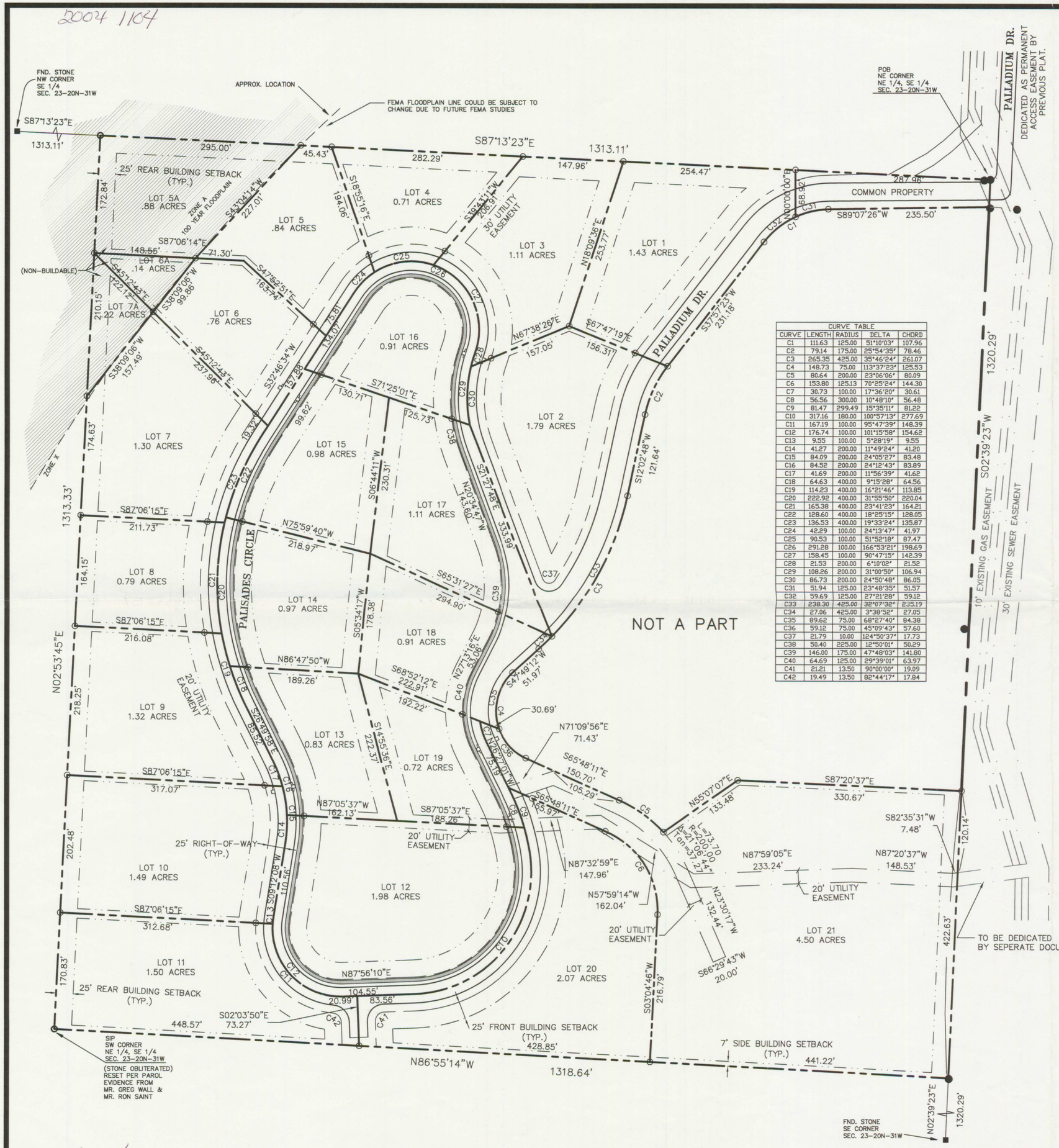
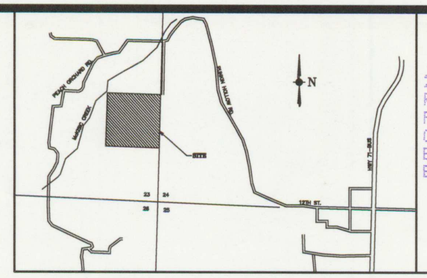
2004 1104



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	111.63	125.00	51°10'03'	107.96
C2	79.14	175.00	25°54'35'	78.46
C3	265.35	425.00	35°46'24'	261.07
C4	148.73	75.00	113°37'23'	125.53
C5	80.64	200.00	23°06'06'	80.09
C6	153.80	125.13	70°25'24'	144.30
C7	30.73	100.00	17°36'20'	30.61
C8	56.56	300.00	10°48'10'	56.48
C9	81.47	299.49	15°35'11'	81.22
C10	317.16	180.00	100°57'13'	277.69
C11	167.19	100.00	95°47'39'	148.39
C12	176.74	100.00	101°15'58'	154.62
C13	9.55	100.00	5°28'19'	9.55
C14	41.27	200.00	11°49'24'	41.20
C15	84.09	200.00	24°05'27'	83.48
C16	84.52	200.00	24°12'43'	83.89
C17	41.69	200.00	11°56'39'	41.62
C18	64.63	400.00	9°15'28'	64.56
C19	114.23	400.00	16°21'46'	113.85
C20	222.92	400.00	31°55'50'	220.04
C21	165.38	400.00	23°41'23'	164.21
C22	128.60	400.00	18°25'15'	128.05
C23	136.53	400.00	19°33'24'	135.87
C24	42.29	100.00	24°13'47'	41.97
C25	90.53	100.00	51°52'18'	87.47
C26	291.28	100.00	166°53'21'	198.69
C27	158.45	100.00	90°47'15'	142.39
C28	21.53	200.00	6°10'02'	21.52
C29	108.26	200.00	31°00'50'	106.94
C30	86.73	200.00	24°50'48'	86.05
C31	51.94	125.00	23°48'35'	51.57
C32	59.69	125.00	27°21'28'	59.12
C33	238.30	425.00	32°07'32'	235.19
C34	27.06	425.00	3°38'52'	27.05
C35	89.62	75.00	68°27'40'	84.38
C36	59.12	75.00	45°09'43'	57.60
C37	21.79	10.00	124°50'37'	17.73
C38	50.40	225.00	12°50'01'	50.29
C39	146.00	175.00	47°48'03'	141.80
C40	64.69	125.00	29°39'01'	63.97
C41	21.21	13.50	90°00'00'	19.09
C42	19.49	13.50	82°44'17'	17.84



VICINITY MAP

2004 1104
Recorded in the Above
Plat Book & Page
09-17-2004 04:04:40 PM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

COUNTY FILE STAMP

N

100 0 100

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- FIP ● FOUND IRON PIN
- SIP ○ SET 5/8" REBAR W/CAP (UNLESS NOTED)
- FND. FOUND
- LOT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACKS – UTILITY AND DRAINAGE EASEMENTS

NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY.

4. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. BASIS OF BEARINGS: NORTH LINE OF THE NE¼ SW¼ AS SHOWN ON PLAT RECORD 2004-061.

7. THE FLOOD PLAIN LINES SHOWN WERE SCALED FROM THE FEMA FIRM MAP AND SHOWN ACCORDINGLY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE FLOOD LINES SHOWN HEREON.

8. APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE STATE HEALTH DEPARTMENT.

9. IF ANY STRUCTURE IS TO BE BUILT IN FLOOD PLAIN, A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED.

FLOOD NOTE:

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS INUDATED BY 100 FLOOD PLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0152 H, MAP REVISED DECEMBER 20, 2000.

SURVEY DESCRIPTION:

PART OF THE NE ¼ OF THE SE ¼ OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN AT A FOUND ⅝" REBAR AT THE NE CORNER OF SAID NE ¼ OF THE SE ¼; THENCE S02°39'23"W ALONG THE EAST LINE OF SAID NE ¼ OF OF THE SE ¼, FOR 40.00 FEET; THENCE S89°07'26"W 235.50 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH 111.63 FEET AND A RADIUS OF 125.00 FEET; THENCE S37°57'23"W 231.18 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH 79.14 FEED AND A RADIUS OF 175.00 FEET; THENCE S12°02'48"W 121.64 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH 148.73 FEET AND A RADIUS OF 75.00 FEET; THENCE S65°48'11"E 150.70 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH 80.64 FEET, A RADIUS OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF S87°20'37"E 330.67 FEET TO A POINT ON THE EAST LINE OF SAID NE ¼ OF THE SE ¼; THENCE S02°39'23"W 422.63 FEET TO THE SE CORNER OF SAID NE ¼ OF THE SE ¼; THENCE N86°55'14"W 1318.64 FEET TO THE SW CORNER OF SAID NE ¼ OF THE SE¼; THENCE N02°53'45"E 1313.33 FEET TO THE NW CORNER OF SAID NE ¼ OF THE SE ¼; THENCE S87°13'23"E 1313.11 FEET TO THE POINT OF BEGINNING. CONTAINING 29.56 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, CONVENANTS OR RIGHT-OF-WAY OF RECORD OR FACT.

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS 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 BENTON COUNTY AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, AN REPLACING UTILITY LINES, CABLE TELEVISION LINE, AND DRAINAGE STRUCTURES. BENTON COUNTY, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER — DATE 9/17/04

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF September, 2004.

Rebecca J. Booth
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/28/2013

Notary Public
Benton County, Arkansas
Rebecca J. Booth
My Commission Expires Jan. 28th, 2013

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMMISSION OF BENTON COUNTY, ARKANSAS, THIS 17 DAY OF September, 2004.

John Norman Bottle
CHAIRMAN

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1286
THOMAS F. COSTELLO
SIGNATURE

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

9/17/04

2004 1104

500-20N-31W-0-23-210-04-1286
500-20N-31W-0-24-340-04-1286

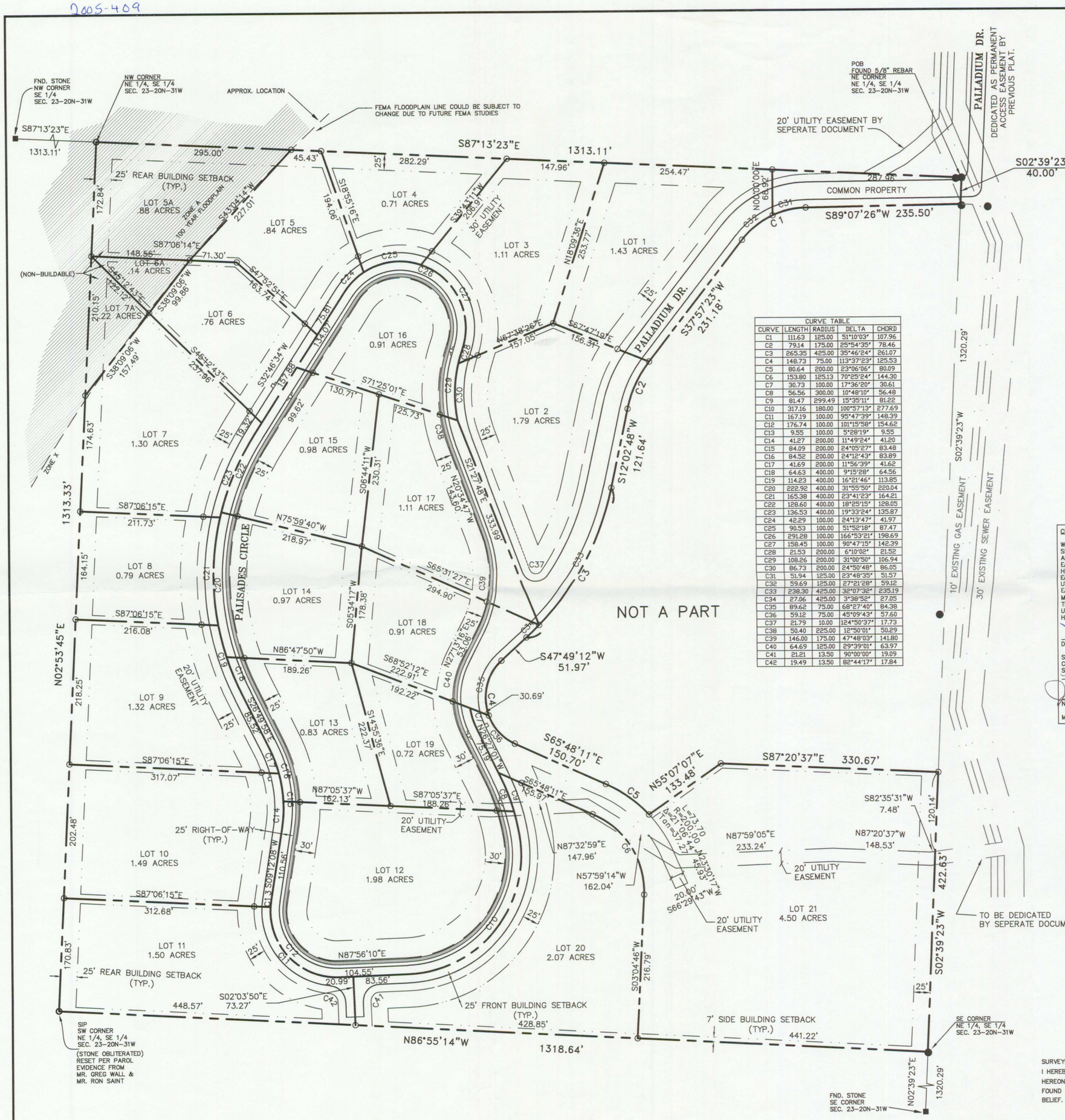
FINAL PLAT
THE BLUFFS SUBDIVISION
FOR
A.M.R.I. BENTON COUNTY, AR.

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

9/1/2004 | PROJ.#: 02056

2004 1104

2005-409



CURVE TABLE				
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C23	136.53	400.00	19°33'24"	135.87
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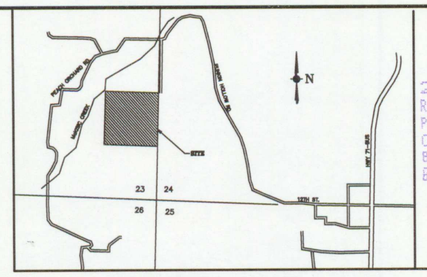
C29	108.26	200.00	31°00'50"	106.94
C30	86.73	200.00	24°50'48"	86.05
C31	51.94	125.00	23°48'35"	51.57
C32	59.69	125.00	27°21'28"	59.12
C33	238.30	425.00	32°07'32"	235.19
C34	27.06	425.00	3°38'52"	27.05
C35	89.62	75.00	68°27'40"	84.38
C36	59.12	75.00	45°09'43"	57.60
C37	21.79	10.00	124°50'37"	17.73
C38	50.40	225.00	12°50'01"	50.29
C39	146.00	175.00	47°48'03"	141.80
C40	64.69	125.00	29°39'01"	63.97
C41	21.21	13.50	90°00'00"	19.09
C42	19.49	13.50	82°44'17"	17.84



VICINITY MAP

COUNTY FILE STAMP

2005 409
Recorded in the Above
Plat Book & Page
03-29-2005 11:31:22 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

N

100 0 100

SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- FOUND IRON PIN
- SET 5/8" REBAR W/CAP (UNLESS NOTED)
- RIGHT-OF-WAY LINE
- BUILDING SETBACKS - UTILITY AND DRAINAGE EASEMENTS

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED BEING THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREET RIGHTS-OF-WAY AS ACCESS, DRAINAGE AND UTILITY EASEMENTS, AND OTHER PUBLIC LANDS SHOWN ON THIS PLAT AND DO HEREBY ESTABLISH ALL EASEMENTS SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF BENTON COUNTY AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, AND/OR REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. BENTON COUNTY, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER — DATE 3/17/05

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 17 DAY OF March 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Aug 29 2014

JUDY HADLEY
Benton County
Notary Public - Arkansas
My Commission Expires Aug 29, 2014

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMMISSION OF BENTON COUNTY, ARKANSAS, THIS 29th DAY OF MARCH 2005.

CHAIRMAN

FLOWLINES OF DRAINAGE WAYS CROSSING INDIVIDUAL LOTS SHALL BE CONSIDERED DRAINAGE EASEMENTS OF SUFFCIENT WIDTH TO ALLOW FOR UNIMPEDED FLOW OF STORM WATER AS NECESSARY TO DRAIN THE STREETS OF THE SUBDIVISION. LOT OWNERS OR BUILDERS SHALL TAKE CARE TO PROTECT SAID DRAINAGE WAYS, HOWEVER, SAID DRAINAGE WAYS MAY BE MOVED, REROUTED, RECONSTRUCTED, IMPROVED, AND/OR LANDSCAPED SO LONG AS THE FLOW OF STORM RUNOFF IS MAINTAINED.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

3/16/05

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1286 — THOMAS F. COSTA — SIGNATURE

NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY.

4. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6. BASIS OF BEARINGS: NORTH LINE OF THE NE¼ SW¼ AS SHOWN ON PLAT RECORD 2004-061.

7. THE FLOOD PLAIN LINES SHOWN WERE SCALED FROM THE FEMA FIRM MAP AND SHOWN ACCORDINGLY. SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE FLOOD LINES SHOWN HEREON.

8. APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE STATE HEALTH DEPARTMENT.

9. IF ANY STRUCTURE IS TO BE BUILT IN FLOOD PLAIN, A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED.

FLOOD NOTE:

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AND WITHIN ZONE A (SPECIAL FLOOD HAZARD AREAS INUDATED BY 100 FLOOD PLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0152 H, MAP REVISED DECEMBER 20, 2000.

SURVEY DESCRIPTION:

PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR AT THE NE CORNER OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23; THENCE S02°39'23"W ALONG THE EAST LINE OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23, 40.00 FEET; THENCE S89°07'26"W, 235.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 111.63 FEET (SAID CURVE HAVING A RADIUS OF 125.00 FEET AND A DELTA OF 51°10'03") AND A CHORD BEARING AND DISTANCE OF S63°32'25"W, 107.96 FEET; THENCE S37°57'23"W, 231.18 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 79.14 FEET (SAID CURVE HAVING A RADIUS OF 175.00 FEET AND A DELTA OF 25°54'35") AND A CHORD BEARING AND DISTANCE OF S25°00'06"W, 78.46 FEET; THENCE S12°02'48"W, 121.64 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 265.35 FEET (SAID CURVE HAVING A RADIUS OF 425.00 FEET AND A DELTA OF 35°46'24") AND A CHORD BEARING AND DISTANCE OF S29°56'00"W, 261.07 FEET; THENCE S47°49'12"W, 51.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 148.73 FEET (SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A DELTA OF 113°37'23") AND A CHORD BEARING AND DISTANCE OF S08°59'30"E, 125.53 FEET; THENCE S65°48'11"E, 150.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 80.64 FEET (SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A DELTA OF 23°06'06") AND A CHORD BEARING AND DISTANCE OF S54°15'08"E, 80.09 FEET; THENCE N55°07'07"E, 133.48 FEET; THENCE S 87°20'37"E, 330.67 FEET TO THE EAST LINE OF THE ABOVE SAID SAID NE 1/4 OF THE SE 1/4 OF SECTION 23; THENCE S02°39'23"W ALONG THE EAST LINE OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23, 422.63 FEET TO THE SE CORNER OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23; THENCE N86°55'14"W, ALONG THE SOUTH LINE OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23, 1318.64 FEET TO THE SW CORNER OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23; THENCE N02°53'45"E, ALONG THE WEST LINE OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23, 1313.33 FEET TO THE NW CORNER OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23; THENCE S87°13'23"E, ALONG THE NORTH LINE OF THE ABOVE SAID NE 1/4 OF THE SE 1/4 OF SECTION 23, 1313.11 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.629 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PROPERTY SUBJECT TO ANY EASEMENTS, CONVENANTS OR RIGHT-OF-WAY OF RECORD OR FACT.

500-20N-31W-0-23-210-04-1286
500-20N-31W-0-24-340-04-1286

CORRECTION PLAT
THE BLUFFS SUBDIVISION
FOR
A.M.R.I. BENTON COUNTY, AR.

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

2/8/2005 | PROJ.#: 02056

2005-409

2005-409