12

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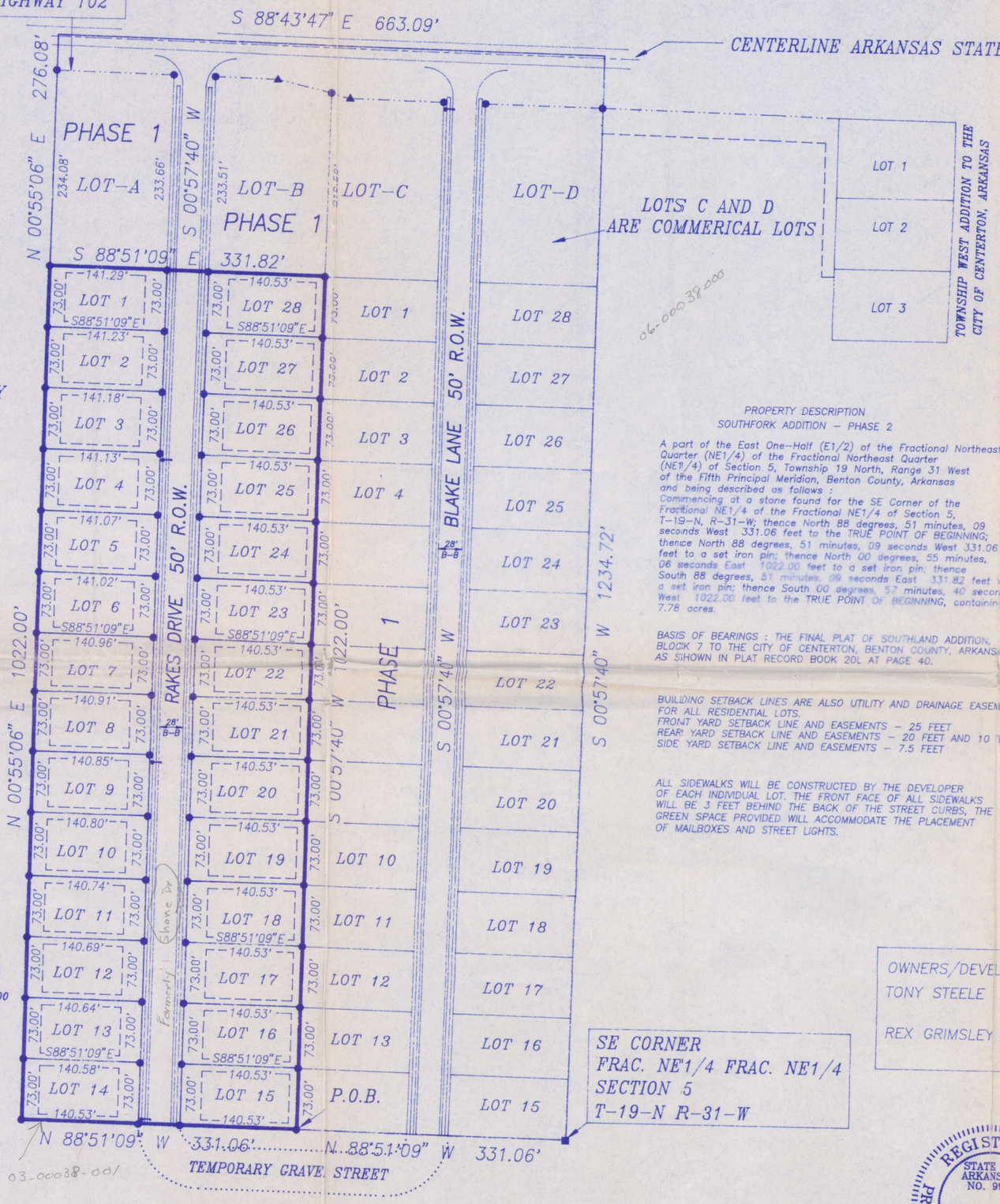
P 1 867

PLAT BOOK _____, PAGE _____
PROTECTIVE COVENANTS FILED
UNDER DOCUMENT NO. _____

FILED FOR RECORD
At 2:48 O'Clock P M
JAN 13 1999

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



LOTS A AND B
ARE COMMERICAL LOTS

LEGEND

- ● SET IRON PIN
- ○ FOUND IRON PIN
- ▲ FOUND RIGHT-OF-WAY MONUMENT
- ■ FOUND STONE
- STREET LIGHT

N

SCALE IN FEET
100 50 0 100 200

PROPERTY DESCRIPTION
SOUTHFORK ADDITION – PHASE 2

A part of the East One-Half (E1/2) of the Fractional Northeast Quarter (NE1/4) of the Fractional Northeast Quarter (NE1/4) of Section 5, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :
Commencing at a stone found for the SE Corner of the Fractional NE1/4 of the Fractional NE1/4 of Section 5, T-19-N, R-31-W; thence North 88 degrees, 51 minutes, 09 seconds West 331.06 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees, 51 minutes, 09 seconds West 331.06 feet to a set iron pin; thence North 00 degrees, 55 minutes, 06 seconds East 1022.00 feet to a set iron pin; thence South 88 degrees, 51 minutes, 09 seconds East 331.82 feet to a set iron pin; thence South 00 degrees, 57 minutes, 40 seconds West 1022.00 feet to the TRUE POINT OF BEGINNING, containing 7.78 acres.

BASIS OF BEARINGS : THE FINAL PLAT OF SOUTHLAND ADDITION, BLOCK 7 TO THE CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 20L AT PAGE 40.

BUILDING SETBACK LINES ARE ALSO UTILITY AND DRAINAGE EASEMENTS FOR ALL RESIDENTIAL LOTS.
FRONT YARD SETBACK LINE AND EASEMENTS – 25 FEET
REAR YARD SETBACK LINE AND EASEMENTS – 20 FEET AND 10 FEET
SIDE YARD SETBACK LINE AND EASEMENTS – 7.5 FEET

ALL SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT. THE FRONT FACE OF ALL SIDEWALKS WILL BE 3 FEET BEHIND THE BACK OF THE STREET CURBS, THE GREEN SPACE PROVIDED WILL ACCOMMODATE THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF CENTERTON AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF CENTERTON, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

DATED _____ _____
DATED _____ _____
DATED _____ _____
DATED _____ _____

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF Jan, 1999

MY COMMISSION EXPIRES : 5/20/2007

Valerie A. Haney
NOTARY PUBLIC

OFFICIAL SEAL
VALERIE A. HANEY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 05-20-2007

CITY OF CENTERTON ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF CENTERTON, ARKANSAS, THIS _____ DAY OF _____, 199__

Jeffy Kellman
CHAIRMAN

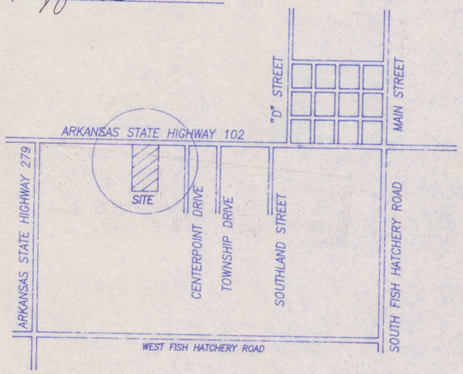
CITY OF CENTERTON ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 12th DAY OF JAN, 1999 BY THE CENTERTON CITY COUNCIL.

Arthel Wolfefel
MAYOR

Bonnie Griffith
CITY CLERK

OWNERS/DEVELOPERS
TONY STEELE 1610 NW 12TH STREET BENTONVILLE, ARKANSAS
REX GRIMSLEY 8918 LEE HARRIS ROAD BENTONVILLE, ARKANSAS



VICINITY MAP

REGISTERED
STATE OF ARKANSAS
NO. 992
SIGNATURE
DONALD R. PHILLIPS
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

SOUTHFORK ADDITION – PHASE 2
CENTERTON, ARKANSAS

This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Centerton, Arkansas. Community Panel NO. 050399 0135 E; Effective Date: September 18, 1991.

FINAL PLAT – SOUTHFORK ADDITION – PHASE 2
CENTERTON, ARKANSAS 72719

SCALE : 1" = 100'	DATE : DEC. 8, 1998	DRAWN BY : D.P.
JOB NO. SOFORK-2 ZDisk 99-01	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754)	
STATE RECORDING NO. N/A		