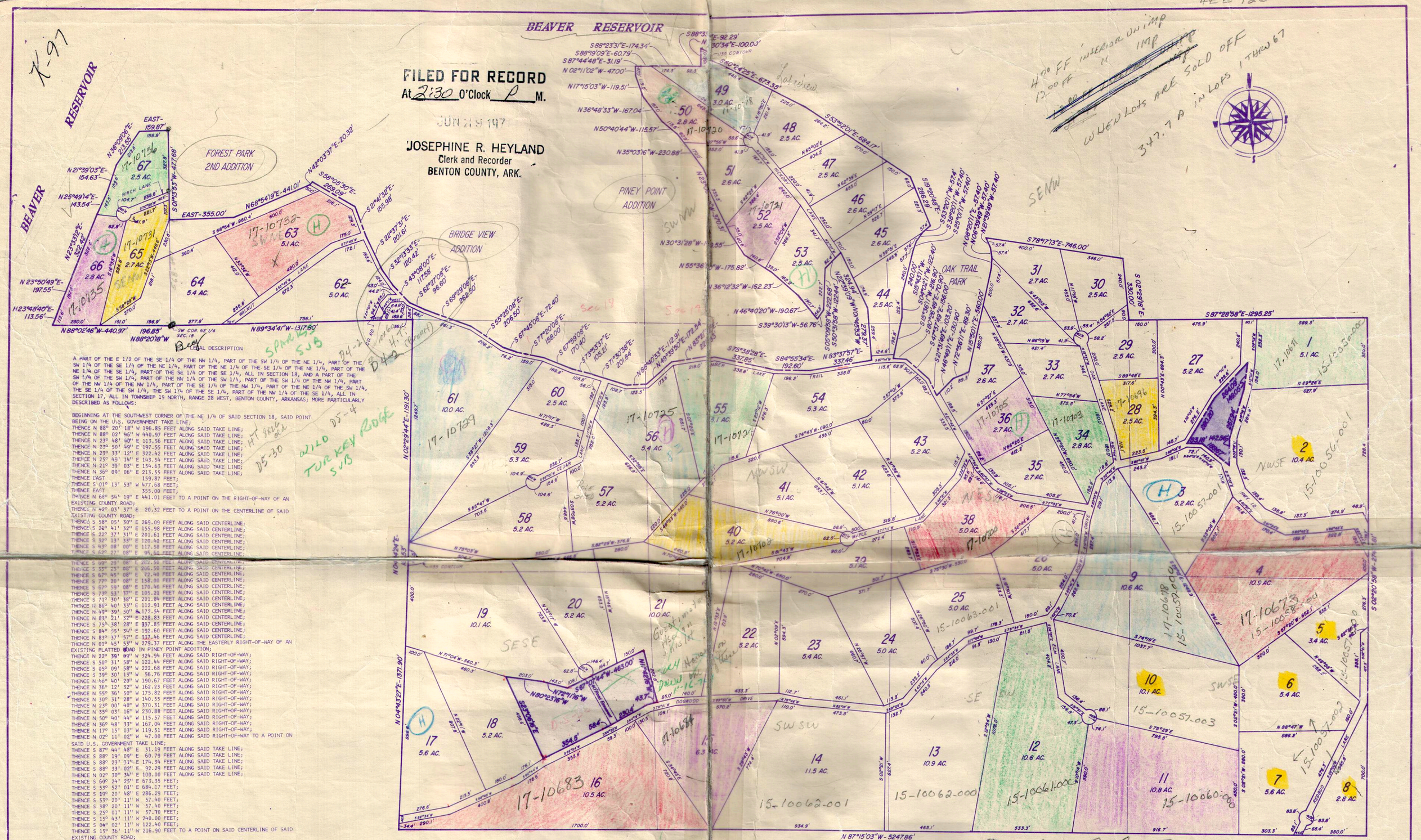
K-97

4EE 126

FILED FOR RECORD
At 2:30 O'Clock P M.
JUN 29 1971
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.



LEGAL DESCRIPTION

A PART OF THE E 1/2 OF THE SE 1/4 OF THE NW 1/4, PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE SE 1/4, ALL IN SECTION 18, AND A PART OF THE SW 1/4 OF THE SW 1/4, PART OF THE NW 1/4 OF THE SW 1/4, PART OF THE SW 1/4 OF THE NW 1/4, PART OF THE NW 1/4, PART OF THE SE 1/4 OF THE NW 1/4, PART OF THE NE 1/4 OF THE SW 1/4, THE SE 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SE 1/4, PART OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 17, ALL IN TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 18, SAID POINT BEING ON THE U.S. GOVERNMENT TAKE LINE;
THENCE N 88° 20' 18" W 196.85 FEET ALONG SAID TAKE LINE;
THENCE N 88° 02' 46" W 440.97 FEET ALONG SAID TAKE LINE;
THENCE N 23° 48' 40" E 113.56 FEET ALONG SAID TAKE LINE;
THENCE N 23° 50' 49" E 197.55 FEET ALONG SAID TAKE LINE;
THENCE N 23° 33' 12" E 322.42 FEET ALONG SAID TAKE LINE;
THENCE N 25° 49' 14" E 143.54 FEET ALONG SAID TAKE LINE;
THENCE N 21° 39' 03" E 154.63 FEET ALONG SAID TAKE LINE;
THENCE N 36° 49' 06" E 213.55 FEET ALONG SAID TAKE LINE;
THENCE EAST 159.87 FEET;
THENCE S 01° 13' 53" W 477.68 FEET;
THENCE EAST 355.00 FEET;
THENCE N 68° 54' 19" E 441.01 FEET TO A POINT ON THE RIGHT-OF-WAY OF AN EXISTING COUNTY ROAD;
THENCE N 42° 03' 37" E 20.32 FEET TO A POINT ON THE CENTERLINE OF SAID EXISTING COUNTY ROAD;
THENCE S 58° 05' 30" E 269.09 FEET ALONG SAID CENTERLINE;
THENCE S 21° 41' 32" E 155.98 FEET ALONG SAID CENTERLINE;
THENCE S 22° 37' 31" E 201.61 FEET ALONG SAID CENTERLINE;
THENCE S 32° 13' 38" E 120.42 FEET ALONG SAID CENTERLINE;
THENCE S 43° 08' 00" E 117.58 FEET ALONG SAID CENTERLINE;
THENCE S 62° 27' 08" E 95.60 FEET ALONG SAID CENTERLINE;
THENCE S 69° 29' 08" E 202.50 FEET ALONG SAID CENTERLINE;
THENCE S 55° 25' 08" E 206.50 FEET ALONG SAID CENTERLINE;
THENCE S 67° 45' 08" E 72.40 FEET ALONG SAID CENTERLINE;
THENCE S 77° 20' 08" E 158.00 FEET ALONG SAID CENTERLINE;
THENCE S 67° 59' 08" E 170.40 FEET ALONG SAID CENTERLINE;
THENCE S 73° 53' 37" E 105.21 FEET ALONG SAID CENTERLINE;
THENCE S 71° 30' 38" E 201.84 FEET ALONG SAID CENTERLINE;
THENCE N 88° 40' 33" E 112.91 FEET ALONG SAID CENTERLINE;
THENCE N 49° 39' 50" E 172.54 FEET ALONG SAID CENTERLINE;
THENCE N 83° 21' 37" E 228.83 FEET ALONG SAID CENTERLINE;
THENCE S 75° 38' 28" E 337.85 FEET ALONG SAID CENTERLINE;
THENCE S 84° 55' 34" E 192.60 FEET ALONG SAID CENTERLINE;
THENCE N 83° 37' 57" E 337.46 FEET ALONG SAID CENTERLINE;
THENCE N 01° 45' 53" W 279.37 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF AN EXISTING PLATTED ROAD IN PINEY POINT ADDITION;
THENCE N 22° 39' 49" W 324.94 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 50° 31' 58" W 122.44 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 05° 09' 58" W 222.68 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 39° 30' 13" W 56.76 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 46° 40' 20" W 190.67 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 36° 12' 32" W 162.23 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 55° 36' 50" W 175.82 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 30° 31' 28" W 140.55 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 23° 00' 40" W 370.31 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 35° 03' 16" W 230.88 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 50° 40' 44" W 115.57 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 36° 48' 33" W 167.04 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 17° 15' 03" W 119.51 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 02° 11' 02" W 47.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON SAID U.S. GOVERNMENT TAKE LINE;
THENCE S 87° 44' 48" E 31.19 FEET ALONG SAID TAKE LINE;
THENCE S 88° 19' 09" E 60.79 FEET ALONG SAID TAKE LINE;
THENCE S 88° 23' 31" E 174.34 FEET ALONG SAID TAKE LINE;
THENCE S 88° 33' 09" E 92.29 FEET ALONG SAID TAKE LINE;
THENCE N 02° 30' 34" E 100.00 FEET ALONG SAID TAKE LINE;
THENCE S 60° 24' 25" E 673.35 FEET;
THENCE S 53° 52' 01" E 684.17 FEET;
THENCE S 19° 20' 48" E 286.29 FEET;
THENCE S 53° 20' 11" W 57.40 FEET;
THENCE S 38° 20' 11" W 57.40 FEET;
THENCE S 25° 01' 11" W 57.40 FEET;
THENCE S 15° 43' 11" W 240.00 FEET;
THENCE S 04° 02' 11" W 122.40 FEET;
THENCE S 15° 36' 11" W 216.90 FEET TO A POINT ON SAID CENTERLINE OF SAID EXISTING COUNTY ROAD;
THENCE S 80° 26' 49" E 70.90 FEET ALONG SAID CENTERLINE;
THENCE S 47° 37' 49" E 156.00 FEET ALONG SAID CENTERLINE;
THENCE S 21° 31' 49" E 103.20 FEET ALONG SAID CENTERLINE;
THENCE N 46° 49' 11" E 130.90 FEET;
THENCE N 72° 56' 11" E 89.30 FEET;
THENCE N 15° 50' 11" E 560.00 FEET;
THENCE N 08° 20' 11" E 57.40 FEET;
THENCE N 06° 39' 49" W 57.40 FEET;
THENCE N 21° 39' 49" W 57.40 FEET;
THENCE S 78° 17' 13" E 746.00 FEET;
THENCE S 02° 29' 18" E 330.00 FEET;
THENCE S 87° 28' 58" E 1295.25 FEET;
THENCE S 02° 20' 58" W 2747.81 FEET;
THENCE N 87° 15' 03" W 5247.86 FEET;
THENCE N 04° 43' 27" E 1371.90 FEET TO A POINT ON SAID U.S. GOVERNMENT TAKE LINE;
THENCE N 04° 44' 24" E 164.53 FEET ALONG SAID TAKE LINE;
THENCE N 02° 29' 44" E 1191.30 FEET;
THENCE N 89° 34' 41" W 1317.80 FEET TO THE POINT OF BEGINNING

EXCEPT: A PART OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 18 AND A PART OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 17; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT EAST 497.04 FEET AND SOUTH 580.44 FEET OF THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 18;
THENCE S 23° 06' 16" E 486.60 FEET TO THE NORTHERLY RIGHT-OF-WAY OF AN EXISTING COUNTY ROAD;
THENCE N 66° 54' 27" E 354.50 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 64° 27' 44" E 58.40 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 64° 18' 44" E 230.40 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 78° 20' 44" E 43.70 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 11° 42' 16" W 282.80 FEET;
THENCE S 67° 07' 44" W 463.00 FEET;
THENCE N 72° 11' 16" W 143.00 FEET;
THENCE N 80° 23' 16" W 203.00 FEET TO THE POINT OF BEGINNING, CONTAINING MORE OR LESS 5.3 ACRES

ALSO EXCEPT: A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 644.57 FEET EAST AND 256.25 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NW 1/4, SE 1/4, SECTION 17, SAID POINT BEING ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY 12;
THENCE S 12° 09' 43" W 149.05 FEET ALONG SAID CENTERLINE;
THENCE S 19° 15' 18" W 267.94 FEET ALONG SAID CENTERLINE;
THENCE S 03° 17' 45" W 142.56 FEET ALONG SAID CENTERLINE TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF AN EXISTING COUNTY ROAD;
THENCE N 49° 19' 17" W 189.67 FEET ALONG SAID CENTERLINE OF COUNTY ROAD;
THENCE N 84° 12' 16" W 83.18 FEET ALONG SAID CENTERLINE OF COUNTY ROAD;
THENCE N 35° 02' 39" E 280.20 FEET ALONG SAID CENTERLINE OF COUNTY ROAD;
THENCE N 47° 09' 53" E 264.09 FEET ALONG SAID CENTERLINE OF COUNTY ROAD TO THE POINT OF BEGINNING; CONTAINING MORE OR LESS, 1.6 ACRES.

TIMBER LAKE ESTATES CONTAINS MORE OR LESS:

GROSS	371.6 ACRES
COMMON PROPERTY	1.5 ACRES
EXCEPTIONS	6.9 ACRES
ARK. ST. HWY. 12 R/W	2.1 ACRES
COUNTY ROAD R/W	7.4 ACRES
NEW ROAD R/W	6.0 ACRES
LOTS	347.7 ACRES

SUBJECT TO U.S. GOVERNMENT FLOWAGE EASEMENT

NOTE: ALL BEARINGS BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM.

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 ROADS FOR THE USE OF THE GENERAL PUBLIC AND INSTALLATION OF UTILITIES.

PORTEK PROPERTIES, INC.
Ehsan R. Ebrami (Pres)

STATE OF FLORIDA
COUNTY OF DADE

SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF May 1971.
Angelica Gallego
NOTARY PUBLIC
MY COMMISSION EXPIRES May 11, 1975

ACCEPTANCE

THIS PLAT OF TIMBER LAKE ESTATES IS ACCEPTED THIS 28 DAY OF June 1971 BY THE COUNTY JUDGE OF BENTON COUNTY.
Ralph Bolen
COUNTY JUDGE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19th DAY OF May, 1971, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS HERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Bob H. Crafton
BOB H. CRAFTON LAND SURVEYOR #183

BOB H. CRAFTON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 183
SIGNATURE

BOB H. CRAFTON	LEMUEL H. TULL	DRAWN: DATE: APRIL, 1971	SCALE: 1" = 400'
ARK. P.E. NO. 1817	ARK. P.E. NO. 1786	TRACED: DATE: MAY, 1971	JOB NO.: 70-227-6
ARK. R.L.S. NO. 183	ARK. R.L.S. NO. 182	CHECKED: DATE:	CAT. NO.
		DATE / REVISION	
		SHEET 1 OF 1	

FINAL PLAT

TIMBER LAKE ESTATES
LOTS 1 THRU 67

CRAFTON & TULL
CONSULTING ENGINEERS, INC.
ROGERS, ARK. HOT SPRINGS, ARK.

K-97

Rurban