P2 749

SIGN–OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- – – – – BUILDING SETBACK
  - 30' FRONT
  - 25' REAR
  - 10' SIDE
- – – – – UTILITY AND DRAINAGE EASEMENT
  - 20' FRONT
  - 20' REAR (UNLESS NOTED)
- (MH) SEWER MANHOLE

CURVE DATA

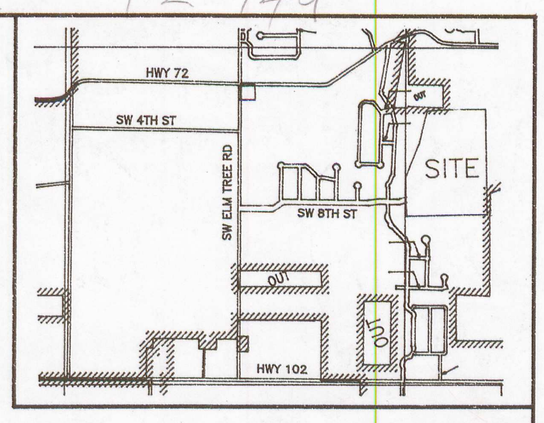
CURVE #	ARC	RADIUS	CHORD	CHD BEARING
C1	39.80	160.00	39.70	S 83°25'45" W
C2	59.70	240.00	59.55	N 83°25'45" E
C3	25.35	20.00	23.69	N 54°14'34" E
C4	18.74	10.00	16.12	S 35°45'26" E
C5	13.62	15.00	13.16	N 20°45'48" W
C6	22.66	50.00	22.47	N 33°47'16" W
C7	87.22	50.00	76.58	N 29°10'22" E
C8	88.50	50.00	77.39	S 50°08'55" E
C9	49.49	50.00	47.49	S 28°24'40" W
C10	13.62	15.00	13.16	S 31°15'25" W

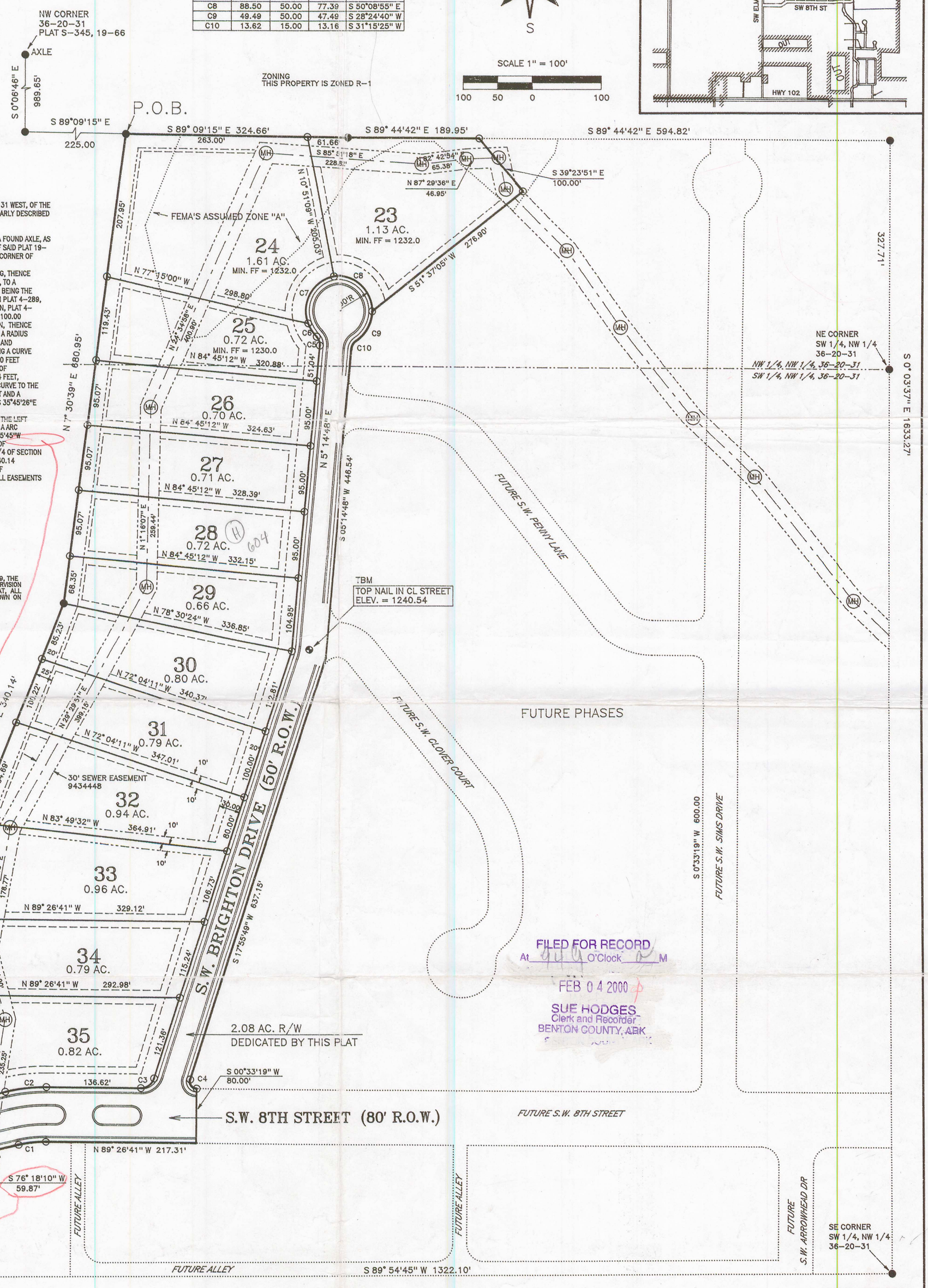
N W E S

SCALE 1" = 100'

100 50 0 100

ZONING
THIS PROPERTY IS ZONED R–1





PROPERTY DESCRIPTION

PART OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, OF THE FIFTH PRICIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, BEING A FOUND AXLE, AS SHOWN ON PLATS S–345 AND 19–66, THENCE ALONG THE WEST LINE OF SAID PLAT 19–66 S 0°06'46"E 989.65 FEET, TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID PLAT 19–66, THENCE ALONG THE SOUTH LINE OF SAID PLAT 19–66, S 89°09'15"E 225.00 FEET, TO AN IRON PIN FOR THE POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF SAID PLAT 19–66, S 89°09'15"E 324.66 FEET, TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID PLAT 19–66, ALSO BEING THE SOUTHWEST CORNER OF TRACT 1 OF LEHMAN SUBDIVISION AS SHOWN ON PLAT 4–289, THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 OF LEHMAN SUBDIVISION, PLAT 4–289, S 89°44'42"E 189.95 FEET, TO AN IRON PIN, THENCE S 39°23'51"E 100.00 FEET TO AN IRON PIN, THENCE S 51°37'05"W 276.90 FEET TO AN IRON PIN, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 56°42'42" HAVING A RADIUS OF 50.00 FEET AND A ARC LENGTH OF 49.49 FEET, WITH A CHORD BEARING AND DISTANCE OF S 28°54'40"W 47.49 FEET, TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 52°01'12" HAVING A RADIUS OF 15.00 FEET AND A ARC LENGTH OF 13.62 FEET, WITH A CHORD BEARING AND DISTANCE OF S 31°15'25"W 13.16 FEET, TO AN IRON PIN, THENCE S 5°14'48"W 446.54 FEET, THENCE S 17°55'49"W 637.15 FEET TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 107°22'30" HAVING A RADIUS OF 10.00 FEET AND A ARC LENGTH OF 18.74 FEET, WITH A CHORD BEARING AND DISTANCE OF S 35°45'26"E 16.12 FEET, TO AN IRON PIN, THENCE S 0°33'19"W 80.00 FEET, THENCE N 89°26'41"W 217.31 FEET TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 14°15'09" HAVING A RADIUS OF 160.00 FEET AND A ARC LENGTH OF 39.80 FEET, WITH A CHORD BEARING AND DISTANCE OF S 83°25'45"W 39.70 FEET, TO AN IRON PIN, ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 36, THENCE ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 36, N 0°20'46"W 477.16 FEET, TO AN IRON PIN, THENCE N 21°43'45"E 340.14 FEET, TO AN IRON PIN, THENCE N 7°30'39"E 680.95 FEET, TO THE POINT OF BEGINNING CONTAINING 13.40 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 28 DAY OF DEC, 1999, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Copelin

THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944

REGISTERED
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN
PROFESSIONAL LAND SURVEYOR

FLOOD ZONE CERTIFICATION

A PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0044 F, MAP REVISED PRELIMINARY, MARCH 31, 1998.

NOTE:

THE FLOOD LINE AND MIN. FINISH FLOOR ELEVATIONS SHOWN ON THIS PLAT WAS PROVIDED BY SAND CREEK ENGINEERING COPELIN LAND SURVEYING WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE FLOOD INFORMATION

CONTACT THE CITY PLANNING DEPARTMENT PRIOR TO INSTALLING SIDEWALKS FOR LOCATION AND INSPECTION.

FILED FOR RECORD
At 9:00 O'Clock A M
FEB 04 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE 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.

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF February, ~~1999~~, 2000

Diana Hill
NOTARY PUBLIC

Diana Hill
Notary Public, State of Arkansas
Benton County
My Commission Expires 03/07/06

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28 DAY OF DEC, 1999 BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF Dec, 1999 BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Terry Black Cobiella — MAYOR

Suzanne Geisler — CITY CLERK

SURVEYOR:
THOMAS W. COPELIN
215 BIG TREE
BENTONVILLE, AR 72712
273–7015

ENGINEER:
SAND CREEK
1610 NW 12TH ST
BENTONVILLE, AR 72712
464–9282

PREPARED FOR:
LINDSEY & ASSOC.
3711 W. WALNUT
ROGERS, AR 72756
636–2200

FINAL PLAT

SIMSBERRY PLACE, PHASE 1

SCALE: 1"=100'	APPROVED BY: THOMAS W. COPELIN	DRAWN BY: JCD
DATE: 12/03/99		

SIMSBERRY PLACE, PHASE 1
LOTS 23 – 35

COPELIN LAND SURVEYING 273–7015 ATLAS PAGE 401 DRAWING NUMBER: 99199