

ENGINEER/SURVEYOR:

NORTHSTAR ENGINEERING CONSULTANTS, Inc. 211 SOUTH MAIN STREET BENTONVILLE, ARKANSAS 72712

DEVELOPER:

LEHMAN PROPERTIES LIMITED PARTNERSHIP P.O. BOX 1555 ROGERS, ARKANSAS 72757

SUBDIVISION NAME:

STONEHENGE PHASE III BENTONVILLE, ARKANSAS

LAND USAGE:

R-1 ZONE (SINGLE FAMILY)

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS MAP NUMBER 05007C0045 E. EFFECTIVE DATE

BUILDING SETBACKS:

FRONT YARD - 30' REAR YARD - 25' SIDE YARD - 10'

UTILITY AND DRAINAGE EASEMENTS:

FRONT YARD - 20' SIDE YARD - AS SHOWN

1. SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDERS/LOT OWNERS. SIDEWALKS FOR LOTS NOT BUILT ON WITHIN THREE (3) YEARS OF FINAL PLAT DATE WILL BE CONSTRUCTED BY OWNER OF THE LOT

2. SIDEWALKS TO BE CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS. HANDICAP RAMPS TO BE CONSTRUCTED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, DETENTION AREAS, 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 BENTONVILLE AND ALL UTILITY COMPANIES INCLUDING CABLE TELEVISION COMPANIES AND SAID MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE BENTONVILLE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

MS. CARMEN LEHMAN, MANAGING PARTNER MEMBER LEHMAN PROPERTIES LIMITED PARTNERSHIP

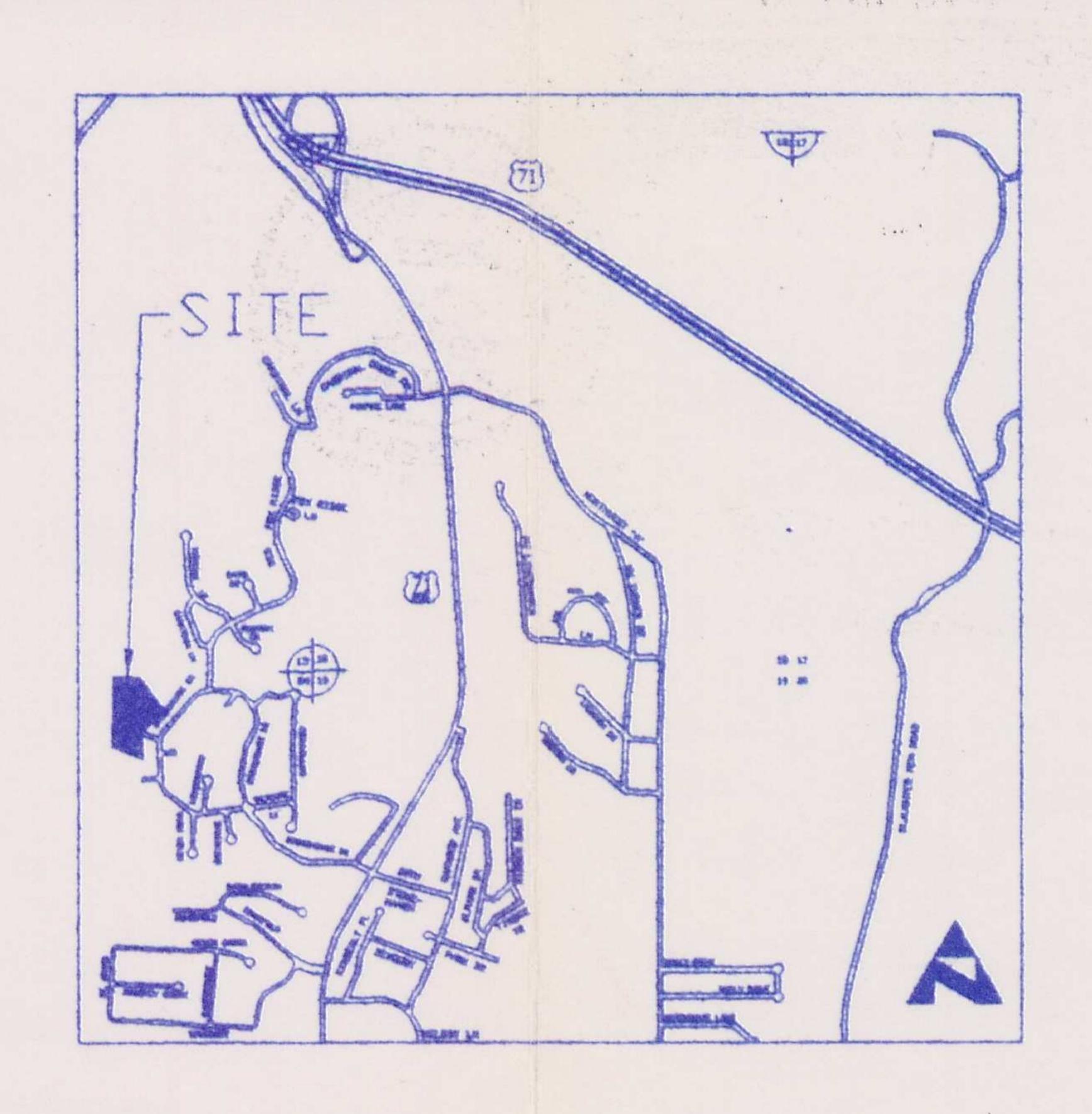
STATE OF ARKANSAS, COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF AUgust, 1998.

MY COMMISSION EXPIRES: 11.07.2006

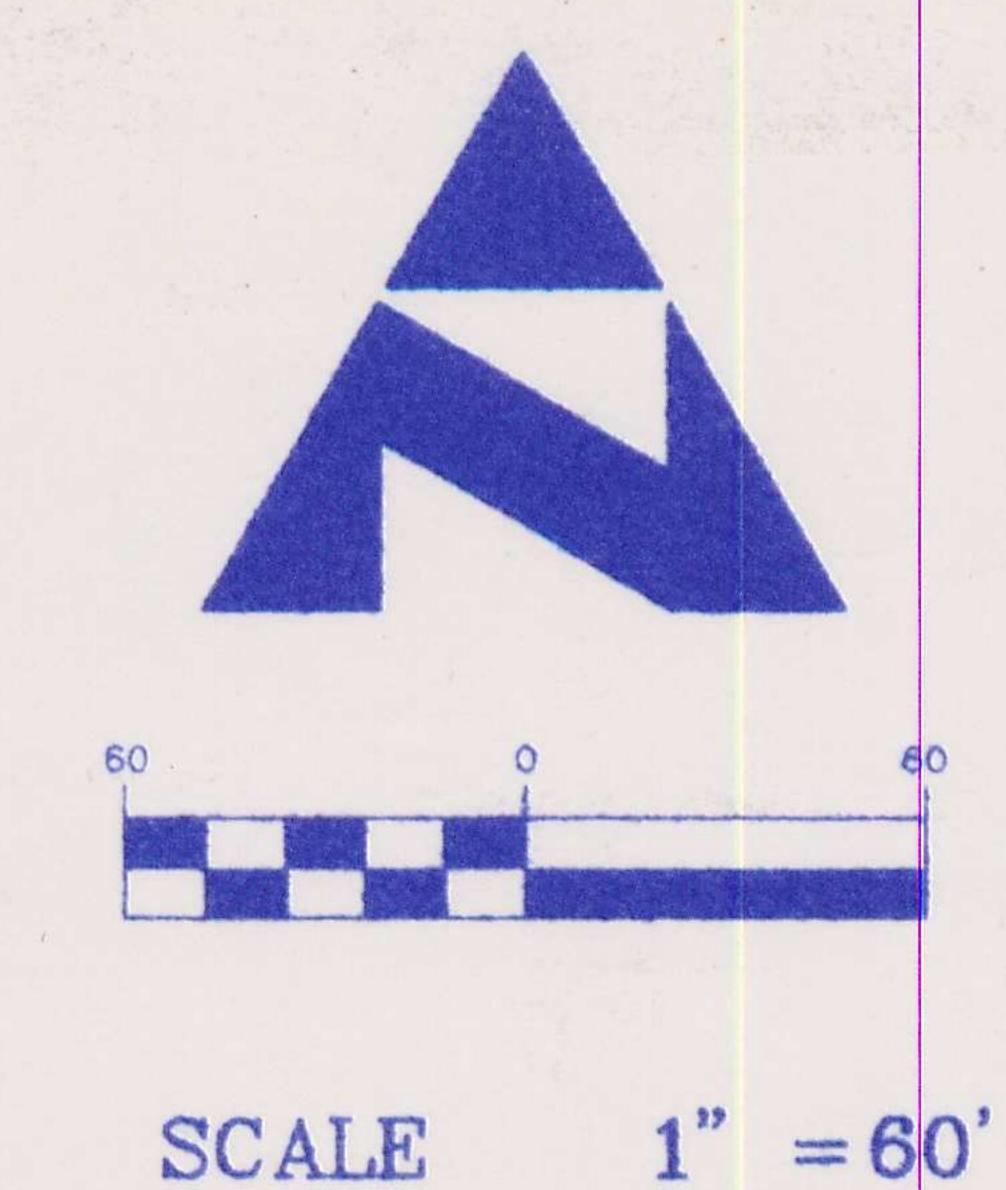
OFFICIAL SEAL WILLIAM M. HALL NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 11-07-2006

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND/OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.



VICINITY MAP



LEGEND SET IRON PIN FOUND IRON PIN

PROPOSED LOT LINES --- BUILDING SETBACK LINES - UTILITY AND DRAINAGE

LIGHT POLE

LEGAL DESCRIPTION

PHASE III, STONEHENGE SUBDIVISION A PART OF THE EAST 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

COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE N89'33'47"W 1689.31 FEET ALONG THE NORTH LINE OF SAID SECTION 24 TO THE TRUE POINT OF BEGINNING; THENCE \$35'49'26"E 340.45 FEET; THENCE S47"09"46"E 67.18 FEET; THENCE S39"52"33"W 359.39 FEET; THENCE S08'24'51"E 44.53 FEET; THENCE S00'54'35"E 221.76 FEET; THENCE N67°22'46"W 339.54 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE NO0'23'27"E 734.87 FEET ALONG SAID LINE TO THE NW CORNER OF THE E 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 24; THENCE S89"33"47"E 280.27 FEET ALONG THE NORTH LINE OF SAID SECTION 24 TO THE POINT OF BEGINNIG AND CONTAINING 7.01 ACKES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING

COMMISSION OF BENTONVILLE, ARKANSAS, THIS 7th DAY OF July, 1998.

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF July, 1998 BY THE BENTONVILLE CITY COUNCIL.

Mury B Colledy

FILED FOR RECORD At O Clock H M

SEP 16 1998

SUEHODGES Clerk and Recorder BENTON COUNTY, ARK.



Civil Engineering Environmental Engineering Landscape Architecture Geological Services

211 South Main Street (501) 271 - 0906

Bentonville, Arkansas 72712 (501) 271-8144 Fax



STONEHENGE SUBDIVISION E PHASE III

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BENTONVILLE, ARKANSAS

FINAL PLAT

SHEET

FILE NAME: 2609-FP

PROJECT No .: