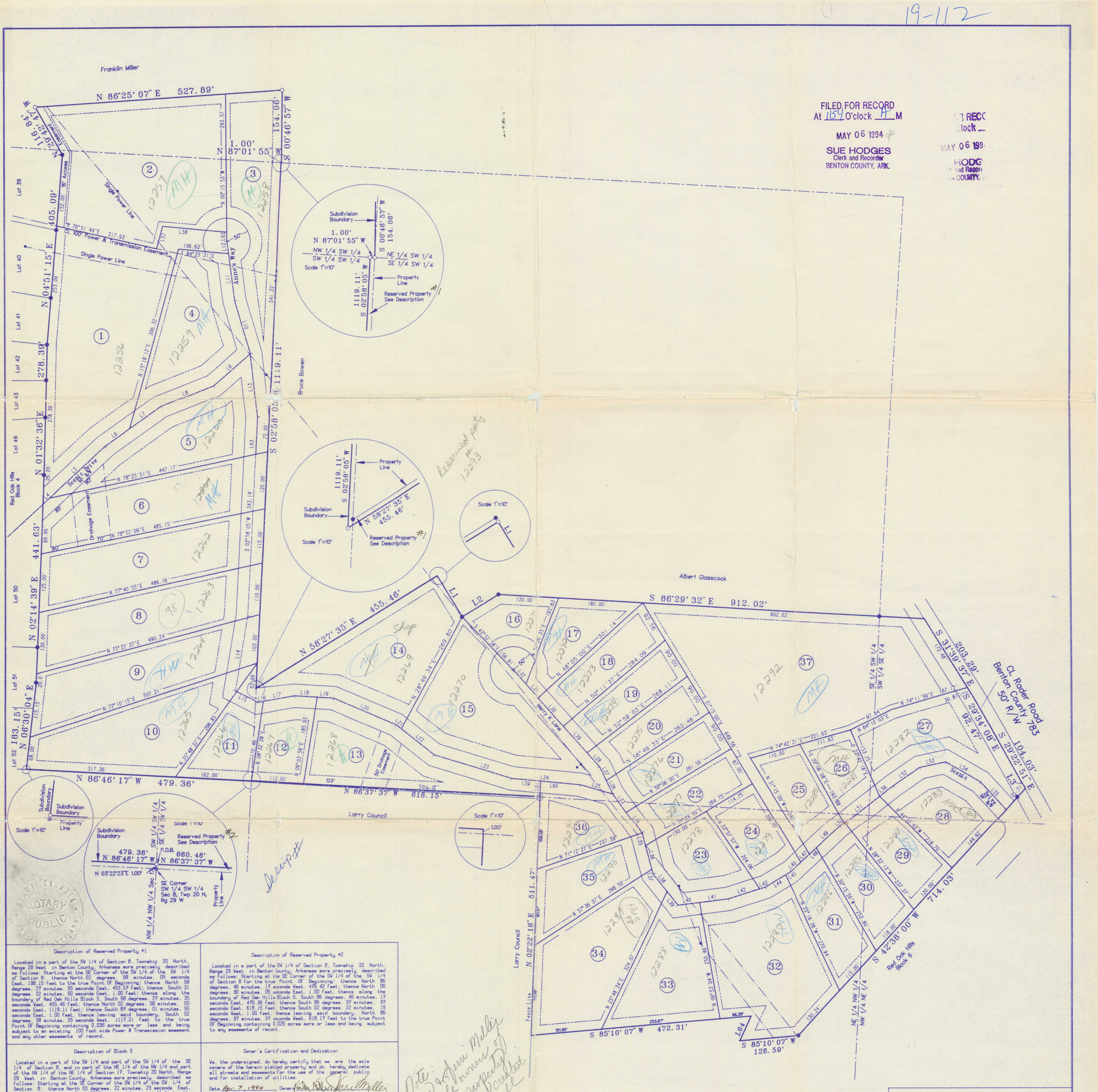
19-112

FILED FOR RECORD
At 1:54 O'clock P M
MAY 06 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



Description of Reserved Property #1

Located in a part of the SW 1/4 of Section 8, Township 20 North, Range 29 West in Benton County, Arkansas more precisely described as follows: Starting at the SE Corner of the SW 1/4 of the SW 1/4 of Section 8; thence North 02 degrees, 58 minutes, 05 seconds East, 198.15 feet to the true Point Of Beginning; thence North 58 degrees, 27 minutes, 35 seconds East, 453.57 feet; thence South 31 degrees, 22 minutes, 50 seconds East, 1.00 feet; thence along the boundary of Red Oak Hills Block 5, South 58 degrees, 27 minutes, 35 seconds West, 455.46 feet; thence North 02 degrees, 58 minutes, 05 seconds East, 1119.11 feet; thence South 87 degrees, 01 minutes, 55 seconds East, 1.00 feet; thence leaving said boundary, South 02 degrees, 58 minutes, 05 seconds West, 1117.21 feet to the true Point Of Beginning containing 0.036 acres more or less and being subject to an existing 100 foot wide Power & Transmission easement and any other easements of record.

Description of Reserved Property #2

Located in a part of the SW 1/4 of Section 8, Township 20 North, Range 29 West in Benton County, Arkansas more precisely described as follows: Starting at the SE Corner of the SW 1/4 of the SW 1/4 of Section 8 for the true Point Of Beginning; thence North 86 degrees, 46 minutes, 17 seconds West, 479.42 feet; thence North 06 degrees, 30 minutes, 05 seconds East, 1.00 feet; thence along the boundary of Red Oak Hills Block 5, South 86 degrees, 46 minutes, 17 seconds East, 479.36 feet; thence South 86 degrees, 37 minutes, 37 seconds East, 618.15 feet; thence South 02 degrees, 22 minutes, 19 seconds West, 1.00 feet; thence leaving said boundary, North 86 degrees, 37 minutes, 37 seconds West, 618.17 feet to the true Point Of Beginning containing 0.025 acres more or less and being subject to any easements of record.

Description of Block 5

Located in a part of the SW 1/4 and part of the SW 1/4 of the SE 1/4 of Section 8, and in 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 17, Township 20 North, Range 29 West in Benton County, Arkansas more precisely described as follows: Starting at the SE Corner of the SW 1/4 of the SW 1/4 of Section 8; thence North 03 degrees, 22 minutes, 23 seconds East, 1.00 feet to the true Point Of Beginning; thence parallel to the South line of the SW 1/4 of the SW 1/4, North 86 degrees, 46 minutes, 17 seconds West, 479.36 feet to the East line of Red Oak Hills Block 4; thence along said East line, North 06 degrees, 30 minutes, 04 seconds East, 183.15 feet; thence North 02 degrees, 14 minutes, 39 seconds East, 441.63 feet; thence North 01 degrees, 32 minutes, 36 seconds East, 278.39 feet; thence North 04 degrees, 51 minutes, 15 seconds East, 405.09 feet; thence North 29 degrees, 42 minutes, 47 seconds West, 116.84 feet; thence leaving said East line, North 86 degrees, 25 minutes, 07 seconds East, 527.89 feet; thence South 00 degrees, 46 minutes, 57 seconds West, 154.06 feet; thence along the South line of the NW 1/4 of the NW 1/4, North 87 degrees, 01 minutes, 55 seconds West, 1.00 feet; thence parallel to the East line of the SW 1/4 of the SW 1/4, South 02 degrees, 58 minutes, 05 seconds West, 1119.11 feet; thence North 58 degrees, 27 minutes, 35 seconds East, 455.46 feet; thence South 31 degrees, 22 minutes, 51 seconds East, 102.32 feet; thence North 58 degrees, 34 minutes, 35 seconds East, 90.57 feet; thence South 86 degrees, 29 minutes, 32 seconds East, 912.02 feet to the centerline of Rader Road; thence along said centerline, South 31 degrees, 39 minutes, 37 seconds East, 203.29 feet; thence South 29 degrees, 34 minutes, 08 seconds East, 92.47 feet; thence South 29 degrees, 22 minutes, 51 seconds East, 104.03 feet; thence South 31 degrees, 34 minutes, 01 seconds East, 20.08 feet; thence leaving said centerline and along the North line of Red Oak Hills Block 6, South 42 degrees, 38 minutes, 00 seconds West, 714.03 feet; thence South 85 degrees, 10 minutes, 07 seconds West, 126.59 feet; thence leaving said North line, North 24 degrees, 54 minutes, 24 seconds East, 57.57 feet; thence South 85 degrees, 10 minutes, 07 seconds West, 472.31 feet; thence North 02 degrees, 22 minutes, 18 seconds East, 511.47 feet; thence parallel to the South line of the SE 1/4 of the SW 1/4, North 86 degrees, 37 minutes, 37 seconds West, 618.15 feet to the true Point Of Beginning containing 38.361 acres more or less and being subject to the right-of-way of Rader Road along the East, an existing 100 foot wide Power & Transmission easement and any other easements of record.

Surveyor's Certification

This is to certify that an accurate survey was made of the hereon described property and that this plat is the results of that survey. The above described land was surveyed under the supervision of Ramsey Surveying, Inc. with a plat of said survey filed in the Circuit Clerk's Office, Benton County. Basis of Bearings is Grid North according to the Arkansas Coordinate System, North Zone.

NOTE: According to this survey, no part of the above described land appears to lie in a known flood area, according to FIRM Community-Panel number 0500720075 E. The property surveyed is located in special flood hazard zone X. Survey and plat completed April 5, 1994.

Owner's Certification and Dedication

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

Date Apr. 7, 1994 Owners Linda Miller Jerry Miller
Fran Miller Dean Miller

State of Arkansas
County of Benton
Subscribed and sworn before me this 7 day of April 1994
Cindy Kahanek
Notary Public
My commission expires 4-15-96

Acceptance

Approved and accepted by the Benton County Planning Commission this 19 day of April 1994

Chairman M Pruche PLAN. Bd Service Off

NOTE: Approval of this plat does not carry any assurances that the lot or lots will qualify for a septic system permit from the County Health Department.

County Court's Certificate

Lands dedicated for easements, rights-of-way and other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way.

County Judge Bruce Rutherford
Date 4-19-94

NOTES: All building setbacks are 25' front, 10' side, and 20' rear. All utility easements are 25' front unless noted otherwise.
Iron pins will be set at all lot corners and offsets.
The County shall not be responsible for any maintenance of the roads dedicated with this plat.
All cul-de-sacs have a 50' radius.

Note: Kirley & Jerry Miller are sole owners of original property when plat was created (survey) (four sons were unnecessary) JH

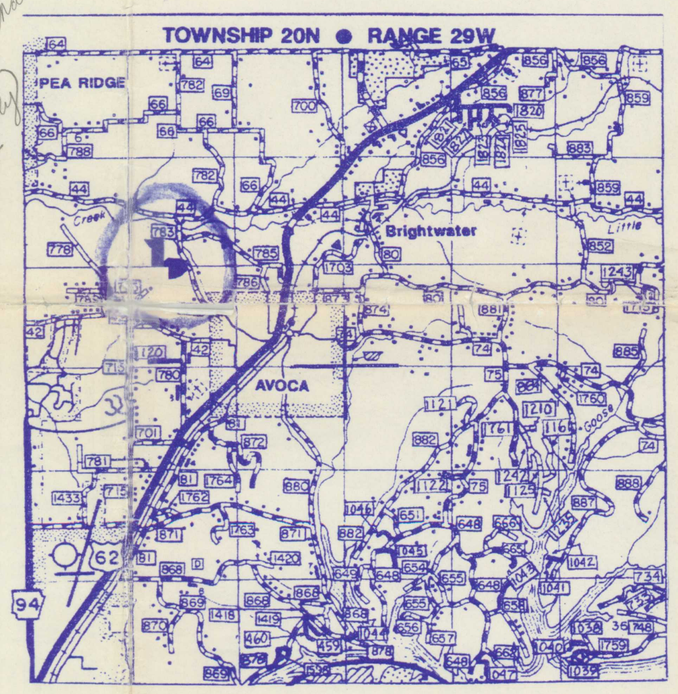
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L 1	S 31°22'51"E	102.32'	L 32	N 41°59'45"W	40.00'
L 2	N 58°34'35"E	90.57'	L 33	S 35°54'40"E	48.00'
L 3	S 31°34'01"E	20.08'	L 34	S 35°54'40"E	58.88'
L 4	N 47°26'56"E	20.00'	L 35	S 14°43'00"E	28.00'
L 5	N 47°26'56"E	159.73'	L 36	S 14°42'59"E	52.55'
L 6	N 54°33'31"E	65.00'	L 37	S 14°43'00"E	10.00'
L 7	N 54°33'31"E	81.55'	L 38	S 38°36'27"E	48.00'
L 8	N 68°26'24"E	120.24'	L 39	S 38°36'27"E	37.38'
L 9	N 48°53'28"E	103.91'	L 40	N 83°00'14"E	46.00'
L 10	N 16°26'06"W	116.46'	L 41	N 83°00'14"E	62.04'
L 11	N 07°18'52"W	101.24'	L 42	N 72°25'16"E	70.00'
L 12	N 07°18'52"W	25.65'	L 43	N 72°25'16"E	12.87'
L 13	S 06°16'38"E	137.29'	L 44	N 59°17'26"E	50.00'
L 14	S 09°21'53"W	160.75'	L 45	N 59°17'26"E	13.21'
L 15	S 63°01'00"E	53.38'	L 46	N 46°56'45"E	30.00'
L 16	N 80°24'18"E	12.00'	L 47	N 46°56'45"E	25.00'
L 17	N 80°24'18"E	68.85'	L 48	N 46°56'45"E	20.00'
L 18	S 86°23'58"E	48.00'	L 49	N 46°56'45"E	68.44'
L 19	S 86°23'58"E	34.71'	L 50	N 52°19'23"E	12.00'
L 20	S 67°02'43"E	145.22'	L 51	N 52°19'23"E	95.00'
L 21	S 51°52'03"E	14.00'	L 52	N 55°29'20"E	67.73'
L 22	S 51°52'03"E	89.74'	L 53	N 78°17'27"E	56.61'
L 23	S 72°48'28"E	172.06'	L 54	S 60°03'30"E	85.89'
L 24	S 84°25'56"E	148.93'	L 55	S 42°43'51"E	80.79'
L 25	S 73°48'39"E	71.95'	L 56	N 52°19'23"E	36.07'
L 26	N 25°35'32"W	38.90'	L 57	N 15°18'12"E	49.29'
L 27	N 25°35'32"W	25.00'	L 58	S 84°25'31"E	136.82'
L 28	N 41°59'45"W	54.75'	L 59	S 84°25'56"E	63.33'
L 29	N 41°59'45"W	68.00'	L 60	S 84°25'56"E	85.60'
L 30	N 41°59'45"W	68.00'	L 61	N 02°22'18"E	33.56'
L 31	N 41°59'45"W	47.00'	L 62	S 00°15'53"W	20.00'
			L 63	S 02°58'05"W	79.46'
			L 64	N 24°54'24"E	57.57'

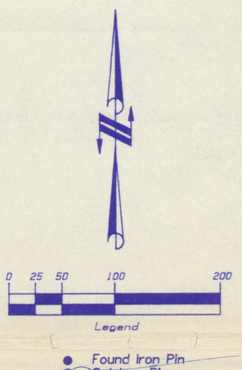
Total Areas

SW 1/4 SW 1/4 Sec 8	14.279 Acres±
SE 1/4 SW 1/4 Sec 8	11.960 Acres±
SW 1/4 SE 1/4 Sec 8	2.223 Acres±
NW 1/4 SW 1/4 Sec 8	1.408 Acres±
NW 1/4 NE 1/4 Sec 17	1.007 Acres±
NE 1/4 NW 1/4 Sec 17	7.484 Acres±
Gross Area	38.361 Acres±

Lot	Area	Lot	Area
1	2.559 Acres±	19	0.523 Acres±
2	2.383 Acres±	20	0.488 Acres±
3	1.396 Acres±	21	0.513 Acres±
4	1.196 Acres±	22	0.514 Acres±
5	1.273 Acres±	23	0.673 Acres±
6	1.276 Acres±	24	0.518 Acres±
7	1.296 Acres±	25	0.512 Acres±
8	1.292 Acres±	26	0.404 Acres±
9	1.271 Acres±	27	1.111 Acres±
10	1.272 Acres±	28	0.750 Acres±
11	0.499 Acres±	29	0.560 Acres±
12	0.468 Acres±	30	0.547 Acres±
13	1.167 Acres±	31	0.580 Acres±
14	1.447 Acres±	32	1.569 Acres±
15	1.760 Acres±	33	0.980 Acres±
16	0.476 Acres±	34	1.296 Acres±
17	0.525 Acres±	35	0.673 Acres±
18	0.577 Acres±	36	0.633 Acres±
		37	3.379 Acres±

Location Map





- Found Iron Pin
- Set Iron Pin
- Tree Root/Fence Corner
- Power Pole
- Fence Line
- Power Line
- Centerline
- Building Setback/Utility Easement
- Quarter-Quarter Section Line

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1227
SIGNATURE
JIM FRANKLIN RAMSEY

ROADS NOT MAINTAINED BY COUNTY

RSI
RLS #689 John L. Ramsey
RLS #1227 Jim F. Ramsey
1207 Linda Lane, Rogers, Ar. 72756

Job: Final Plat
Red Oak Hills Block 5 Kirkman
Scale: 1"=100' Drawn By: JR
Date: 4/05/94 Rev:
Location: Pt. SE 1/4 & Pt. SW 1/4 Sec 8 & Pt. NW 1/4 & Pt. NE 1/4 Sec 17, Twp 20 N, Rg 29 W
500-20N-29W-0-8-203-04-1227 500-20N-29W-0-17-401-04-1227
Ramsey Surveying, Inc.
636-5982 631-6663 Fax 636-4429
Job Number: 990D

Engineer of record: Richard McKeehan, P.E.
McKeehan Engineering, Inc.
1807 El Contento Circle
Bentonville, Ar. 72712
273-9176