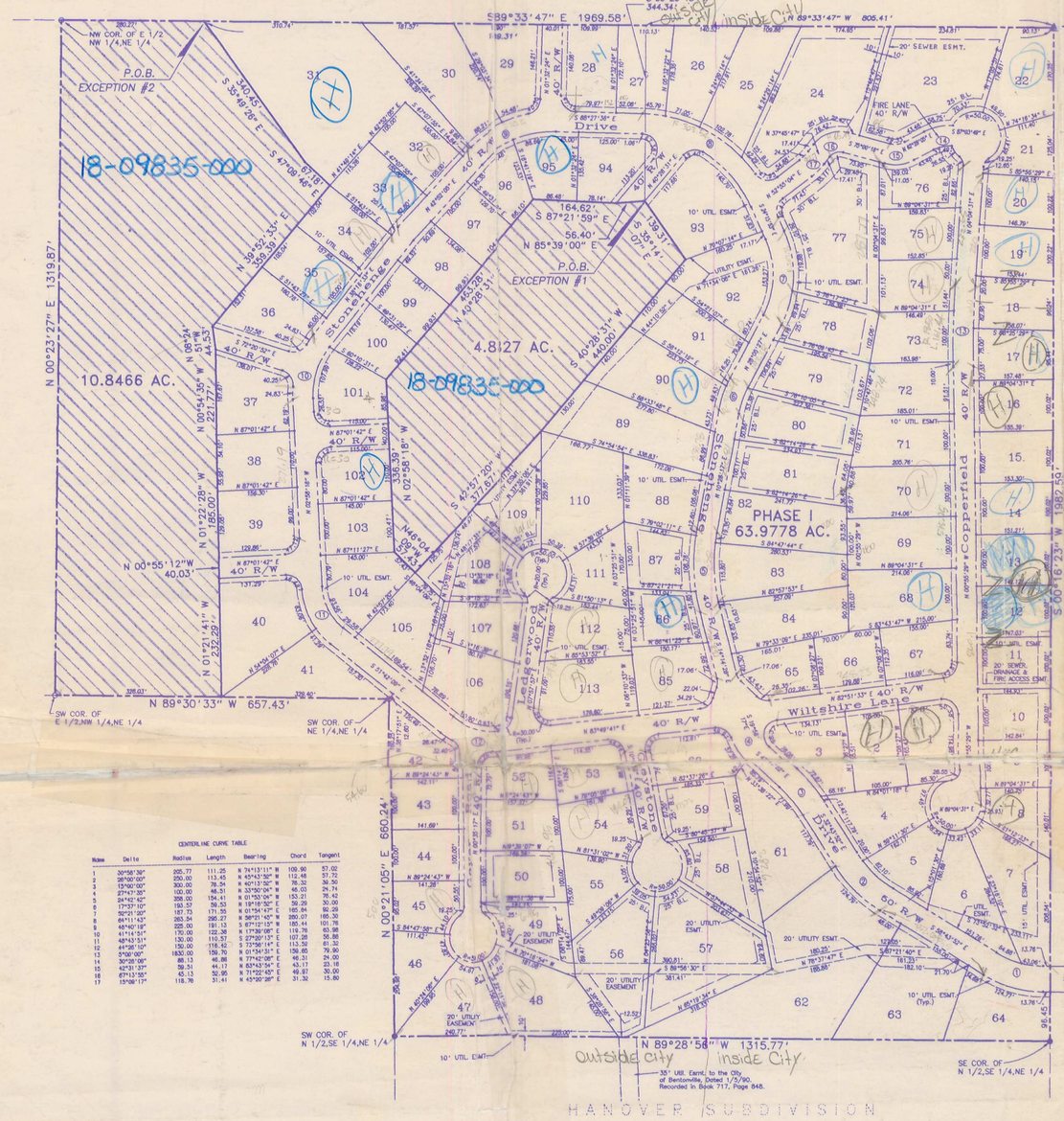
16 - 143

FILED FOR RECORD
At 1050 O'clock A M
NOV 18 1991
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



CENTERLINE CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
1	30°55'36"	205.77	111.25	N 74°13'11" W	109.90	57.02
2	26°00'00"	250.00	113.45	N 45°43'52" W	112.48	57.72
3	15°00'00"	300.00	78.54	N 40°13'52" W	78.32	39.50
4	27°47'30"	100.00	48.51	N 33°50'04" W	48.03	24.74
5	24°43'42"	358.00	154.41	N 01°53'06" W	153.21	78.42
6	17°37'10"	193.57	59.53	N 18°18'32" E	59.29	30.00
7	52°21'20"	187.73	171.55	N 01°54'47" E	165.64	92.29
8	64°11'43"	263.54	295.27	N 56°21'45" W	280.07	165.30
9	48°40'19"	225.00	191.13	S 67°12'13" W	185.44	101.78
10	41°14'51"	170.00	122.38	N 17°30'08" E	119.78	63.98
11	48°43'51"	130.00	110.57	S 27°30'13" E	107.28	58.88
12	44°26'10"	150.00	116.42	S 73°56'14" E	113.52	61.32
13	5°00'00"	1830.00	159.70	N 01°34'31" E	159.65	79.90
14	30°35'06"	86.13	46.86	N 37°42'08" E	46.31	24.00
15	42°31'33"	59.51	44.17	N 63°43'54" E	43.17	23.18
16	67°13'55"	45.13	52.95	N 71°22'45" E	49.97	30.00
17	15°08'17"	118.76	31.41	N 45°20'28" E	31.32	15.80

HANOVER SUBDIVISION

STONEHENGE SUBDIVISION

THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE S 00°16'23" W FOR 1982.59 FEET TO THE SE CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 89°28'56" W FOR 1315.77 FEET TO THE SW CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 00°21'05" E FOR 660.24 FEET TO THE SW CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N 89°30'33" W FOR 657.43 FEET TO THE SW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE N 00°23'27" E FOR 1319.87 FEET TO THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE S 89°33'47" E FOR 1969.58 FEET TO THE POINT OF BEGINNING, CONTAINING 3,472,041.28 SQUARE FEET OR 79.7071 ACRES, MORE OR LESS.

PHASE I, STONEHENGE SUBDIVISION

THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE S 00°16'23" W FOR 1982.59 FEET TO THE SE CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 89°28'56" W FOR 1315.77 FEET TO THE SW CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 00°21'05" E FOR 660.24 FEET TO THE SW CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N 89°30'33" W FOR 657.43 FEET TO THE SW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE N 00°23'27" E FOR 1319.87 FEET TO THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE S 89°33'47" E FOR 1969.58 FEET TO THE POINT OF BEGINNING, CONTAINING 3,472,032.56 SQUARE FEET OR 79.7069 ACRES, MORE OR LESS. LESS AND EXCEPT, (EXECPTION #1) THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE N 89°33'47" W ALONG THE NORTH LINE OF SAID SECTION 24 FOR 805.41 FEET; THENCE S 00°26'13" W FOR 344.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 35°14'07"E FOR 139.31 FEET; THENCE S 40°28'31" W FOR 440.00 FEET; THENCE S 42°57'20" W FOR 377.67 FEET, THENCE N 46°04'09" W FOR 57.43 FEET; THENCE N 02°58'18" W FOR 336.39 FEET; THENCE N 40°28'31" E FOR 463.28 FEET; THENCE S 87°21'59" E FOR 164.62 FEET; THENCE N 85°39'00"E FOR 56.40 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 212,690.41 SQUARE FEET OR 4.8627 ACRES, MORE OR LESS. ALSO LESS AND EXCEPT, (EXCEPTION #2) THE FOLLOWING DESCRIBED TRACT OF LAND:
COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE N 89°33'47" W ALONG THE NORTH LINE OF SAID SECTION 24 FOR 805.41 FEET TO THE TRUE POINT OF BEGINNING; THENCES S 00°26'13" E FOR 340.45 FEET; THENCE S 47°09'46" E FOR 67.18 FEET; THENCE S 39°52'33" W FOR 359.39 FEET; THENCE S 08°24'51" E FOR 4.53 FEET; THENCE S 00°54'35" E FOR 221.77 FEET; THENCE S 01°22'28" E FOR 185.00 FEET; THENCE S 00°55'12" E FOR 40.03 FEET; THENCE S 01°21'41" E FOR 232.29 FEET TO THE SOUTH LINE OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE N 89°30'33" W FOR 328.03 FEET TO THE SW CORNER OF THE E 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE N 00°23'27" E FOR 1319.87 FEET TO THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE S 89°33'47" E FOR 280.27 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 172,477.90 SQUARE FEET OR 10.8466 ACRES, MORE OR LESS.

THE PROPERTY PLATTED HEREON IS ZONED R-1.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY 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.

S. Craig Duncan 11-14-91
S. CRAIG DUNCAN, PLS #1156 DATE

OWNER'S CERTIFICATION AND DEDICATION:

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

ARNOLD LEHMAN REVOCABLE TRUST

Arnold Lehman Trustee
ARNOLD LEHMAN

CAREN LEHMAN REVOCABLE TRUST

Caren Lehman, Trustee
CAREN LEHMAN

SUBSCRIBED AND SWORN BEFORE ME, THIS 14th DAY OF Nov. 1991

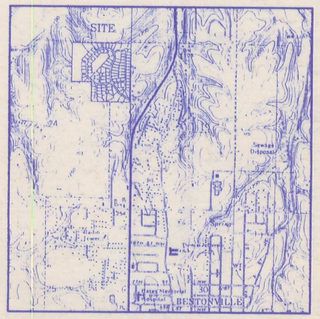
Carole Plemmons MY COMMISSION EXPIRES 9-1-93

CAROLE M. PLEMMONS
NOTARY PUBLIC
BENTON COUNTY, ARK.

REGISTERED
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DUNCAN
PROFESSIONAL LAND SURVEYOR

Scale 1" = 200'

-200 -100 0 200 400 600



VICINITY MAP
n.t.s.

LEGEND

- ▲ STATE MONUMENT
- • LOT CORNER
- ○ SET IRON PIN
- ● FOUND IRON PIN
- B.L. BUILDING SETBACK LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- ① CURVE TABLE DESIGNATION

OWNER–DEVELOPER

ARNOLD LEHMAN REVOCABLE TRUST &
CARMEN LEHMAN REVOCABLE TRUST
#9 HALSTED CIRCLE
ROGERS, ARKANSAS

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 19 DAY OF July 1991

Richard Anderson
CHAIRMAN

01-00830 30AC inside city
18-09835-000 33.98AC outside City

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100–YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS. COMMUNITY PANEL NUMBER 05007C0045 E REVISED DATE SEPTEMBER 18, 1991.

NOTES:

1. ALL FRONT LOT BUILDING SETBACKS ARE THIRTY (30) FEET UNLESS SHOWN OTHERWSE.*
2. ALL REAR LOT BUILDING SETBACKS ARE TWENTY–FIVE (25) FEET.
3. ALL SIDE LOT BUILDING SETBACKS ARE TEN (10) FEET.
4. ALL SIDE LOT LINES HAVE A SEVEN AND ONE HALF (7.5) FOOT UTLILITY AND DRAINAGE EASEMENT, UNLESS SHOWN OTHERWISE.

* THE FOLLOWING LOTS HAVE FRONT LOT BUILDING SETBACKS OF TWENTY–FIVE (25) FEET; 23, 24, 49, 50, 56, 57, 58, 59, 76, 77, 78, 79, 80, 81, 86, 87, 108, 109.

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 14th DAY OF Nov 1992

Don M. O'Neal
MAYOR

Tony Coberly
CITY CLERK

STONEHENGE

GEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
110 W. CENTRAL AVE. (501) 273–9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY:	RER/JDF	DATE:	NOVEMBER 6, 1991
CHECKED BY:	SCD/REH	FILE NO:	4967
SCALE: 1"= 200'			

Final Plat Phase I

SHEET NO. 1of1

See Replat 16-174

16-174

CENTERLINE CURVE TABLE							
Name	Delta	Radius	Length	Bearing	Chord	Tangent	
1	30°58'39"	205.77	111.25	N 74°15'11" W	109.90	57.02	
2	26°00'00"	250.00	113.45	N 45°13'52" W	112.48	57.72	
3	15°00'00"	300.00	78.54	N 40°13'52" W	78.32	39.50	
4	27°43'35"	100.00	48.38	N 33°30'04" W	48.03	24.74	
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6	9°32'48"	183.53	30.59	N 19°18'52" E	30.26	15.33	
7	52°21'00"	187.57	171.33	N 01°51'47" E	165.64	92.28	
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9	48°40'19"	225.00	191.13	N 67°18'37" W	185.44	101.78	
10	41°14'51"	175.00	122.38	S 17°30'28" E	119.78	63.86	
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12	44°28'16"	150.00	116.42	S 33°58'15" E	113.52	61.32	
13	5°00'00"	1830.00	159.70	N 01°34'31" E	159.65	79.90	
14	30°28'08"	88.13	46.88	N 77°42'08" E	46.31	24.00	
15	42°31'33"	59.51	44.17	N 83°43'54" E	43.17	23.16	
16	67°13'55"	43.13	50.95	N 71°52'45" E	48.07	30.00	
17	15°09'17"	118.78	31.41	N 45°20'26" E	31.32	15.80	

STONEHENGE SUBDIVISION

THE NE 1/4 OF THE NE 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NE 1/4 AND THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE S 00°16'23" W FOR 1982.59 FEET TO THE SE CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 89°28'56" W FOR 1315.77 FEET TO THE SW CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NE 1/4; THENCE N 00°21'05" E FOR 660.24 FEET TO THE SW CORNER OF THE NE 1/4 OF THE NE 1/4; THENCE N 89°30'33" W FOR 657.43 FEET TO THE SW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE N 00°23'27" E FOR 1319.87 FEET TO THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4; THENCE S 89°33'47" E FOR 1969.58 FEET TO THE POINT OF BEGINNING, CONTAINING 3,472,041.28 SQUARE FEET OR 79.7071 ACRES, MORE OR LESS.

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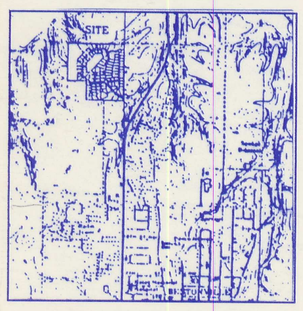
THE PROPERTY PLATTED HEREON IS ZONED R-1.

FILED FOR RECORD
At 930 O'clock A M
FEB 27 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Scale 1" = 200'

-200 -100 0 200 400 600



VICINITY MAP
n.t.s.

LEGEND

- STATE MONUMENT
- LOT CORNER
- SET IRON PIN
- FOUND IRON PIN
- B.L. BUILDING SETBACK LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- ① CURVE TABLE DESIGNATION

OWNER-DEVELOPER

ARNOLD LEHMAN REVOCABLE TRUST &
CARMEN LEHMAN REVOCABLE TRUST
#9 HALSTED CIRCLE
ROGERS, ARKANSAS

** WAIVER AND CONSENT FORMS TO FILE THIS REPLAT OF STONEHENGE SUBDIVISION PHASE I EXIST, AS PER ATTACHED EXHIBIT "A", CONSISTING OF 8 PAGES.

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

ARNOLD LEHMAN REVOCABLE TRUST

Arnold Lehman Trustee
ARNOLD LEHMAN

CARMEN LEHMAN REVOCABLE TRUST

Carmen Lehman, Trustee
CARMEN LEHMAN

SUBSCRIBED AND SWORN BEFORE ME, THIS 17th DAY OF February 19 92

Darla J. Simpson MY COMMISSION EXPIRES 4-30-13

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 18th DAY OF Feb, 1992.

Glenn M. O'Neal
MAYOR

Terry Coberly
CITY CLERK

NOTES:

1. ALL FRONT LOT BUILDING SETBACKS ARE THIRTY (30) FEET UNLESS SHOWN OTHERWISE.*
2. ALL REAR LOT BUILDING SETBACKS ARE TWENTY-FIVE (25) FEET.
3. ALL SIDE LOT BUILDING SETBACKS ARE TEN (10) FEET.

* THE FOLLOWING LOTS HAVE FRONT LOT BUILDING SETBACKS OF TWENTY-FIVE (25) FEET: 23, 24, 49, 50, 56, 57, 58, 59, 76, 77, 78, 79, 80, 81, 86, 87, 108, 109.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY 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.

S. Craig Duncan 2-17-92
S. CRAIG DUNCAN, PLS #1156 DATE

** REVISED 2/17/92: WAIVER & CONSENT NOTE ADDED.

REVISED 1/27/92: DELETED UTILITY AND DRAINAGE EASEMENT NOTE, AND MADE CHANGES TO LOT DIMENSIONS.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DUNCAN

STONEHENGE

GEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
110 W. CENTRAL AVE.
BENTONVILLE, ARKANSAS
(501) 273-9472
72712

DRAWN BY: RER	DATE: JANUARY 27, 1992
CHECKED BY: SCD/REH	FILE NO: 4967
SCALE: 1"= 200'	

REPLAT PHASE I

SHEET NO. 1 of 1