

Legend

- Property Line (Sublot)
- Existing Easement Line
- Proposed Easement Line
- Setback Line
- Underlying Property Line
- Center Marker Symbol
- Found Monument on Lot
- Monument not set due to Terrain
- Set Monument



Vicinity Map

Not to Scale



Detail "B"

Not to Scale



Chain
 Leasehold Over Properties
 624 0248 (2006)
 Rogers, AP 12738

See Sheet 3 for Line-Curve
 Table and Legal Description

State of Arkansas
 County of Benton

Subscribed and sworn before me, this 22nd day of October, 2006.

Jeanne Co
 Notary Public

My Commission Expires 12/31/07

Appearance - Benton County

This Plat has been reviewed by the Benton County Planning Commission in accordance with Benton County Subdivision Regulations and meets all technical requirements of those regulations.

County Planning Commission this 18th day of October, 2006.

Signed Melaine Camp
 Chairman

Approval of this Plat by the Benton County Planning Board does not verify my acceptance that the lot or lots are eligible for a specific system permit from the County Health Department.

Declarer's Certification

We, I, the undersigned, do hereby certify that we are or I am sole owner(s) of the herein plat(s) property and do hereby declare of easements and rights-of-way for use by the general public and for the installation of utilities.

Signature of Declarer

Surveyor's Declaration

I hereby declare that I have this day completed a survey of the herein described property. The property's true corner measurements are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown herein.

Map at Christian, AR PL 37480 Date _____



Final Plat

Ventris Cove Estates

Coughlin Road
 Benton County, Arkansas

Christison
 Land Surveying, Inc.

13043 Pappy Street Road
 Springdale, AR 72752

Telephone: (479) 326-2889
 Fax: (479) 326-2882

ED: 08/2007

Project Date

Project # 2006-174

Drawing Name 06-174A

Drawn 02/20/06

Checked S.F.C.

Drawn By S.A.H.

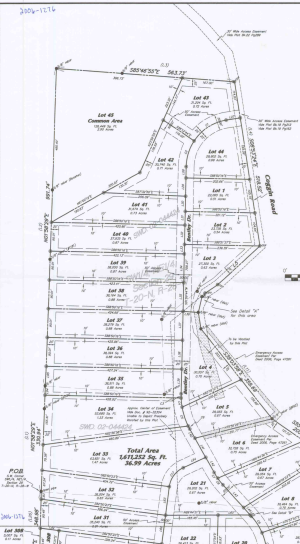
Drawn By T.S.J.

Drawn By T.S.J.

Scale 1" = 100'

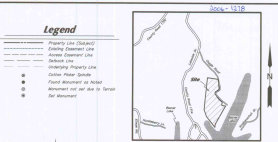
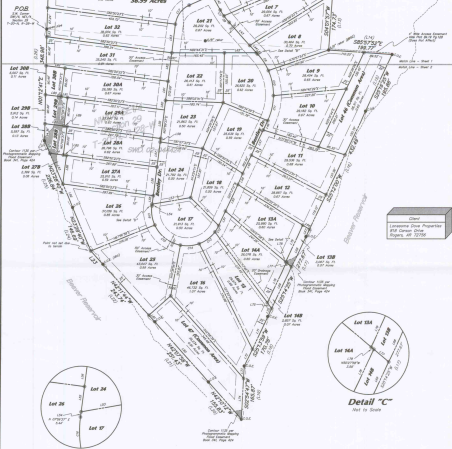
Sheet 1 of 3

Revision 0



Detail "A"

Not to Scale



State of Arkansas
County of Benton

Subscribed and sworn before me, this 16 day of October, 2006.

Melane Camp My Commission Expires 1/24/07
Notary Public Date

Ampleman - Benton County

This Plat has been ordered by the Benton County Planning Commission in accordance with Benton County Ordination Regulations and meets all applicable requirements of those regulations.

County Planning Commission this 16 day of October, 2006.

City of Melane Camp
Chairman

Approval of this Plat by the Benton County Planning Board does not carry any assurance that the Lot or Lots will qualify for a public system provided from the County Health Department.

Donor's Certification

We, the undersigned, do hereby certify that we are or I am sole owner(s) of the herein described property and its hereditarily appurtenances and the rights therein for use by the general public and for the installation of utilities.

[Signature]
Notary Public
Licensee Donor Proprietor



2006 1278
Recorded in the Book
171, Page 8 Four
[15]-[2006-0915] at
Trents Indexing/Consult Cars
Benton County, AR
Benton County Recordation

Surveyor's Declaration

I hereby declare that I have this day, completed a survey of the herein described property. The property lines and corner measurements are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown herein.

[Signature]
Maple St. Christian, AR PL3 0488 Date



Final Plat Ventris Cove Estates Origin Plat Benton County, Arkansas		Project Data PLAT # 2006-11 Drawing Name 06-170101 Date 05/06/06 Easement S.F.C. Plat Gr. S.F.A. Plat Gr. T.F.P. District Gr. S.F.C.
		02047 Pappy Drive, Round Springdale, AR 72762 Christion Land Surveying, Inc. Phone: (479) 238-0200 Fax: (479) 238-2857 AR #000000010 Scale 1" = 100' Sheet 2 of 3 Revision 0

Notes:

1. Ventris Cove Estates is to be developed for single family use only.

2. This survey is valid only if the drawing includes the seal and signature of the surveyor.

3. By virtue of this plat and accompanying covenants, all parking and access shall be shared among all lot owners, tenants, leasees as well their heirs and assigns.

4. Public water shall be provided by Benton County Water Authority No. 1

5. Septic system shall be provided by the individual lot owners. Approval of this plat does not carry any assurance that lots will qualify for a septic system permit from the State of Arkansas Health Department.

6. Lot 1 thru 44 are hereby platted for residential use only.

7. Lots 46 and 47 are common property for the use and ownership of the property owners association within the subdivision. The current property owners association will be responsible for maintaining the common open space.

8. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.

9. This plat represents a boundary survey of the parcel recorded in Deed Records, Special Warranty Deed 02-044424 of Benton County Records in Bentonville, Arkansas.

10. Basis of Bearings: Arkansas State Plane Coordinate System, (North Zone).

11. This survey meets current "Arkansas minimum standards for property boundary surveys and plats".

12. This survey is based on Title Commitment #06-018877-600 supplied by Lenders

13. This property is located in Benton County, Arkansas.

14. (By Graphical Plotting Only)

A portion of this property is located within Flood Zone "A" (No base Flood elevations determined) as determined by the National Flood Insurance Program.

Flood Insurance Rate Map for Benton County, Arkansas.

Community Panel Number: 0500700100 E

Effective Date: September 18, 1991.

15. Subsurface and environmental conditions were not examined nor considered a part of this survey.

16. The following lots to be conveyed simultaneously and as a single entity.

- 13A & 13B
 - 14A & 14B
 - 28A & 28B
 - 29A & 29B
 - 30A & 30B
 - 27A & 27B
- No Access is thus required.

LINE BEARING DISTANCE

L1	N 01°58'29" E	330.94'
L2	N 01°58'29" E	991.74'
L3	S 85°46'55" E	563.73'
L4	S 08°53'24" E	518.52'
L5	S 47°49'15" W	180.24'
L6	S 56°07'30" W	48.25'
L7	S 25°33'31" W	15.15'
L8	N 44°13'21" W	5.09'
L9	S 12°44'44" W	51.84'
L10	S 09°22'13" E	52.09'
L11	S 39°03'58" E	359.69'
L12	S 55°19'02" E	205.68'
L13	S 04°01'57" W	174.73'
L14	S 85°19'52" E	199.77'
L15	S 25°16'25" W	195.88'
L16	S 25°16'00" W	432.49'
L17	S 25°14'25" W	277.67'
L18	S 25°13'59" W	170.78'
L19	S 02°54'47" W	165.87'
L20	N 42°10'12" W	155.83'
L21	N 42°07'58" W	251.43'
L22	N 42°11'44" W	243.74'
L23	N 42°11'44" W	56.88'
L24	N 23°28'40" W	146.69'
L25	N 23°28'40" W	226.84'
L26	N 01°12'41" E	348.98'
L27	S 81°05'56" W	45.70'
L28	S 01°09'44" W	35.43'
L29	S 01°09'44" W	56.91'
L30	S 01°09'44" W	47.22'
L31	S 01°09'44" W	42.78'
L32	S 01°09'44" W	60.35'
L33	S 01°09'44" W	29.65'
L34	S 01°09'44" W	90.00'
L35	S 01°09'44" W	90.00'
L36	N 85°41'02" W	48.58'
L37	S 01°09'44" W	90.00'
L38	S 01°09'44" W	90.00'
L39	S 01°09'44" W	90.00'
L40	S 29°50'14" E	33.23'

L41	S 29°50'14" E	68.88'
L42	S 29°50'14" E	54.04'
L43	S 42°45'24" E	96.91'
L44	S 42°45'24" E	31.23'
L45	S 42°45'24" E	5.51'
L46	S 25°13'12" W	32.66'
L47	S 25°13'12" W	87.25'
L48	S 25°13'12" W	63.32'
L49	S 25°13'12" W	37.98'
L50	S 25°13'12" W	91.63'
L51	S 25°13'12" W	50.08'
L52	N 45°34'40" W	124.02'
L53	S 80°06'29" W	121.21'
L54	N 07°09'37" E	5.44'
L55	N 07°09'37" E	26.64'
L56	N 07°09'37" E	90.00'
L57	N 07°09'37" E	78.94'
L58	N 07°09'37" E	11.06'
L59	N 07°09'37" E	90.00'
L60	N 07°09'37" E	29.80'
L61	N 07°09'37" E	60.20'
L62	N 07°09'37" E	90.00'
L63	N 07°09'37" E	90.00'
L64	N 65°23'39" E	77.98'
L65	N 89°44'31" E	101.97'
L66	S 58°22'30" E	24.81'
L67	S 25°12'00" W	25.22'
L68	S 25°14'25" W	103.99'
L69	S 25°14'25" W	145.75'
L70	S 25°14'25" W	27.93'
L71	S 25°13'59" W	111.81'
L72	S 25°13'59" W	58.97'
L73	S 02°54'47" W	38.44'
L74	S 02°54'47" W	127.43'
L75	N 36°57'42" W	22.58'
L76	N 25°14'40" E	140.30'
L77	S 50°27'58" E	20.61'
L78	N 50°27'58" W	3.59'
L79	N 24°40'52" E	126.01'
L80	N 42°07'58" W	251.43'

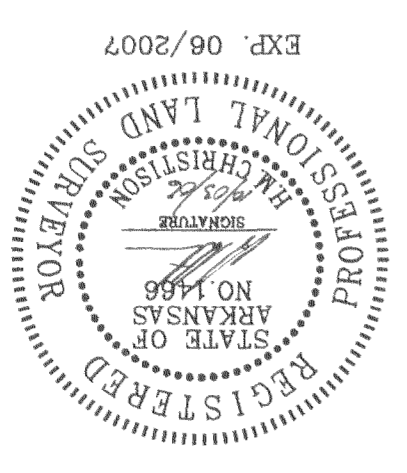
L81	N 42°11'44" W	28.14'
L82	N 23°28'40" W	80.47'
L83	N 23°28'40" W	104.60'
L84	S 82°50'23" E	43.46'
L85	S 82°50'23" E	9.85'
L86	S 07°09'37" W	90.00'
L87	N 23°28'40" W	41.77'
L88	S 82°50'23" E	61.00'
L89	S 82°50'23" E	9.38'
L90	S 82°50'23" E	50.95'
L91	S 82°50'23" E	19.43'
L92	S 82°50'23" E	60.32'
L93	N 01°12'41" E	23.16'
L94	N 01°58'29" E	26.72'
L95	N 01°58'29" E	61.29'

Surveyor's Declaration:

I hereby declare that I have this day, completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Hugh M. Christison, AR, PLS #1466

Date



Ventris Cove Estates Final Plat

Coggin Road
Benton County, Arkansas

Christison Land Surveying, Inc.
13243 Puppy Creek Road
Springdale, AR 72762
Telephone: (479) 725-0022
Fax: (479) 725-0021
Mobile: (479) 531-0803
Arkansas * Missouri * Oklahoma * Mississippi

Project #:	2006-71
Drawing Name:	06-71plat
Date:	01/26/06
System:	S.P.C.
Field Op.:	D.M.H.
Drawn By:	T.L.P.
Checked By:	H.M.C.
Scale 1" = 100'	
Sheet 3 of 3	
Revision 0	

Benton County Recordation
10-19-2006 09:56:39 AM
Recorded in the Above Plat, Book & Page
Brenda Beshield-Circuit Clerk
Benton County, AR

2006 1279
Recorded in the Above Plat, Book & Page
10-19-2006 09:56:39 AM
Brenda Beshield-Circuit Clerk
Benton County, AR

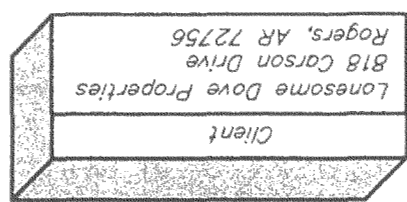
Acceptance - Benton County
Notary Public
Subscribed and sworn before me, this 18 day of October, 2006.
My Commission Expires
Kathleen Davis
State of Arkansas
County of Benton

Owner's Certification
Of or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon platted property and do hereby dedicate all easements and rights-of-way for use by the general public and for the installation of utilities.
Keith Penn
Lonesome Dove Properties

Approval of this Plat by the Benton County Planning Board does not carry any assurance that the Lot or Lots will qualify for a septic system permit from the County Health Department.
County Health Department

This Plat has been reviewed by the Benton County Planning Commission in accordance with Benton County Subdivision Regulations and meets all applicable requirements of those regulations.
County Planning Commission this 18 day of October, 2006.
Chairman

Legal Description (Parent Tract)
A parcel of land situated in the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 29, Township 20 North, Range 28 West of the Fifth Principal Meridian, as set forth in Special Warranty Deed 02-044424 of Benton County Records, Bentonville, Arkansas and being more particularly described as follows:
BEGINNING at a found open pipe set for the Southwest corner of the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of said Section 29, thence coincident with the Western line of said Section 29, North 01°58'29" East for a distance of 330.94 feet,
thence continuing along said Western line, North 01°58'29" East for a distance of 991.74 feet;
thence leaving said Western line, South 85°46'55" East for a distance of 563.73 feet;
thence South 08°53'24" East for a distance of 518.52 feet;
thence South 47°49'15" West for a distance of 180.24 feet;
thence South 56°07'30" West for a distance of 48.25 feet;
thence South 44°13'21" West for a distance of 15.15 feet;
thence North 45°33'31" West for a distance of 5.09 feet;
thence South 12°44'44" West for a distance of 51.84 feet;
thence South 09°22'13" East for a distance of 52.09 feet;
thence South 39°03'58" East for a distance of 359.69 feet;
thence South 55°19'02" East for a distance of 205.68 feet;
thence South 04°01'57" West for a distance of 174.73 feet;
thence South 85°57'52" East for a distance of 199.77 feet;
thence South 25°16'25" West for a distance of 195.88 feet;
thence South 25°12'00" West for a distance of 432.49 feet;
thence South 25°14'25" West for a distance of 277.67 feet;
thence South 25°13'59" West for a distance of 170.78 feet;
thence South 02°54'47" West for a distance of 165.87 feet;
thence North 42°10'12" West for a distance of 155.83 feet;
thence North 42°07'58" West for a distance of 251.43 feet;
thence North 42°11'44" West for a distance of 243.74 feet;
thence North 42°11'44" West for a distance of 56.88 feet;
thence North 42°11'44" West for a distance of 56.88 feet;
thence North 23°28'40" West for a distance of 146.69 feet;
thence North 23°28'40" West for a distance of 226.84 feet;
thence North 01°12'41" East for a distance of 348.98 feet to the POINT OF BEGINNING, containing 1,611,252 square feet or 36.99 acres, more or less.
Subject to any and all existing easements, covenants, restrictions or rights-of-way, whether of record or prescription.



CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	123.86'	120.37'	4718'40"
C2	150.00'	85.41'	N17°28'30" E	32°37'31"
C3	212.00'	13.08'	N00°36'19" W	03°32'06"
C4	212.00'	28.80'	N06°16'03" W	07°47'21"
C5	212.00'	62.21'	N18°34'06" W	16°48'45"
C6	212.00'	10.59'	N28°24'21" W	16°48'45"
C7	212.00'	21.41'	N32°43'55" W	05°47'22"
C8	212.00'	26.36'	N39°11'30" W	07°07'48"
C9	188.00'	61.93'	S33°19'12" E	18°52'25"
C10	188.00'	80.56'	S11°36'28" E	24°33'04"
C11	188.00'	80.56'	S12°56'38" W	24°33'08"
C12	110.00'	22.93'	S31°11'33" W	11°56'43"
C13	110.00'	62.64'	S53°28'46" W	32°37'41"
C14	110.00'	59.24'	S85°13'16" W	30°51'20"
C15	110.00'	105.10'	N51°58'44" W	54°44'39"
C16	110.00'	60.99'	N08°43'24" W	31°46'02"
C17	75.00'	76.23'	N36°16'38" E	58°14'02"