2000 3-FP1

LOT #	AREA	ADDRESS
1	30024.50 s.f.	5124 S.W. RUNWAY DRIVE .69
2	24,888.95 sf	5118 S.W. RUNWAY DRIVE .57
3	19,893.27 sf	5112 S.W. RUNWAY DRIVE .46
4	19,911.91 sf	5106 S.W. RUNWAY DRIVE .46
5	19,162.30 sf	5104 S.W. RUNWAY DIRVE .44
6	71,736.00 sf	5100 S.W. RUNWAY DRIVE 1.65
7	73,488.98 sf	5001 S.W. RUNWAY DRIVE 1.69
8	19,635.29 sf	5101 S.W. RUNWAY DRIVE .45
9	20,362.90 sf	5107 S.W. RUNWAY DRIVE .47
10	20,323.03 sf	5113 S.W. RUNWAY DRIVE .47
11	20,283.09 sf	5119 S.W. RUNWAY DRIVE .47
12	20,194.20 sf	5125 S.W. RUNWAY DRIVE .46 4307 S.W. VENDOR BLVD.
13	47,468.11 sf	4301 S.W. VENDOR BLVD. 1.09
14	47,452.51 sf	4213 S.W. VENDOR BLVD. 1.09
15	47,435.30 sf	4207 S.W. VENDOR BLVD. 1.09
16	49,075.78 sf	4201 S.W. VENDOR BLVD. 1.13
17	50,539.70 sf	4110 S.W. VENDOR BLVD. 1.16
18	26,582.07 sf	4200 S.W. VENDOR BLVD. .61
19	34,948.65 sf	4206 S.W. VENDOR BLVD. .80 5201 S.W. CONCOURSE STREET
20	33,636.04 sf	5200 S.W. CONCOURSE STREET 4300 S.W. VENDOR BLVD. .77
21	33,636.18 sf	4306 S.W. VENDOR BLVD. 5201 S.W. RUNWAY DRIVE .77
22	42,064.20 sf	5207 S.W. RUNWAY DRIVE .97
23	42,064.22 sf	5206 S.W. CONCOURSE STREET .97
24	43,948.13 sf	5207 S.W. CONCOURSE STREET
25	57,498.25 sf	5400 S.W. REGIONAL AIRPORT BLVD.

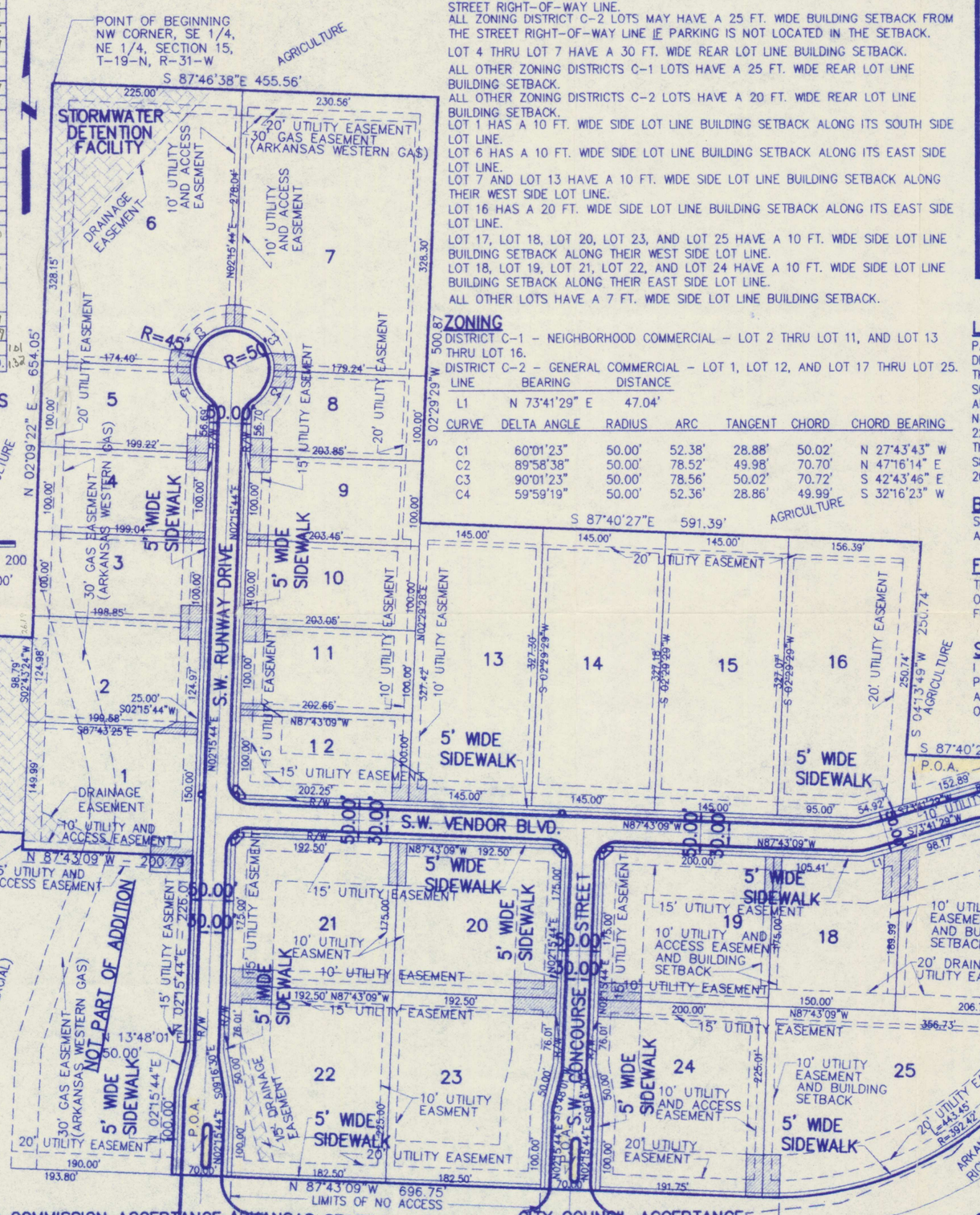
LEGEND

- FOUND STONE
- FOUND IRON PIN
- SET IRON PIN
- SET CONCRETE CORNER
- BUILDING SETBACK LINE/EASMENT LINE
- 40' WIDE SHARED COMMON ACCESS EASEMENT
- SHARED CROSS ACCESS EASEMENT
- DRAINAGE EASEMENT

AREA = 26.062 ACRES
25 LOTS

PLAN

GRAPHIC SCALE: 1" = 100'



ELEVATION BENCH MARK

THE EXISTING ARKANSAS DEPARTMENT OF HIGHWAY BENCH MARK MONUMENT BEING A ALUMINUM CAP LOCATED APPROXIMATELY 920 FEET EAST OF THE ADDITION'S EXTREME NORTH PROPERTY LINE'S NORTHEAST CORNER. - BENCH MARK ELEVATION = 1256.88 FEET

SETBACKS

ALL LOTS ADJACENT TO THE HIGHWAY RIGHT-OF-WAY HAVE A 40 FT. WIDE BUILDING SETBACK FROM THE HIGHWAY RIGHT-OF-WAY LINE (STATUTORY).

ALL ZONING DISTRICTS C-1 LOTS HAVE A 25 FT. WIDE BUILDING SETBACK FROM THE STREET RIGHT-OF-WAY LINE.

ALL ZONING DISTRICTS C-2 LOTS HAVE A 50 FT. WIDE BUILDING SETBACK FROM THE STREET RIGHT-OF-WAY LINE.

ALL ZONING DISTRICT C-2 LOTS MAY HAVE A 25 FT. WIDE BUILDING SETBACK FROM THE STREET RIGHT-OF-WAY LINE IF PARKING IS NOT LOCATED IN THE SETBACK.

LOT 4 THRU LOT 7 HAVE A 30 FT. WIDE REAR LOT LINE BUILDING SETBACK.

ALL OTHER ZONING DISTRICTS C-1 LOTS HAVE A 25 FT. WIDE REAR LOT LINE BUILDING SETBACK.

ALL OTHER ZONING DISTRICTS C-2 LOTS HAVE A 20 FT. WIDE REAR LOT LINE BUILDING SETBACK.

LOT 1 HAS A 10 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG ITS SOUTH SIDE LOT LINE.

LOT 6 HAS A 10 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG ITS EAST SIDE LOT LINE.

LOT 7 AND LOT 13 HAVE A 10 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG THEIR WEST SIDE LOT LINE.

LOT 16 HAS A 20 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG ITS EAST SIDE LOT LINE.

LOT 17, LOT 18, LOT 20, LOT 23, AND LOT 25 HAVE A 10 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG THEIR WEST SIDE LOT LINE.

LOT 18, LOT 19, LOT 21, LOT 22, AND LOT 24 HAVE A 10 FT. WIDE SIDE LOT LINE BUILDING SETBACK ALONG THEIR EAST SIDE LOT LINE.

ALL OTHER LOTS HAVE A 7 FT. WIDE SIDE LOT LINE BUILDING SETBACK.

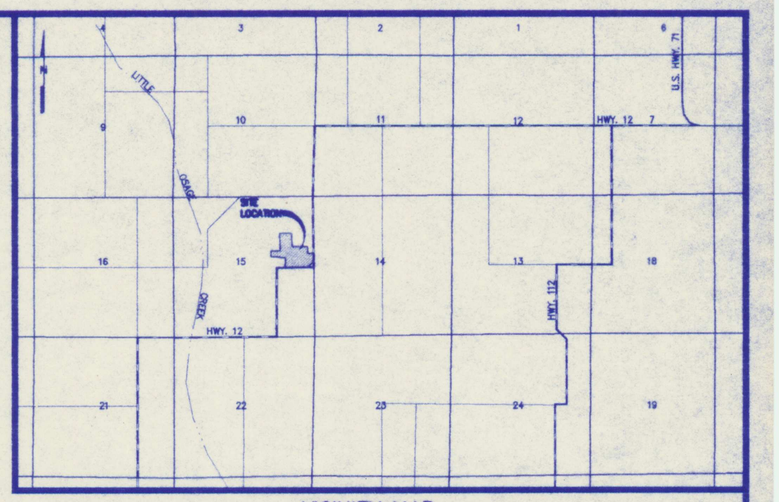
ZONING

DISTRICT C-1 - NEIGHBORHOOD COMMERCIAL - LOT 2 THRU LOT 11, AND LOT 13 THRU LOT 16.

DISTRICT C-2 - GENERAL COMMERCIAL - LOT 1, LOT 12, AND LOT 17 THRU LOT 25.

LINE	BEARING	DISTANCE
L1	N 73°41'29" E	47.04'

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	60°01'23"	50.00'	52.38'	28.88'	50.02'	N 27°43'43" W
C2	89°58'38"	50.00'	78.52'	49.98'	70.70'	N 47°16'14" E
C3	90°01'23"	50.00'	78.56'	50.02'	70.72'	S 42°43'46" E
C4	59°59'19"	50.00'	52.36'	28.86'	49.99'	S 32°16'23" W



VICINITY MAP

SCALE: 1"=4000'

LEGAL DESCRIPTION

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 15, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 15; THENCE S87°46'38"E 455.56'; THENCE S02°29'29"W 500.87'; THENCE S87°40'27"E 591.39'; THENCE S04°13'49"W 250.74'; THENCE S87°40'27"E 242.90'; THENCE S02°14'15"W 133.45'; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 392.42' A DISTANCE OF 616.71'; THENCE N87°43'09"W 696.75'; THENCE N02°15'44"E 100.00'; THENCE N13°48'01"E 50.00'; THENCE N02°15'44"E 226.01'; THENCE N87°43'20"W 200.79'; THENCE N02°43'27"E 18.79'; THENCE N86°53'57"W 324.68'; THENCE N87°04'31"W 25.32'; THENCE N02°43'22"E 230.00'; THENCE S87°04'31"E 25.32'; THENCE S86°53'57"E 324.68'; THENCE N02°09'22"E 654.05'; TO THE POINT OF BEGINNING AND CONTAINING 26.062 ACRES, MORE OR LESS.

BASIS OF BEARINGS

STATE PLANE COORDINATES. ARKANSAS NORTH ZONE, NAD 83 AS PER ARKANSAS STATE HIGHWAY DEPARTMENT PLANS, JOB #090057.

FLOOD ZONE CERTIFICATION

THE HEREON DESCRIBED PROPERTY LIES IN ZONE 'X' - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLANE AS SHOWN ON FLOOD INSURANCE RATE MAP FIRM NUMBER 05007C0135D DATED SEPTEMBER 18, 1991.

P4541

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 ARE CORRECTLY ESTABLISHED AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 985 — SIGNATURE — MICHEAL E. JAMES

FILED FOR RECORD
At 3:45 O'Clock P M
FEB 27 2002
SUE HODGES
Clerk and Recorder
Benton County, ARK.

MICHEAL E. JAMES, R.L.S. — DATE
ARKANSAS R.L.S. NO. 985

OWNER'S CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED, TO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON PLOTTED PROPERTY AND DO HEREBY DEDICATE ALL OF THE STREET RIGHTS-OF-WAY AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

WALTER GRAY AND ASSOCIATES, INC.

Walter C. Gray — 7-24-01
WALTER C. GRAY — DATE

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF July, 2001

Diana F. Meehan — 12/10
NOTARY PUBLIC — MY COMMISSION EXPIRES

DIANA F. MEEHAN, MY COMM. EXP. DEC. 10, 2010, NOTARY PUBLIC, BENTON COUNTY, ARKANSAS

NOTE

PRIOR TO THE POURING OF THE REQUIRED CONCRETE SIDEWALKS, THE CONCRETE CONTRACTOR SHALL CONTACT THE CITY OF BENTONVILLE, ARKANSAS, PLANNING DEPARTMENT, REGUARDING INSPECTIONS.

OWNERS AND DEVELOPERS

WALTER GRAY AND ASSOCIATES, INC.
722 EAST JEFFERSON
P.O. BOX 770
SILOAM SPRINGS, ARKANSAS 72761
PHONE: 501-524-9365
FAX: 501-524-6816

SURVEYOR

MICHEAL E. JAMES, R.L.S.
JAMES SURVEYING
P.O. BOX 617
GENTRY, ARKANSAS 72734
PHONE: 501-736-8416
FAX: 501-736-8838

ENGINEER

RONALD G. TRACY, P.E.
TRACY CONSULTING ENGINEERS, INC.
P.O. BOX 52298
TULSA, OKLAHOMA 74125-0298
PHONE: 918-592-5601
FAX: 918-587-5601

PLANNING COMMISSION ACCEPTANCE:

THIS FINAL PLAT IS HEREBY ACCEPTED BY THE CITY PLANNNING COMMISION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2001.

CHAIRMAN

CITY COUNCIL ACCEPTANCE:

THIS FINAL PLAT IS HEREBY ACCEPTED BY THE CITY OF BENTONVILLE, ARKANSAS, CITY COUNCIL THIS 26th DAY OF February, 2002.

MAYOR — CITY CLERK

CITY OF BENTONVILLE, ARKANSAS ATLAS PAGE NUMBER 523

FINAL PLAT

ISSUE DATE: JULY 11, 2001

STRAUBE BUSINESS PARK

BENTONVILLE, BENTON COUNTY, ARKANSAS

SHEET 1 OF 1 SHEET

CAD NO. 2000 3FP1.dwg — UPDATED: 07/21/01 — TIME: 11:59 PM