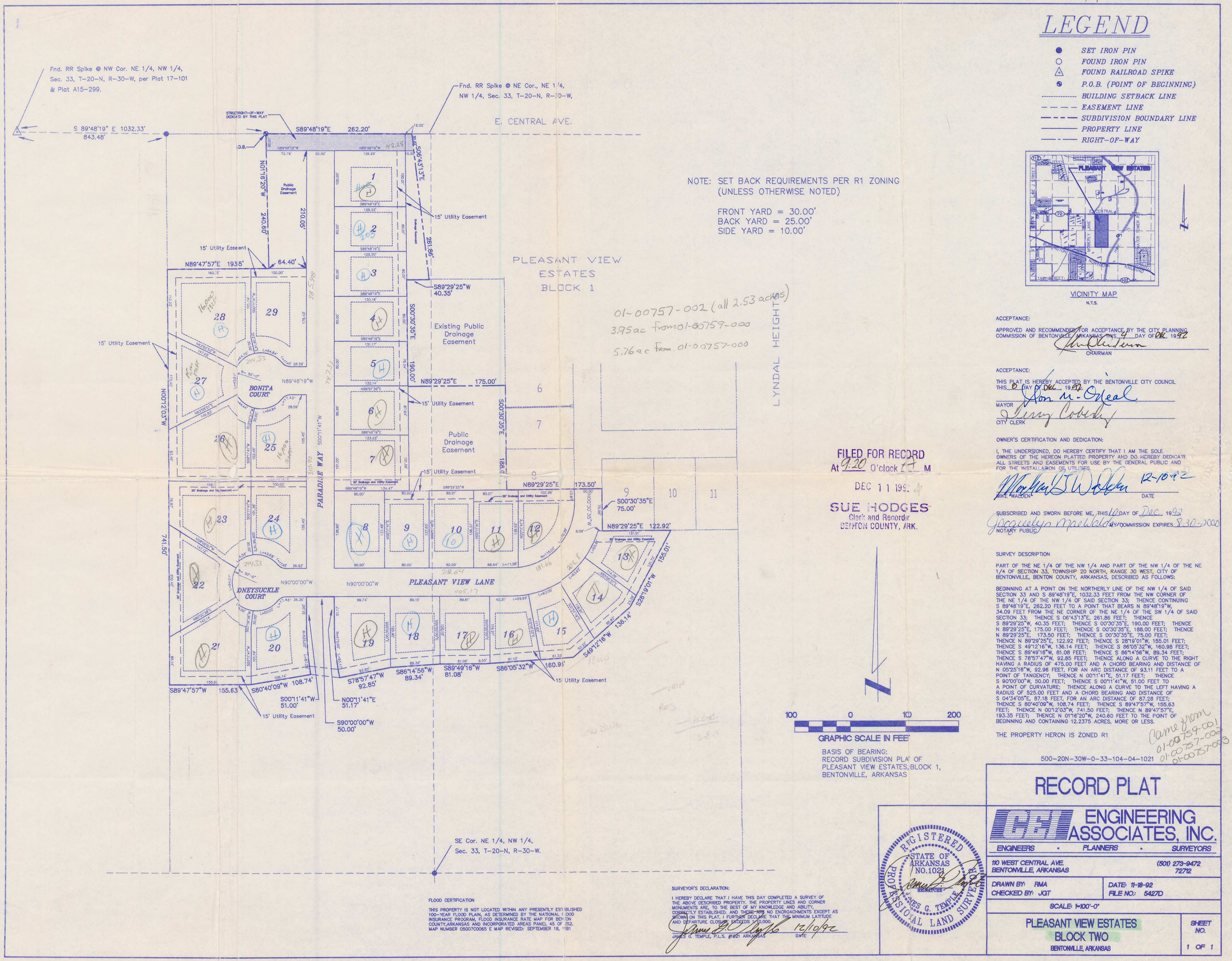
17-220



NOTE: SET BACK REQUIREMENTS PER R1 ZONING (UNLESS OTHERWISE NOTED)

FRONT YARD = 30.00'
BACK YARD = 25.00'
SIDE YARD = 10.00'

FILED FOR RECORD
At 9:20 O'clock A M
DEC 11 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

100 0 100 200
GRAPHIC SCALE IN FEET

BASIS OF BEARING:
RECORD SUBDIVISION PLAT OF PLEASANT VIEW ESTATES, BLOCK 1, BENTONVILLE, ARKANSAS

LEGEND

- SET IRON PIN
- FOUND IRON PIN
- FOUND RAILROAD SPIKE
- P.O.B. (POINT OF BEGINNING)
- BUILDING SETBACK LINE
- EASEMENT LINE
- SUBDIVISION BOUNDARY LINE
- PROPERTY LINE
- RIGHT-OF-WAY

VICINITY MAP
N.T.S.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 7 DAY OF DEC. 1992

CHAIRMAN

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 8 DAY OF DEC. 1992

MAYOR

CITY CLERK

OWNER'S CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

MIKE WALDEN 12-10-92
DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 10 DAY OF Dec. 1992

NOTARY PUBLIC MY COMMISSION EXPIRES 8-30-2000

SURVEY DESCRIPTION

PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE NW 1/4 OF SAID SECTION 33 AND S 89°48'19"E, 1032.33 FEET FROM THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 33; THENCE CONTINUING S 89°48'19"E, 262.20 FEET TO A POINT THAT BEARS N 89°48'19"W, 34.09 FEET FROM THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 33; THENCE S 06°43'13"E, 261.86 FEET; THENCE S 89°29'25"W, 40.35 FEET; THENCE S 00°30'35"E, 190.00 FEET; THENCE N 89°29'25"E, 175.00 FEET; THENCE S 00°30'35"E, 188.00 FEET; THENCE N 89°29'25"E, 173.50 FEET; THENCE S 00°30'35"E, 75.00 FEET; THENCE N 89°29'25"E, 122.92 FEET; THENCE S 28°19'01"W, 155.01 FEET; THENCE S 49°12'16"W, 136.14 FEET; THENCE S 86°05'32"W, 160.98 FEET; THENCE S 89°49'16"W, 81.08 FEET; THENCE S 86°14'56"W, 89.34 FEET; THENCE S 78°57'47"W, 92.85 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CHORD BEARING AND DISTANCE OF N 05°25'16"W, 92.96 FEET, FOR AN ARC DISTANCE OF 93.11 FEET TO A POINT OF TANGENCY; THENCE N 00°11'41"E, 51.17 FEET; THENCE S 90°00'00"W, 50.00 FEET; THENCE S 00°11'41"W, 51.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CHORD BEARING AND DISTANCE OF S 04°34'05"E, 87.18 FEET, FOR AN ARC DISTANCE OF 87.28 FEET; THENCE S 80°40'09"W, 108.74 FEET; THENCE S 89°47'57"W, 155.63 FEET; THENCE N 00°12'03"W, 741.50 FEET; THENCE N 89°47'57"E, 193.35 FEET; THENCE N 01°16'20"W, 240.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.2375 ACRES, MORE OR LESS.

THE PROPERTY HERON IS ZONED R1

came from 01-00759-001 01-00757-002 01-00757-003

500-20N-30W-0-33-104-04-1021

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS PANEL 45 OF 252. MAP NUMBER 050070C0065 E MAP REVISED: SEPTEMBER 18, 1981

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE 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 ON THIS PLAT. I FURTHER DECLARE THAT THE MINIMUM LATITUDE AND DEPARTURE CLOSURE EXCEEDS 1:10,000.

JAMES G. TEMPLE, P.L.S. #1021 ARKANSAS 12/10/92
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1021
JAMES G. TEMPLE
SIGNATURE

RECORD PLAT

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

110 WEST CENTRAL AVE.
BENTONVILLE, ARKANSAS
(501) 273-9472
72712

DRAWN BY: RMA	DATE: 11-18-92
CHECKED BY: JGT	FILE NO.: 5427D

SCALE: 1"=100'-0"

PLEASANT VIEW ESTATES
BLOCK TWO
BENTONVILLE, ARKANSAS

SHEET NO. 1 OF 1