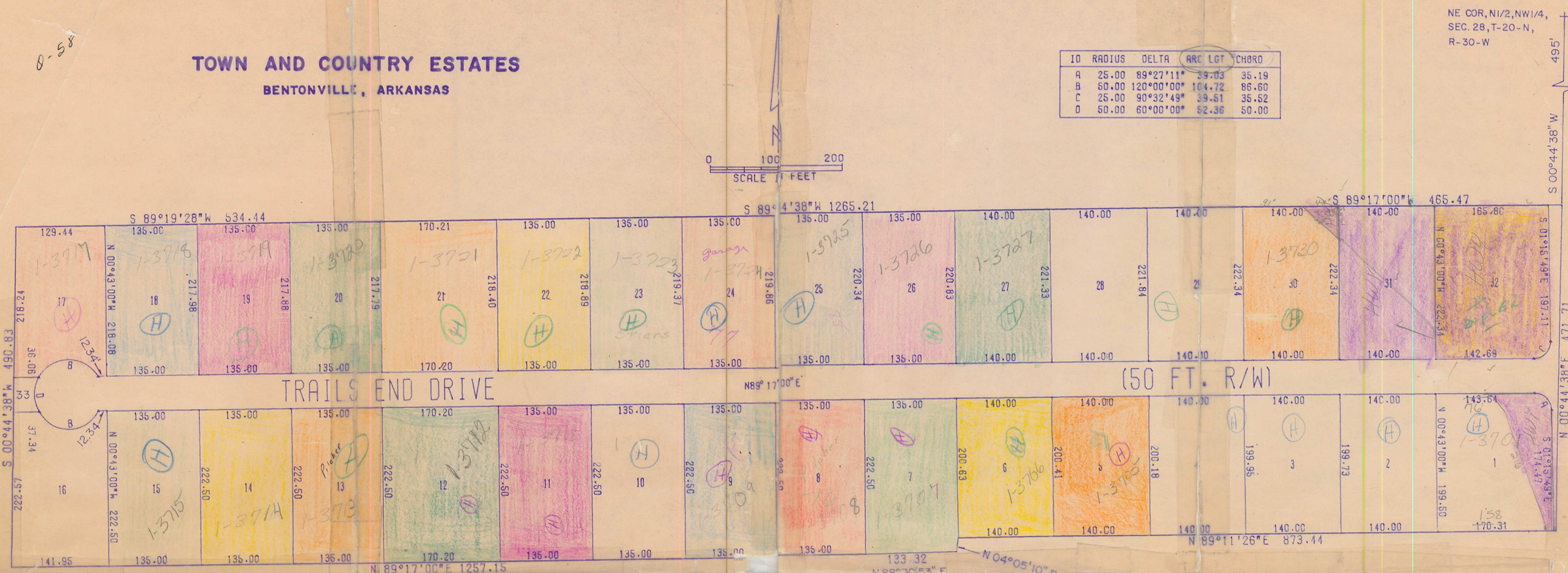
Q-58

TOWN AND COUNTRY ESTATES

BENTONVILLE, ARKANSAS

ID	RADIUS	DELTA	ARC LGT	CHORD
A	25.00	89°27'11"	39.03	35.19
B	50.00	120°00'00"	104.72	86.60
C	25.00	90°32'49"	39.51	35.52
D	50.00	60°00'00"	52.36	50.00



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

Sherman D. Crabtree — Jack R. Johnson

Mary P. Crabtree — Marjorie L. Johnson

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF October, 1972.

Lucille Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES April - 2 - 1975.

5660

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 20th DAY OF October, 1972

W. D. Flannell
CHAIRMAN

THIS PLAT OF TOWN AND COUNTRY ESTATES IS HEREBY ACCEPTED THIS 24th DAY OF October, 1972, BY THE BENTONVILLE CITY COUNCIL.

Ernest L. Lawrence — Nida Simpson
MAYOR — CITY CLERK

THE DEDICATION OF STREETS AND EASEMENTS BY ORDINANCE NO. 484 IS HEREBY ACCEPTED THIS 24th DAY OF October, 1972, BY THE BENTONVILLE CITY COUNCIL.

Ernest L. Lawrence — Nida Simpson
MAYOR — CITY CLERK

FILED FOR RECORD
At 10:10 O'Clock A.M.
OCT 25 1972
JOSEPHINE R. HEILAND
Clerk and Recorder
BENTON COUNTY, ARK.

JOE B. JOHNSON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 442
SIGNATURE

Flat $3000 when Sold
Flat 5,000 when imp.

LEGAL DESCRIPTION

A PART OF THE N 1/2 OF THE NW 1/4 OF SECTION 28, T-20-N, R-30-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 00° 44' 38" W 495.0 FEET FROM THE NE CORNER OF SAID N 1/2 OF THE NW 1/4 OF SAID SECTION 28; RUN
THENCE S 89° 17' 00" W 465.47 FEET;
THENCE S 89° 04' 38" W 1265.21 FEET;
THENCE S 89° 19' 28" W 534.44 FEET;
THENCE S 00° 44' 38" W 490.89 FEET;
THENCE N 89° 17' 00" E 1257.15 FEET;
THENCE N 89° 30' 53" E 133.32 FEET;
THENCE N 04° 05' 10" E 20.15 FEET;
THENCE N 89° 11' 26" E 873.44 FEET;
THENCE N 00° 44' 38" E 471.71 FEET TO THE POINT OF BEGINNING CONTAINING 25.15 ACRES, MORE OR LESS, SUBJECT TO EXISTING COUNTY ROAD ON EAST SIDE.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 20th DAY OF June, 1972, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joe B Johnson
JOE B. JOHNSON LAND SURVEYOR #442

PREPARED BY:
CRAFTON AND TULL
CONSULTING ENGINEERS, INC.
ROGERS, ARKANSAS