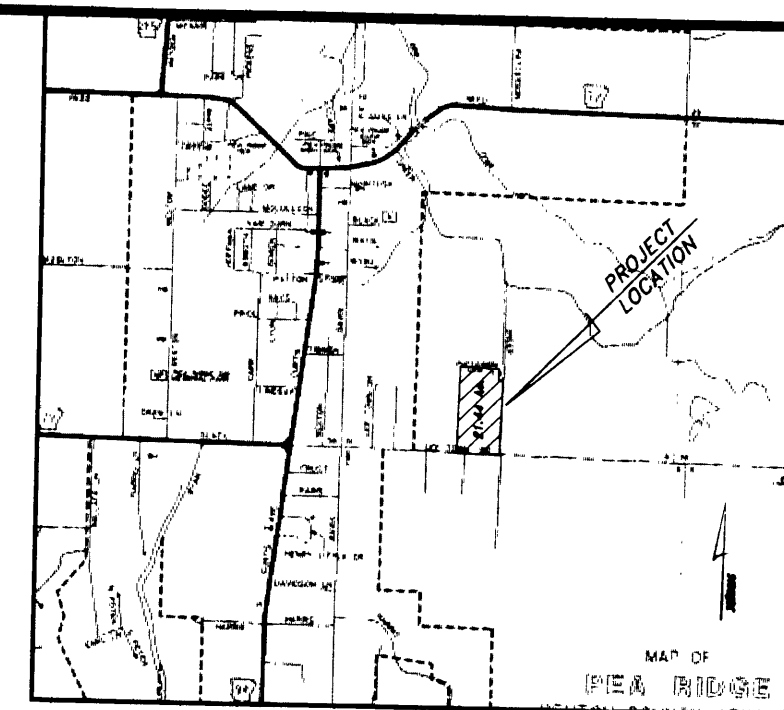
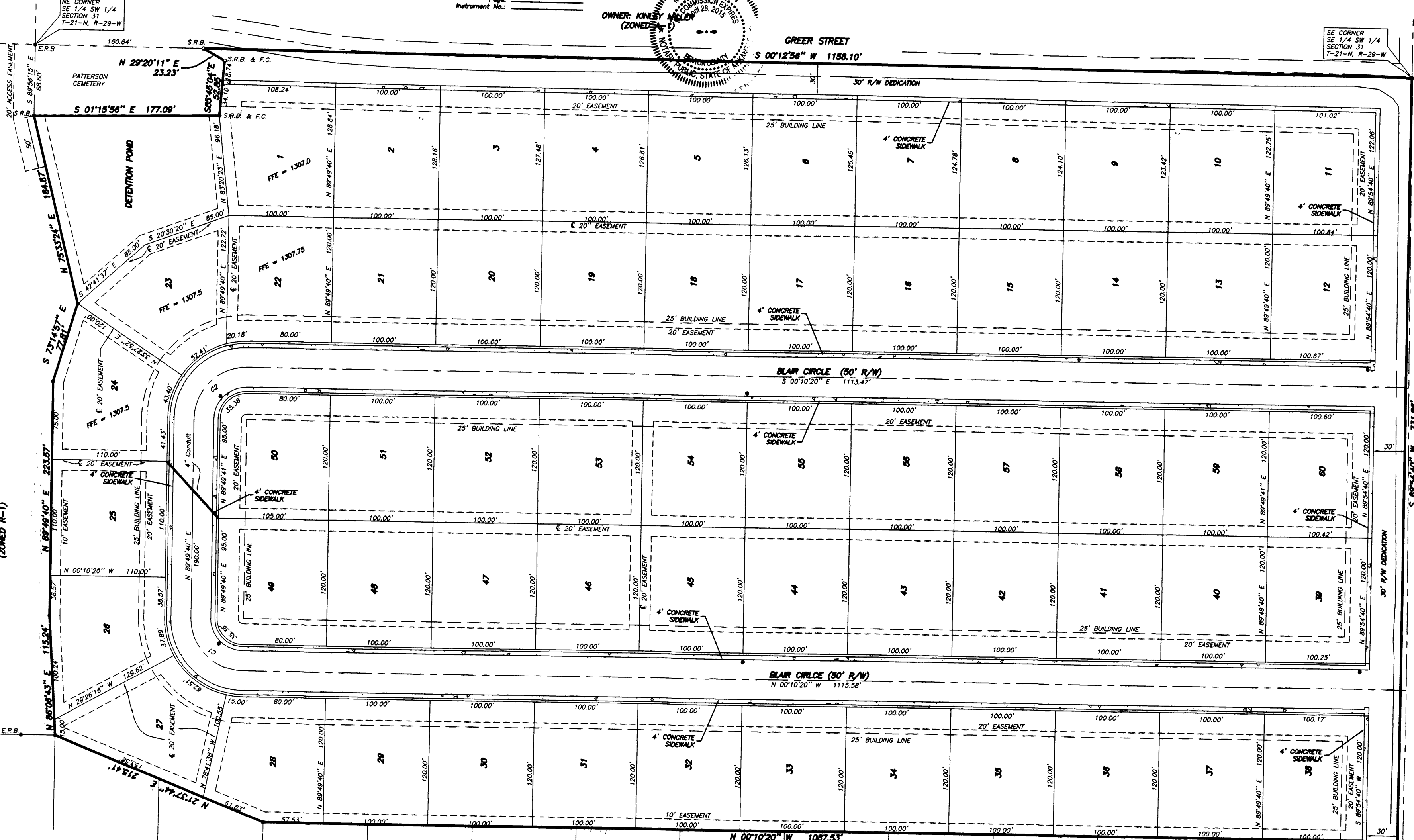
FLOOD CERTIFICATION:
 BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 73 OF 233, COMMUNITY-PANEL NUMBER 0507C 0075 E, EFFECTIVE DATE: SEPTEMBER 18, 1991, THE PROPERTY DETICED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE C. AREAS OF MINIMAL FLOODING (NO SHADING).
 NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF PEA RIDGE PLANNING COMMISSION



CERTIFICATE OF SURVEYING ACCURACY:
 I, CLOVIS W. SATTERTFIELD, P.L.S. HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
 DATE OF EXECUTION: 5-18-05
 CLOVIS W. SATTERTFIELD, REGISTERED LAND SURVEYOR, NO. 147 ARKANSAS

CERTIFICATE OF OWNERS:
 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 AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE AS SHOWN ON SAID PLAT.
 DATE OF EXECUTION: 5/20/05
 [Signatures]
 OWNER AND ADDRESS: Battle Field Properties, L.L.C., 1000 Captain Good St., Pea Ridge, AR 72751
 DATE OF EXECUTION: 5/20/05
 [Signatures]
 OWNER AND ADDRESS: Frank W. Miller, 1000 Captain Good St., Pea Ridge, AR 72751

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'01"	90°00'01"	N 44°49'41" E	50.00	50.00	78.54	70.71
C2	90°00'01"	90°00'01"	S 45°10'20" E	50.00	50.00	78.54	70.71



LEGAL DESCRIPTION:
 Part of the Southeast Quarter of the Southwest Quarter, Section 31, Township 21 North, Range 29 West, Benton County, Arkansas being more particularly described as follows:
 Beginning at an existing nail marking the Southeast Corner of the Southeast Quarter of the Southwest Quarter; Thence along the South line of said Forty, South 89 degree 54 minutes 40 seconds West 731.88 feet; Thence bearing said South line North 00 degree 10 minutes 21.54 seconds West 1087.53 feet; Thence North 21 degree 37 minutes 44 seconds East 215.41 feet; Thence North 88 degree 08 minutes 43 seconds East 115.24 feet; Thence North 89 degree 49 minutes 40 seconds East 223.57 feet; Thence South 73 degree 14 minutes 57 seconds East 77.81 feet; Thence North 78 degree 33 minutes 24 seconds East 184.87 feet to a set rebar; Thence along Patterson Cemetery boundary line the following bearing and distance South 01 degree 15 minutes 56 seconds East 177.09 feet to a set rebar and fence corner; North 29 degree 20 minutes 11 seconds East 52.85 feet to a set rebar on the East line of the Southwest Quarter of the Southwest Quarter; Thence along the East line South 00 degree 12 minutes 58 seconds West 1158.10 feet to the Point of Beginning, containing 21.44 acres and subject to Street Rights of Way and any Easements of Record.

OWNER: BILL PATTERSON (ZONED A-1)

2005-642
 05-20-05

BATTLEFIELD SUBDIVISION - PHASE I
 OWNER: BATTLEFIELD PROPERTIES, LLC
 (ZONED R-1)

BATTLEFIELD SUBDIVISION - PHASE I
 OWNER: BATTLEFIELD PROPERTIES, LLC
 (ZONED R-1)

Project No.	Date	No.	Revisions	Date	By
04-057	March 2005	1	Initial Survey	3/15/05	TL
		2	Final Plat	5/20/05	TL

Prepared For:
 BATTLEFIELD PROP., LLC
 1000 CAPTAIN GOOD ST.
 PEA RIDGE, AR 72751

FINAL PLAT
PATTERSON PLACE SUBDIVISION
 PART OF SECTION 31, T-21-N, R-13-W
 PEA RIDGE, BENTON COUNTY, ARKANSAS

LEMONS ENGINEERING CONSULTANTS, INC.
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CIVIL ENGINEERING & PLANNING
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