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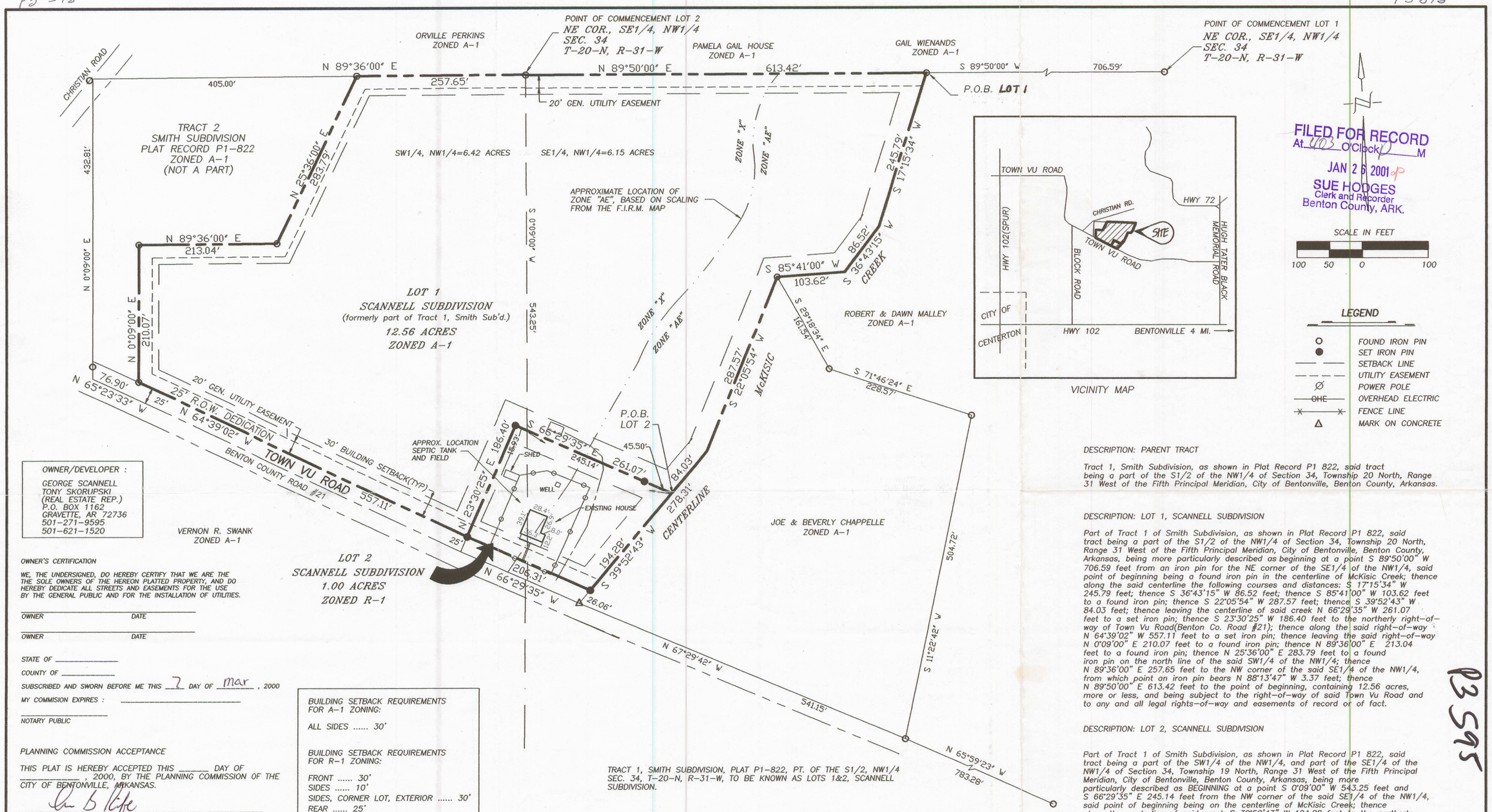

FILED FOR RECORD
At 4:03 O'Clock P M
JAN 26 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

OWNER/DEVELOPER :

GEORGE SCANNELL
TONY SKORUPSKI
(REAL ESTATE REP.)
P.O. BOX 1162
GRAVETTE, AR 72736
501-271-9595
501-621-1520

OWNER'S CERTIFICATION

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

OWNER DATE

OWNER DATE

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS 7 DAY OF Mar , 2000

MY COMMISION EXPIRES : _____

NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____ , 2000, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF March , 2000, BY THE CITY COUNCIL OF BENTONVILLE, ARKANSAS.

MAYOR

CITY CLERK

FLOOD CERTIFICATION :
A PORTION OF THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE "AE", AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR Benton COUNTY, ARKANSAS, PANEL NUMBER 05007C0045 E , EFFECTIVE DATE : September 18, 1991 .

THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR THE STATE OF ARKANSAS.

BUILDING SETBACK REQUIREMENTS FOR A-1 ZONING:

ALL SIDES ..... 30'

BUILDING SETBACK REQUIREMENTS FOR R-1 ZONING:

FRONT ..... 30'
SIDES ..... 10'
SIDES, CORNER LOT, EXTERIOR ..... 30'
REAR ..... 25'

TRACT 1, SMITH SUBDIVISION, PLAT P1-822, PT. OF THE S1/2, NW1/4 SEC. 34, T-20-N, R-31-W, TO BE KNOWN AS LOTS 1&2, SCANNELL SUBDIVISION.

SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT I HAVE THIS 4th DAY OF DEC , 2000 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.

ROBERT W. WALLACE PLS NO. 1271

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO 1271
SIGNATURE
ROBERT W. WALLACE

ALL COPIES OF THE HEREON PLATTED AND DESCRIBED PROPERTY THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.
THE ABOVE DECLARATION DOES NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

DESCRIPTION: PARENT TRACT

Tract 1, Smith Subdivision, as shown in Plat Record P1 822, said tract being a part of the S1/2 of the NW1/4 of Section 34, Township 20 North, Range 31 West of the Fifth Principal Meridian, City of Bentonville, Benton County, Arkansas.

DESCRIPTION: LOT 1, SCANNELL SUBDIVISION

Part of Tract 1 of Smith Subdivision, as shown in Plat Record P1 822, said tract being a part of the S1/2 of the NW1/4 of Section 34, Township 20 North, Range 31 West of the Fifth Principal Meridian, City of Bentonville, Benton County, Arkansas, being more particularly described as beginning at a point S 89°50'00" W 706.59 feet from an iron pin for the NE corner of the SE1/4 of the NW1/4, said point of beginning being a found iron pin in the centerline of McKisic Creek; thence along the said centerline the following courses and distances: S 17°15'34" W 245.79 feet; thence S 36°43'15" W 86.52 feet; thence S 85°41'00" W 103.62 feet to a found iron pin; thence S 22°05'54" W 287.57 feet; thence S 39°52'43" W 84.03 feet; thence leaving the centerline of said creek N 66°29'35" W 261.07 feet to a set iron pin; thence S 23°30'25" W 186.40 feet to the northerly right-of-way of Town Vu Road(Benton Co. Road #21); thence along the said right-of-way N 64°39'02" W 557.11 feet to a set iron pin; thence leaving the said right-of-way N 0°09'00" E 210.07 feet to a found iron pin; thence N 89°36'00" E 213.04 feet to a found iron pin; thence N 25°36'00" E 283.79 feet to a found iron pin on the north line of the said SW1/4 of the NW1/4; thence N 89°36'00" E 257.65 feet to the NW corner of the said SE1/4 of the NW1/4, from which point an iron pin bears N 88°13'47" W 3.37 feet; thence N 89°50'00" E 613.42 feet to the point of beginning, containing 12.56 acres, more or less, and being subject to the right-of-way of said Town Vu Road and to any and all legal rights-of-way and easements of record or of fact.

DESCRIPTION: LOT 2, SCANNELL SUBDIVISION

Part of Tract 1 of Smith Subdivision, as shown in Plat Record P1 822, said tract being a part of the SW1/4 of the NW1/4, and part of the SE1/4 of the NW1/4 of Section 34, Township 19 North, Range 31 West of the Fifth Principal Meridian, City of Bentonville, Benton County, Arkansas, being more particularly described as BEGINNING at a point S 0°09'00" W 543.25 feet and S 66°29'35" E 245.14 feet from the NW corner of the said SE1/4 of the NW1/4, said point of beginning being on the centerline of McKisic Creek; thence along the centerline of said creek S 39°52'43" W 194.28 feet to the northerly right-of-way of Town Vu Road (Benton County Road #21); thence leaving the centerline of said creek and along the right-of-way of said Town Vu Road N 66°29'35" W 206.31 feet; thence leaving the right-of-way of said road N 23°30'25" E 186.40 feet to a set iron pin; thence S 66°29'35" E 261.07 to the centerline of said McKisic Creek and the TRUE POINT of BEGINNING, containing 1.00 acres, more or less, and being subject to the right-of-way said Town Vu Road and to any and all other legal rights-of-way and easements of record or of fact.

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[redacted] ATLAS PAGE 400

SCANNELL SUBDIVISION FORMERLY TRACT 1, SMITH SUBDIVISION		BASIS OF BEARINGS : Plat Record P1-822
SCALE: 1" = 100'	STATE RECORDING NO.	DRAWN BY: RWW
DATE: 03-17-2000	500-20-N-30W-0-34-400-04-1271	DRAWING NO.: 2000-08
PART OF THE S1/2, NW1/4 SEC. 34, T-20-N, R-31W, CITY OF BENTONVILLE BENTON COUNTY, ARKANSAS.		WALLACE LAND SURVEYING 604 North 13th Street No. 2 Rogers, AR 72756 501-636-4270

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