

BOUNDARY DESCRIPTION

The Northwest Quarter (NW 1/4) Of The Northeast Quarter (NE 1/4), And Part Of The Northeast Quarter (NE 1/4) Of The Northeast Quarter (NE 1/4) Of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, Being More Particularly Described As Follows:

Beginning At The NW Corner Of Said NE 1/4 Of The NE 1/4; Thence Along The North Line Of Said NE 1/4 Of The NE 1/4, S 87°18'26" E, 730.18 Feet; Thence S 13°02'41" W, 220.06 Feet; Thence S 08°01'37" E, 163.55 Feet; Thence S 27°46'44" W, 324.46 Feet; Thence S 58°14'13" W, 179.17 Feet; Thence S 30°47'08" W, 623.88 Feet To A Point On The South Line Of Said NE 1/4 Of The NE 1/4; Thence Along Said South Line, N 87°26'58" W, 135.88 Feet To The SW Corner Of Said NE 1/4 Of The NE 1/4; Thence N 87°27'08" W, 1327.03 Feet To The SW Corner Of Said NW 1/4 Of The NE 1/4; Thence N 01°58'24" E, 1326.63 Feet To The NW Corner Of Said NW 1/4 Of The NE 1/4; Thence S 87°18'19" E, 1337.59 Feet Being The North Line Of Said NW 1/4 NE 1/4, Being Contiguous With The Centerline Of Buckhorn Flats Road, To The Point Of Beginning, Containing 2,430,623.12 Square Feet Or 55.80 Acres, More Or Less, And Being Subject To Public Road Rights-Of-Way And Any Easements Of Record Or Fact.

PHASE 1 DESCRIPTION

All Of The Northwest Quarter Of The Northeast Quarter And Part Of The Northeast Quarter Of The Northeast Quarter Of Section 10, Township 19 North, Range 31 West Of The Fifth Principal Meridian, Benton County, Arkansas, Being More Particularly Described As Follows:

Beginning At The Northwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, S87°18'26"E A Distance Of 730.18 Feet To The West Line Of Phase 1 And 2 Of Quail Ridge Subdivision; Thence Along Said West Line, S13°02'41"W A Distance Of 220.06 Feet; Thence Continuing, S08°01'37"E A Distance Of 163.55 Feet; Thence Continuing, S27°46'44"W A Distance Of 324.46 Feet; Thence Continuing, S58°14'13"W A Distance Of 179.17 Feet; Thence S30°47'08"W A Distance Of 623.88 Feet, To The South Line Of Said Northeast Quarter Of The Northeast Quarter; Thence Along Said South Line, N87°26'58"W A Distance Of 135.88 Feet, To The Southwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The South Line Of Said Northwest Quarter Of The Northeast Quarter, N87°27'08"W A Distance Of 445.40 Feet, To The West Line Of Proposed Phase 1 Of Quail Hollow; Thence Along Said Phase Line The Following 14 Courses: N02°32'52"E A Distance Of 148.02; N84°59'03"W A Distance Of 37.54 Feet; N05°00'57"E A Distance Of 175.97 Feet; S84°44'36"E A Distance Of 22.76 Feet; N05°18'56"E A Distance Of 133.83 Feet; Thence 27.43 Feet Along A 275 Foot Radius, Non-Tangent Curve Left Whose Chord Bears N81°49'38"W A Distance Of 27.42 Feet; N05°18'56"E A Distance Of 198.68 Feet; N85°36'35"W A Distance Of 1.38 Feet; N04°23'25"E A Distance Of 137.50 Feet; N85°36'35"W A Distance Of 10.77 Feet; N05°31'18"E A Distance Of 181.06 Feet; N84°28'42"W A Distance Of 12.52 Feet; N05°15'40"E A Distance Of 135.40 Feet; N82°47'17"W A Distance Of 4.71 Feet; N02°41'41"E A Distance Of 180.24 Feet, To The South Line Of Proposed Buckhorn Flats Road; Thence Along Said Proposed South Line, N87°18'19"W A Distance Of 867.54 Feet, To The West Line Of Said Northwest Quarter Of The Northeast Quarter; Thence Along Said West Line, N01°58'24"E A Distance Of 30.00 Feet, To The Northwest Corner Of The Northwest Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, Being Contiguous With The Centerline Of Buckhorn Flats Road, S87°18'19"E A Distance Of 1337.59 Feet, To The Point Of Beginning, Containing 29.98 Acres, More Or Less

TRACT C DESCRIPTION

All That Part Of The Northwest Quarter Of The Northeast Quarter And Part Of The Northeast Quarter Of The Northeast Quarter Of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, Less And Except The Following Description:

Beginning At The Northwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, S87°18'26"E A Distance Of 730.18 Feet To The West Line Of Phase 1 And 2 Of Quail Ridge Subdivision; Thence Along Said West Line, S13°02'41"W A Distance Of 220.06 Feet; Thence Continuing, S08°01'37"E A Distance Of 163.55 Feet; Thence Continuing, S27°46'44"W A Distance Of 324.46 Feet; Thence Continuing, S58°14'13"W A Distance Of 179.17 Feet; Thence S30°47'08"W A Distance Of 623.88 Feet, To The South Line Of Said Northeast Quarter Of The Northeast Quarter; Thence Along Said South Line, N87°26'58"W A Distance Of 135.88 Feet, To The Southwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The South Line Of Said Northwest Quarter Of The Northeast Quarter, N87°27'08"W A Distance Of 445.40 Feet, To The West Line Of Proposed Phase 1 Of Quail Hollow; Thence Along Said Phase Line The Following 14 Courses: N02°32'52"E A Distance Of 148.02; N84°59'03"W A Distance Of 37.54 Feet; N05°00'57"E A Distance Of 175.97 Feet; S84°44'36"E A Distance Of 22.76 Feet; N05°18'56"E A Distance Of 133.83 Feet; Thence 27.43 Feet Along A 275 Foot Radius, Non-Tangent Curve Left Whose Chord Bears N81°49'38"W A Distance Of 27.42 Feet; N05°18'56"E A Distance Of 198.68 Feet; N85°36'35"W A Distance Of 1.38 Feet; N04°23'25"E A Distance Of 137.50 Feet; N85°36'35"W A Distance Of 10.77 Feet; N05°31'18"E A Distance Of 181.06 Feet; N84°28'42"W A Distance Of 12.52 Feet; N05°15'40"E A Distance Of 135.40 Feet; N82°47'17"W A Distance Of 4.71 Feet; N02°41'41"E A Distance Of 180.24 Feet, To The South Line Of Proposed Buckhorn Flats Road; Thence Along Said Proposed South Line, N87°18'19"W A Distance Of 867.54 Feet, To The West Line Of Said Northwest Quarter Of The Northeast Quarter; Thence Along Said West Line, N01°58'24"E A Distance Of 30.00 Feet, To The Northwest Corner Of The Northwest Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, Being Contiguous With The Centerline Of Buckhorn Flats Road, S87°18'19"E A Distance Of 1337.59 Feet, To The Point Of Beginning, Containing 29.98 Acres, More Or Less

RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT

The right-of-way as shown on this plat is hereby dedicated to the public for public use. The easements designated as W/S/DE on this plat are hereby provided by the property owner for Water, Sewer, and Drainage purposes. The easements designated as UE are for public utilities, franchised utilities, and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements for their personnel and equipment at all times. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements shall be provided.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF RIGHTS-OF-WAY/EASEMENTS:

We, The Undersigned, Owners Of The Real Estate Shown And Described Hereon, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation, Operation, Maintenance, And Replacement Of Streets, Utilities, And Drainage Systems..

Kevin Higgins
Owner (Printed Name)
LRRB Land Development

[Signature]
Owner Signature

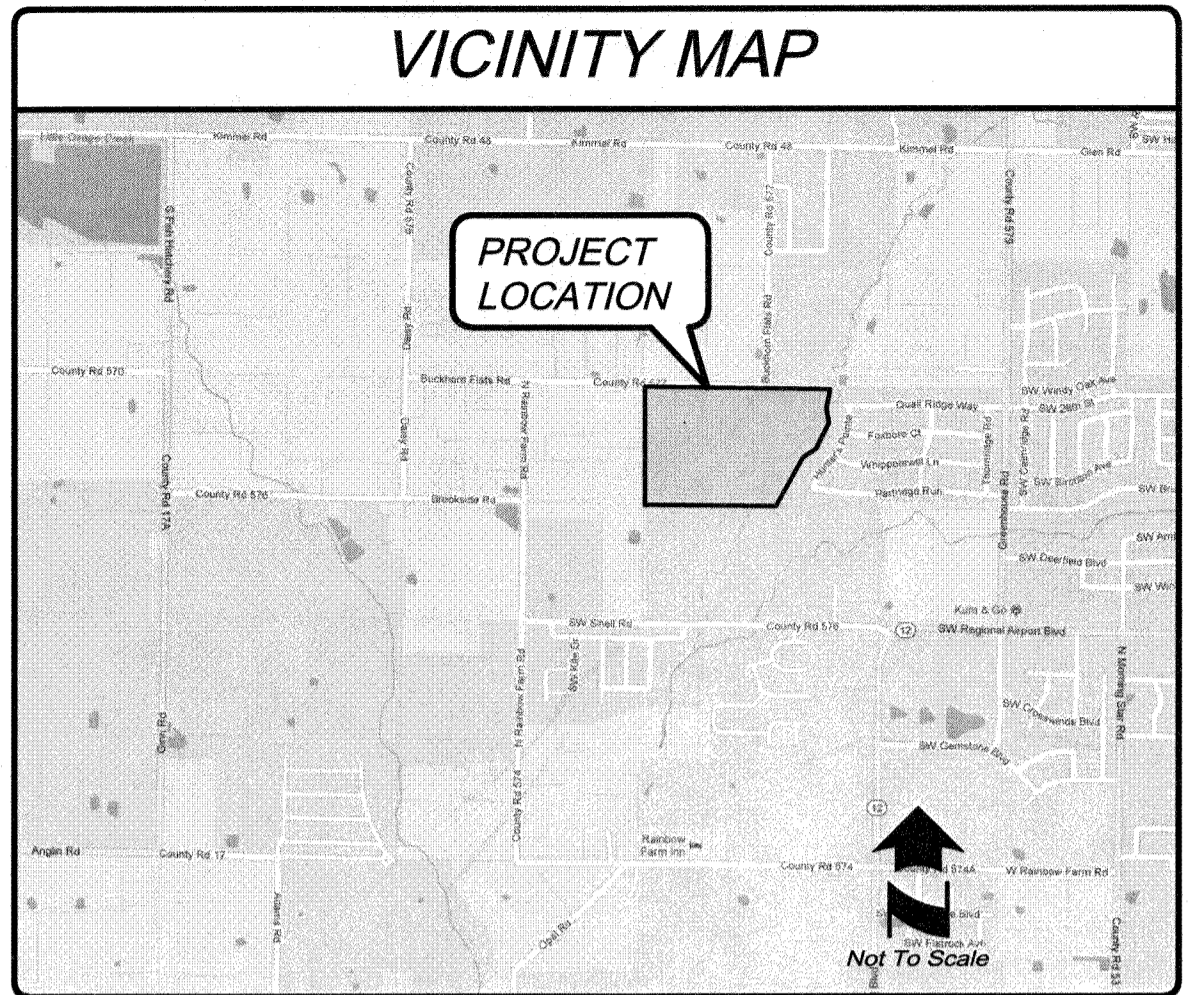
9-16-2016
Date

State of Arkansas
County Of Benton

Sworn To And Subscribed Before Me This 10th Day Of September, 2016.

Notary Public Tiffany Underwood

My Commission Expires 9/21



NOTES:

- ◆ All Distances Along Curves Are Arc Lengths.
- ◆ 1/2" Rebar w/cap #1728 set at all Property Corners (unless noted otherwise).
- ◆ Easements Are As Shown On Plat & Dedicated By Statement (This Page).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Basis of Bearings: Arkansas State Plane North, Based On GPS Observation.
- ◆ There Are No Known Wetlands On This Project.
- ◆ **FLOOD INFORMATION:** A Portion Of This Property Lies Within Zone AE Of The 100 Year Flood Zone. Zone Panel No. 05007C0235K, Dated June 5, 2012.
- ◆ Front Yard Setbacks = 30.0' Unless Otherwise Noted on Plat
Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat
Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted on Plat
- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Average Curb Elevation In Front Of The House, Or 3' Above Base Flood Elevation If Near The Floodplain (Lots 1-17).
- ◆ Sidewalks (5 Feet Wide) Along Lot Frontage Shall Be Constructed By Lot Builder In Accordance With City Of Centerton's Minimum Standards And Located 2' Behind Curb. Handicap Accessible Ramps and sidewalks not along Lot Frontage shall be constructed by subdivision developer. Lot Builder/Developer Shall Be Responsible For Replacement In/And Of Any Existing Sidewalk Or ADA Ramps Damaged During Construction
- ◆ An Elevation Certificate In Accordance With The Centerton Flood Damage Prevention Code Will Be Required For Lot 1.
- ◆ No Lots Shall Have Direct Access To Buckhorn Flats Road. Lots 3 & 41 Shall Have No Direct Access Onto Quail Hollow Drive
- ◆ No Fences Shall Be Constructed In Any Drainage Easement.
- ◆ Tract A & Tract B Will Be Owned And Maintained By Developer Or Property Owners Association In Accordance With Covenants. Tracts A & B Are Non-Buildable Lots.
- ◆ Phase I Total Lots - 43
41 Buildable Lots
2 Non-Buildable Lots

QUAIL HOLLOW PHASE 1

Lots 1-41 and Tracts A-C (A Single-Family Development)

THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4
OF THE NE 1/4 OF SECTION 10, T-19-N, R-31-W
CENTERTON, BENTON COUNTY, ARKANSAS

CENTERTON PLANNING COMMISSION APPROVAL:

Approved By The City Of Centerton Planning Commission And Recommended For Acceptance This 30th Day Of August, 2016.

Planning Commission Chairperson: [Signature]
City Engineer: David A. Fink
Street/Parks Department: [Signature]
Fire Department - Chief: [Signature]
Water & Sewer Department: [Signature]



CENTERTON CITY COUNCIL ACCEPTANCE:

This Plat And Any Dedication(s) Thereon is/are Hereby Accepted By The City Of Centerton City Council This 15th Day Of September, 2016.

ORDINANCE NO. 2016-30
[Signature]
Mayor - Bill Edwards
[Signature]
City Clerk - Todd Wright

ZONING CLASSIFICATION: R-2
*A variance request of R-2 zoning lot width reduction up to 5 ft for 18 lots in Quail Hollow Phase 2 on PID #06-00631-025, Centerton, AR was approved by the Centerton Board of Zoning Adjustment on June 28, 2016.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	82.76'	500.00'	009°29'01"	41.47'	S01°42'18"E	82.66'
C2	176.61'	275.00'	036°47'47"	91.47'	S11°57'05"W	173.59'
C3	129.63'	900.00'	008°15'10"	64.93'	S26°13'23"W	129.52'
C4	63.63'	50.00'	072°55'09"	36.94'	N58°33'22"E	59.43'
C5	131.08'	300.00'	025°02'02"	66.60'	S72°10'03"E	130.04'
C6	181.23'	400.00'	025°57'33"	92.20'	S72°37'48"E	179.68'
C7	271.39'	1000.00'	015°32'57"	136.53'	N89°26'14"E	270.55'
C8	191.03'	800.00'	013°40'53"	95.97'	N88°30'12"E	190.57'
C9	196.35'	1500.00'	007°30'00"	98.31'	S80°54'22"E	196.21'
C10	97.15'	2040.00'	002°43'43"	48.58'	S78°31'14"E	97.14'
C11	27.43'	275.00'	005°42'52"	13.73'	N81°49'38"W	27.42'

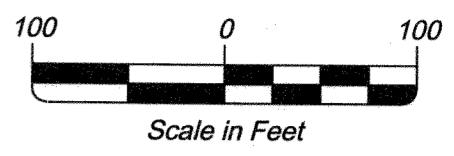
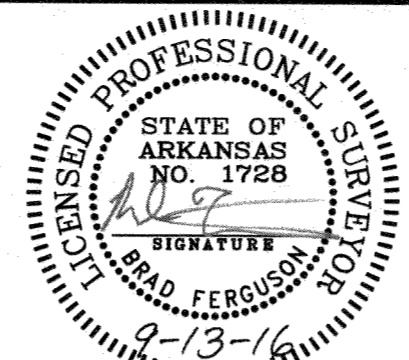
Land Surveyor's Declaration:
I Hereby Declare That On The 13th Day Of September, 2016, The Hereon Platted And Described Survey Was Completed Under My Supervision And The Monuments Were Found Or Set As Shown, To The Best Of My Knowledge And Belief.



Brad Ferguson, P.S. #1728



FINAL PLAT	
QUAIL HOLLOW PHASE 1	
LOTS 1-41 and TRACTS A-C	
Project No. RIG-03	Drawn By TJL Checked By BWF
Date: September 13, 2016	Sheet 1 of 2



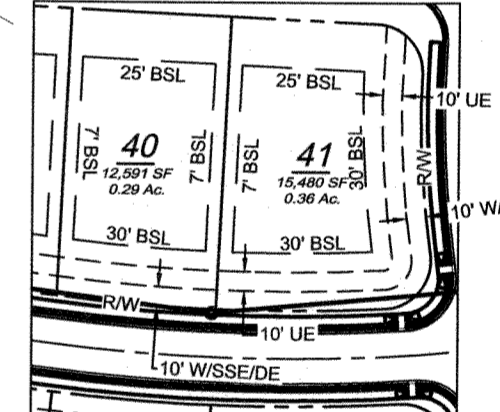
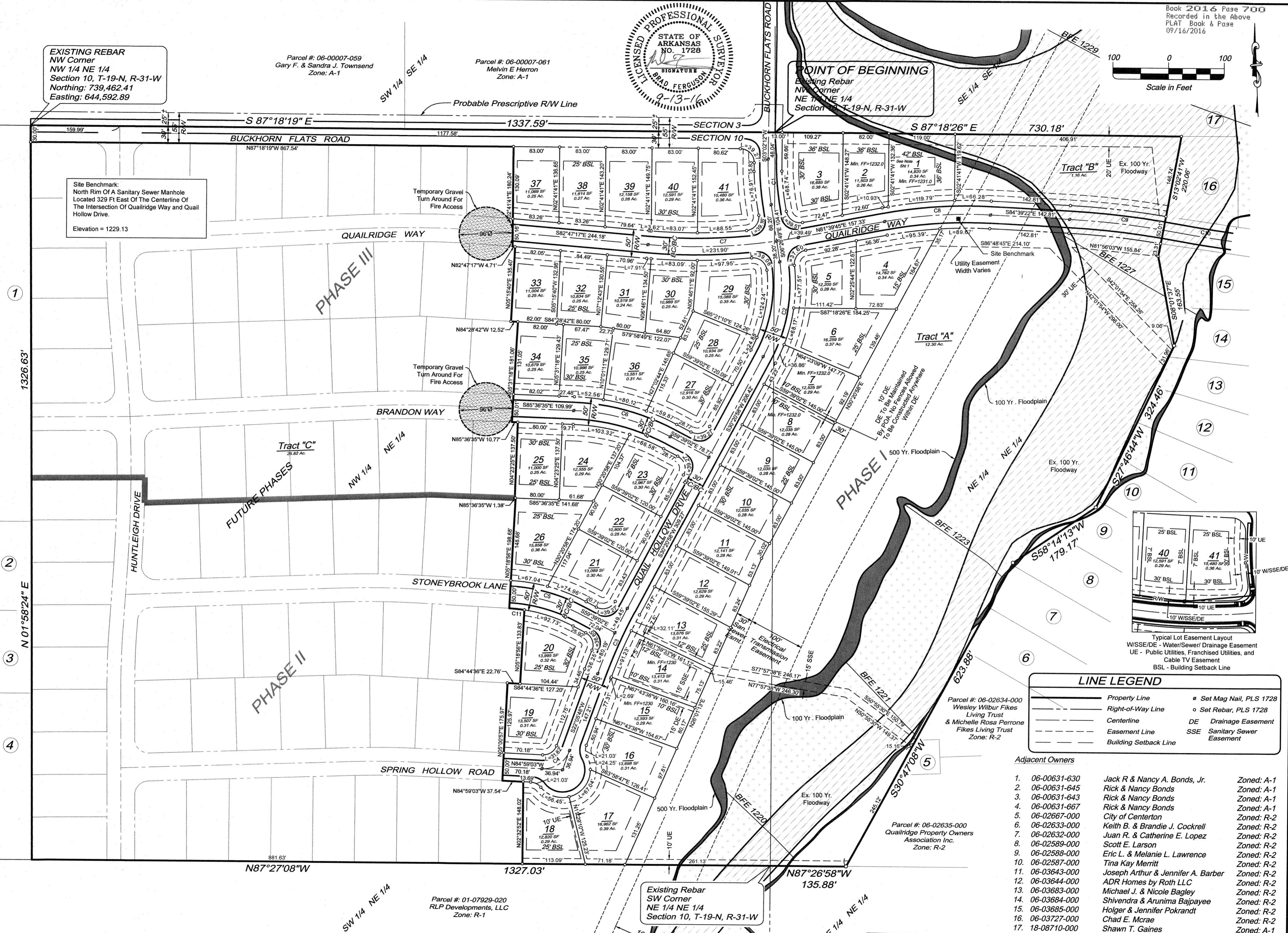
EXISTING REBAR
NW Corner
NW 1/4 NE 1/4
Section 10, T-19-N, R-31-W
Northing: 739,462.41
Easting: 644,592.89

Parcel #: 06-00007-059
Gary F. & Sandra J. Townsend
Zone: A-1

Parcel #: 06-00007-061
Melvin E Herron
Zone: A-1

POINT OF BEGINNING
Existing Rebar
NW Corner
NE 1/4 NE 1/4
Section 10, T-19-N, R-31-W

Site Benchmark:
North Rim Of A Sanitary Sewer Manhole
Located 329 Ft East Of The Centerline Of
The Intersection Of Quailridge Way and Quail
Hollow Drive.
Elevation = 1229.13



Typical Lot Easement Layout
W/SSE/DE - Water/Sewer/ Drainage Easement
UE - Public Utilities, Franchised Utilities, and
Cable TV Easement
BSL - Building Setback Line

LINE LEGEND	
	Property Line
	Right-of-Way Line
	Centerline
	Easement Line
	Building Setback Line
	Set Mag Nail, PLS 1728
	Set Rebar, PLS 1728
	Drainage Easement
	Sanitary Sewer Easement

Adjacent Owners

1. 06-00631-630	Jack R & Nancy A. Bonds, Jr.	Zoned: A-1
2. 06-00631-645	Rick & Nancy Bonds	Zoned: A-1
3. 06-00631-643	Rick & Nancy Bonds	Zoned: A-1
4. 06-00631-667	Rick & Nancy Bonds	Zoned: A-1
5. 06-02667-000	City of Centerton	Zoned: R-2
6. 06-02633-000	Keith B. & Brandie J. Cockrell	Zoned: R-2
7. 06-02632-000	Juan R. & Catherine E. Lopez	Zoned: R-2
8. 06-02589-000	Scott E. Larson	Zoned: R-2
9. 06-02588-000	Eric L. & Melanie L. Lawrence	Zoned: R-2
10. 06-02587-000	Tina Kay Merritt	Zoned: R-2
11. 06-03643-000	Joseph Arthur & Jennifer A. Barber	Zoned: R-2
12. 06-03644-000	ADR Homes by Roth LLC	Zoned: R-2
13. 06-03683-000	Michael J. & Nicole Bagley	Zoned: R-2
14. 06-03684-000	Shivendra & Arunima Bajpayee	Zoned: R-2
15. 06-03685-000	Holger & Jennifer Pokrandt	Zoned: R-2
16. 06-03727-000	Chad E. Mcrae	Zoned: R-2
17. 18-08710-000	Shawn T. Gaines	Zoned: A-1

BOUNDARY DESCRIPTION

The Northwest Quarter (NW 1/4) Of The Northeast Quarter (NE 1/4), And Part Of The Northeast Quarter (NE 1/4) Of The Northeast Quarter (NE 1/4) Of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, Being More Particularly Described As Follows:

Beginning At The NW Corner Of Said NE 1/4 Of The NE 1/4; Thence Along The North Line Of Said NE 1/4 Of The NE 1/4, S 87°18'26" E, 730.18 Feet; Thence S 13°02'41" W, 220.06 Feet; Thence S 08°01'37" E, 163.55 Feet; Thence S 27°46'44" W, 324.46 Feet; Thence S 58°14'13" W, 179.17 Feet; Thence S 30°47'08" W, 623.88 Feet To A Point On The South Line Of Said NE 1/4 Of The NE 1/4; Thence Along Said South Line, N 87°26'58" W, 135.88 Feet To The SW Corner Of Said NE 1/4 Of The NE 1/4; Thence N 01°58'24" E, 1326.63 Feet To The NW Corner Of Said NW 1/4 Of The NE 1/4; Thence S 87°18'19" E, 1337.59 Feet Being The North Line Of Said NW 1/4 NE 1/4, Being Contiguous With The Centerline Of Buckhorn Flats Road, To The Point Of Beginning, Containing 2,430.623.12 Square Feet Or 55.80 Acres, More Or Less, And Being Subject To Public Road Rights-Of-Way And Any Easements Of Record Or Fact.

PHASE 1 DESCRIPTION

All Of The Northwest Quarter Of The Northeast Quarter And Part Of The Northeast Quarter Of The Northeast Quarter Of Section 10, Township 19 North, Range 31 West Of The Fifth Principal Meridian, Benton County, Arkansas, Being More Particularly Described As Follows:

Beginning At The Northwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, S87°18'26"E A Distance Of 730.18 Feet To The West Line Of Phase 1 And 2 Of Quail Ridge Subdivision; Thence Along Said West Line, S13°02'41"W A Distance Of 220.06 Feet; Thence Continuing, S08°01'37"E A Distance Of 163.55 Feet; Thence Continuing, S27°46'44"W A Distance Of 324.46 Feet; Thence Continuing, S58°14'13"W A Distance Of 179.17 Feet; Thence S30°47'08"W A Distance Of 623.88 Feet, To The South Line Of Said Northeast Quarter Of The Northeast Quarter; Thence Along Said South Line, N87°26'58"W A Distance Of 135.88 Feet, To The Southwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The South Line Of Said Northwest Quarter Of The Northeast Quarter, N87°27'08"W A Distance Of 445.40 Feet, To The West Line Of Proposed Phase 1 Of Quail Hollow; Thence Along Said Phase Line The Following 14 Courses: N02°32'52"E A Distance Of 148.02; N84°59'03"W A Distance Of 37.54 Feet; N05°00'57"E A Distance Of 175.97 Feet; S84°44'36"E A Distance Of 22.76 Feet; N05°18'56"E A Distance Of 133.83 Feet; Thence 27.43 Feet Along A 275 Foot Radius, Non-Tangent Curve Left Whose Chord Bears N81°49'38"W A Distance Of 27.42 Feet; N05°18'56"E A Distance Of 198.68 Feet; N85°36'35"W A Distance Of 1.38 Feet; N04°23'25"E A Distance Of 137.50 Feet; N85°36'35"W A Distance Of 10.77 Feet; N05°31'18"E A Distance Of 181.06 Feet; N84°28'42"W A Distance Of 12.52 Feet; N05°15'40"E A Distance Of 135.40 Feet; N82°47'17"W A Distance Of 4.71 Feet; N02°41'41"E A Distance Of 180.24 Feet, To The South Line Of Proposed Buckhorn Flats Road; Thence Along Said Proposed South Line, N87°18'19"W A Distance Of 867.54 Feet, To The West Line Of Said Northwest Quarter Of The Northeast Quarter; Thence Along Said West Line, N01°58'24"E A Distance Of 30.00 Feet, To The Northwest Corner Of The Northwest Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, Being Contiguous With The Centerline Of Buckhorn Flats Road, S87°18'19"E A Distance Of 1337.59 Feet, To The Point Of Beginning, Containing 29.98 Acres, More Or Less

TRACT C DESCRIPTION

All That Part Of The Northwest Quarter Of The Northeast Quarter And Part Of The Northeast Quarter Of The Northeast Quarter Of Section 10, Township 19 North, Range 31 West, Benton County, Arkansas, Less And Except The Following Description:

Beginning At The Northwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, S87°18'26"E A Distance Of 730.18 Feet To The West Line Of Phase 1 And 2 Of Quail Ridge Subdivision; Thence Along Said West Line, S13°02'41"W A Distance Of 220.06 Feet; Thence Continuing, S08°01'37"E A Distance Of 163.55 Feet; Thence Continuing, S27°46'44"W A Distance Of 324.46 Feet; Thence Continuing, S58°14'13"W A Distance Of 179.17 Feet; Thence S30°47'08"W A Distance Of 623.88 Feet, To The South Line Of Said Northeast Quarter Of The Northeast Quarter; Thence Along Said South Line, N87°26'58"W A Distance Of 135.88 Feet, To The Southwest Corner Of Said Northeast Quarter Of The Northeast Quarter; Thence Along The South Line Of Said Northwest Quarter Of The Northeast Quarter, N87°27'08"W A Distance Of 445.40 Feet, To The West Line Of Proposed Phase 1 Of Quail Hollow; Thence Along Said Phase Line The Following 14 Courses: N02°32'52"E A Distance Of 148.02; N84°59'03"W A Distance Of 37.54 Feet; N05°00'57"E A Distance Of 175.97 Feet; S84°44'36"E A Distance Of 22.76 Feet; N05°18'56"E A Distance Of 133.83 Feet; Thence 27.43 Feet Along A 275 Foot Radius, Non-Tangent Curve Left Whose Chord Bears N81°49'38"W A Distance Of 27.42 Feet; N05°18'56"E A Distance Of 198.68 Feet; N85°36'35"W A Distance Of 1.38 Feet; N04°23'25"E A Distance Of 137.50 Feet; N85°36'35"W A Distance Of 10.77 Feet; N05°31'18"E A Distance Of 181.06 Feet; N84°28'42"W A Distance Of 12.52 Feet; N05°15'40"E A Distance Of 135.40 Feet; N82°47'17"W A Distance Of 4.71 Feet; N02°41'41"E A Distance Of 180.24 Feet, To The South Line Of Proposed Buckhorn Flats Road; Thence Along Said Proposed South Line, N87°18'19"W A Distance Of 867.54 Feet, To The West Line Of Said Northwest Quarter Of The Northeast Quarter; Thence Along Said West Line, N01°58'24"E A Distance Of 30.00 Feet, To The Northwest Corner Of The Northwest Quarter Of The Northeast Quarter; Thence Along The North Line Thereof, Being Contiguous With The Centerline Of Buckhorn Flats Road, S87°18'19"E A Distance Of 1337.59 Feet, To The Point Of Beginning, Containing 29.98 Acres, More Or Less

RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT

The right-of-way as shown on this plat is hereby dedicated to the public for public use. The easements designated as W/S/D/E on this plat are hereby provided by the property owner for Water, Sewer, and Drainage purposes. The easements designated as UE are for public utilities, franchised utilities, and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements for their personnel and equipment at all times. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements shall be provided.

CERTIFICATE OF OWNERSHIP AND DEDICATION OF RIGHTS-OF-WAY/EASEMENTS:

We, The Undersigned, Owners Of The Real Estate Shown And Described Hereon, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation, Operation, Maintenance, And Replacement Of Streets, Utilities, And Drainage Systems.

Kevin Higgins
Owner (Printed Name)
LRRB Land Development

[Signature]
Owner Signature

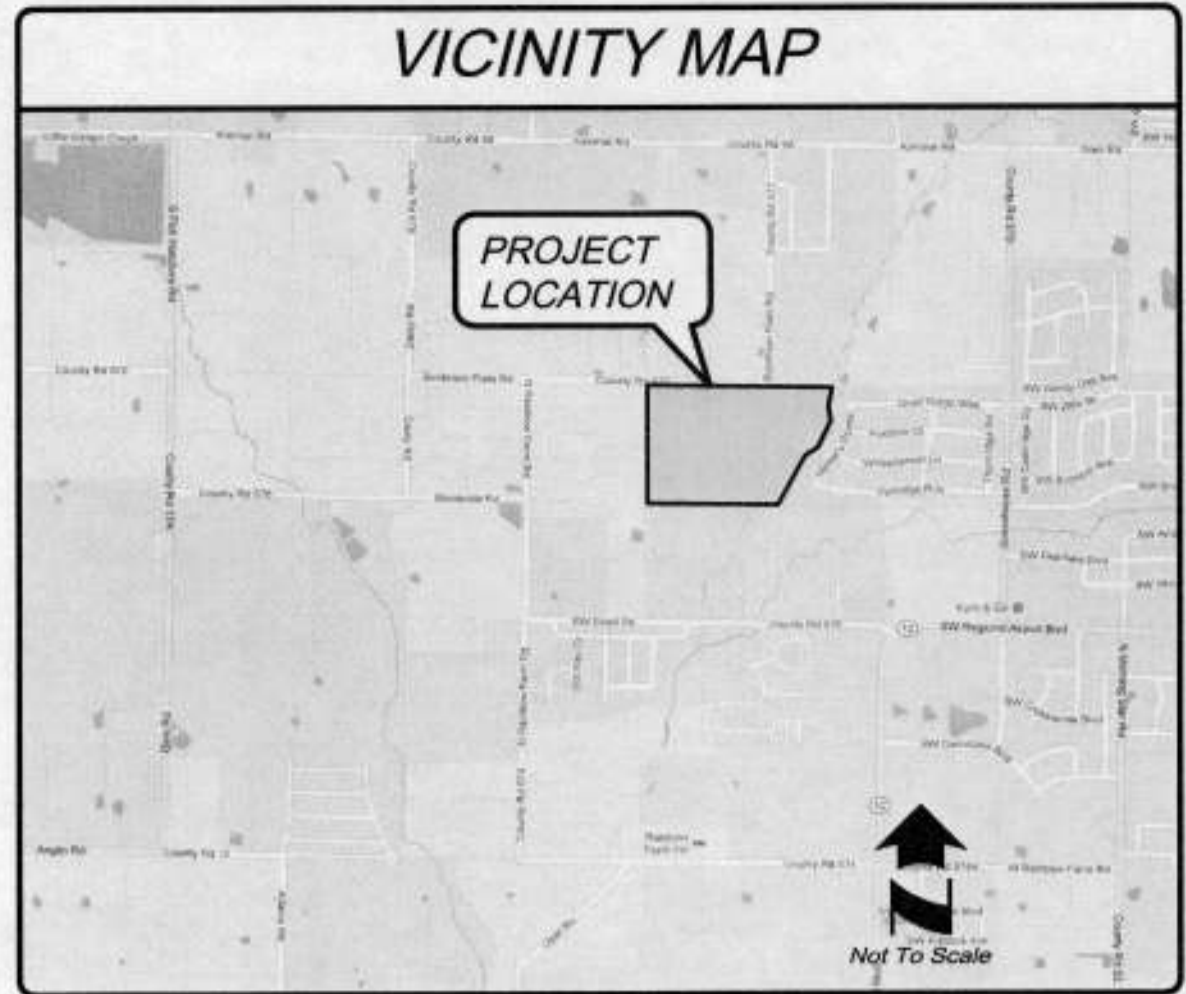
11-4-2016
Date

State of Arkansas
County Of Benton

Sworn To And Subscribed Before Me This 4th Day Of November, 2016.

Notary Public Jamie Sanford

My Commission Expires 7-19-2025



NOTES:

- ◆ All Distances Along Curves Are Arc Lengths.
- ◆ 1/2" Rebar w/cap #1728 set at all Property Corners (unless noted otherwise).
- ◆ Easements Are As Shown On Plat & Dedicated By Statement (This Page).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Basis of Bearings: Arkansas State Plane North, Based On GPS Observation.
- ◆ There Are No Known Wetlands On This Project.
- ◆ FLOOD INFORMATION: A Portion Of This Property Lies Within Zone AE Of The 100 Year Flood Zone. Zone Panel No. 05007C0235K, Dated June 5, 2012.
- ◆ Front Yard Setbacks = 30.0' Unless Otherwise Noted on Plat
Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat
Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted on Plat
- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Average Curb Elevation In Front Of The House, Or 3' Above Base Flood Elevation If Near The Floodplain (Lots 1-17).
- ◆ Sidewalks (5 Feet Wide) Along Lot Frontage Shall Be Constructed By Lot Builder In Accordance With City Of Centerton's Minimum Standards And Located 2' Behind Curb. Handicap Accessible Ramps and sidewalks not along Lot Frontage shall be constructed by subdivision developer. Lot Builder/Developer Shall Be Responsible For Replacement In/And Of Any Existing Sidewalk Or ADA Ramps Damaged During Construction
- ◆ An Elevation Certificate In Accordance With The Centerton Flood Damage Prevention Code Will Be Required For Lot 1.
- ◆ No Lots Shall Have Direct Access To Buckhorn Flats Road. Lots 3 & 41 Shall Have No Direct Access Onto Quail Hollow Drive
- ◆ No Fences Shall Be Constructed In Any Drainage Easement.
- ◆ Tract A & Tract B Will Be Owned And Maintained By Developer Or Property Owners Association In Accordance With Covenants. Tracts A & B Are Non-Buildable Lots.
- ◆ Phase I Total Lots - 43
41 Buildable Lots
2 Non-Buildable Lots

QUAIL HOLLOW PHASE 1

CORRECTIVE REPLAT TRACT A & B

Lots 1-41 and Tracts A-C

(A Single-Family Development)

THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, T-19-N, R-31-W
CENTERTON, BENTON COUNTY, ARKANSAS

CENTERTON PLANNING COMMISSION APPROVAL:

Approved By The City Of Centerton Planning Commission And Recommended For Acceptance This 25th Day Of August, 2016.

Planning Commission Chairperson: *[Signature]*
City Engineer: David A. Todd
Street/Parks Department: *[Signature]*
Fire Department - Chief: *[Signature]*
Water & Sewer Department: *[Signature]*



CENTERTON CITY COUNCIL ACCEPTANCE:

This Plat And Any Dedication(s) Thereon is/are Hereby Accepted By The City Of Centerton City Council This 8th Day Of November, 2016.

ORDINANCE NO. 2016-13

Mayor - Bill Edwards

[Signature]
City Clerk - Todd Wright

SURVEYOR/ENGINEER

MORRISON-SHIPLEY ENGINEERS, INC.
2407 SE Cottonwood Street
Bentonville, Arkansas 72712
(479) 273-2209
(479) 273-2553 (Fax)

OWNER & DEVELOPER

LRRB LAND DEVELOPMENT, LLC
1200 East Joyce Blvd., 5th Floor
Fayetteville, Arkansas 72703
(479) 582-9597

ZONING CLASSIFICATION: R-2

*A variance request of R-2 zoning lot width reduction up to 5 ft for 18 lots in Quail Hollow Phase 2 on PID #06-00631-025, Centerton, AR was approved by the Centerton Board of Zoning Adjustment on June 28, 2016.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	82.76'	500.00'	009°29'01"	41.42'	S01°42'18"E	82.66'
C2	176.61'	275.00'	036°47'47"	91.42'	S11°57'05"W	173.59'
C3	129.63'	900.00'	008°15'10"	64.92'	S26°13'23"W	129.52'
C4	63.83'	50.00'	072°55'09"	36.94'	N58°33'22"E	59.43'
C5	131.08'	300.00'	025°02'02"	66.60'	S72°10'03"E	130.04'
C6	181.23'	400.00'	025°57'33"	92.20'	S72°37'48"E	179.68'
C7	271.39'	1000.00'	015°32'57"	136.51'	N89°26'14"E	270.55'
C8	191.03'	800.00'	013°40'53"	95.92'	N88°30'12"E	190.57'
C9	169.27'	1500.00'	006°27'57"	84.72'	S81°25'24"E	169.18'
C10	27.43'	275.00'	005°42'52"	13.72'	N81°49'38"W	27.42'

Land Surveyor's Declaration:

I Herby Declare That On The 4th Day Of November, 2016, The Hereon Platted And Described Survey Was Completed Under My Supervision And The Monuments Were Found Or Set As Shown To The Best Of My Knowledge And Belief.



Brad Ferguson, P.S. #1728



CORRECTIVE REPLAT	
QUAIL HOLLOW PHASE 1	
TRACTS A & B	
Project No. RIG-03	Drawn By T.J.L. Checked By B.W.F.
Date: November 4, 2016	Sheet 1 of 2

