D-79

L1

DENOTES SET IRON PIN
DENOTES GOVERNMENT MONUMENT
DENOTES FOUND STONE

LEGAL DESCRIPTION

A part of the S½ of Section 29, Township 20 North, Range 28 West, in Benton County, Arkansas; more particularly described as follows:

Beginning at a point [illegible] Government Take Line N 87° 10' W 84.7 feet from the Southeast Corner of the S½ of said S½, Section 29; thence N 87° 10' W 934.2 feet to a point of said Take Line; thence N 42° 06' W 480.5 feet along said Take Line; thence N 2° 22' E 732.5 feet; thence S 24° 53' E 239.7 feet; thence S 22° 54' E 79.9 feet; thence N 67° 06' E 115.0 feet; thence S 22° 54' E 225.0 feet; thence S 35° 42' E 68.5 feet; thence S 75° 09' E 29.3 feet; thence S 82° 39' E 110.0 feet; thence S 7° 21' W 115.0 feet; thence S 82° 39' E 76.0 feet; thence S 66° 21' E 310.3 feet; thence S 59° 34' E 222.2 feet; thence S 52° 12' E 137.6 feet to a point on said Take Line; thence S 23° 14' E 176.4 feet along said Take Line to the point of beginning, containing 11.9 acres, more or less.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that on the 17th day of July, 1969, 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.

Bob H. Crafton
BOB H. CRAFTON Land Surveyor #183

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

Imp.
Lake Front - 12.00 FF
Interior - 4.00 FF

Phase II
R45 Plat

Ventris Acres

FILED FOR RECORD
At 3:15 O'Clock P M.
JUL 18 1969
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

OWNER'S CERTIFICATION & DEDICATION

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all streets for the use of the general public and for installation of utilities.

O. J. Spivey — President of The Rex Corp.
Lemuel H. Tull — Sec.-Treas. of The Rex Corp

State of Arkansas
County of Benton

Subscribed and sworn before me this 18th day of July, 19 69.

Margaret S. Batis
Notary Public

My commission expires Nov. 8, 1972.

ACCEPTANCE

This plat of Ventris Acres is hereby accepted this ____ day of _____, 19____, by the County Judge of Benton County.

County Judge

VENTRIS ACRES
RESTRICTIONS

1. No building shall be erected or maintained on any lot in said subdivision other than a private residence and a private garage for the sole use of the owner or occupant.
2. No old, used existing building or structure of any kind and no part of an old, used existing building or structure shall be moved onto, placed on, or permitted to remain on any lot. All construction is to be of new material.
3. Each residence shall have a minimum floor area of 500 square feet exclusive of porches, stoops, open or closed carports, patios or garages.
4. No fence shall be permitted to extend nearer to the street than the minimum set back line hereinafter provided.
5. No residential structure shall be located nearer to the front lot line than 10 feet, or nearer to the side street than 10 feet, or nearer to side lot line or rear lot line than 5 feet.
6. No part of said premises shall be used for commercial or manufacturing purposes, except those lots designated as commercial on the plat map.
7. Each mobile home or residential structure must be approved by the Rex Corporation and must be on a permanent foundation. The size of mobile home or residential structure shall be not less than 500 square feet, excluding porches.
8. No outside toilet or privy shall be erected or maintained in Ventris Acres. All sanitary plumbing shall conform with the minimum requirements of the Health Department of Benton County and of the State of Arkansas.
9. Easements are reserved along and within 5 feet of the rear line, front line and side line of all lots in this subdivision for the construction and perpetual maintenance of conduits, poles, wires and fixtures for electric lights, telephones, water mains, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from and across said premises to employees of said utilities. Said easement to also extend along any property owner's side and rear property lines in case of fractional lots.
   It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lots not within the 5 foot wide strip as long as such lines do not hinder the construction of buildings on any lots in this subdivision.
10. These conditions and restrictions shall be binding upon all owners of lots in Ventris Acres, their heirs, and assigns. If the owner of any lot in said subdivision, or any other person shall violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.
11. All outside construction of buildings must be completed within 180 days and 2 coats of paint applied. Redwood and rough cedar excluded.

Ventris Acres Unit #1

BOB H. CRAFTON	LEMUEL H. TULL	DATE 7-17-69	FINAL PLAT
P.E. NO. ARK. 1617	P.E. NO. ARK. 1786	SCALE 1" = 150'	UNIT #1
R.L.S. NO. ARK. 133	R.L.S. NO. ARK. 182	DRAWN BY CW	VENTRIS ACRES
		CHECKED BY	BENTON COUNTY, ARKANSAS
		DATE / REVISIONS	CRAFTON & TULL CONSULTING ENGINEERS INC. ROGERS, ARKANSAS
		SHEET NO. OF	

CATALOG NO. D-79