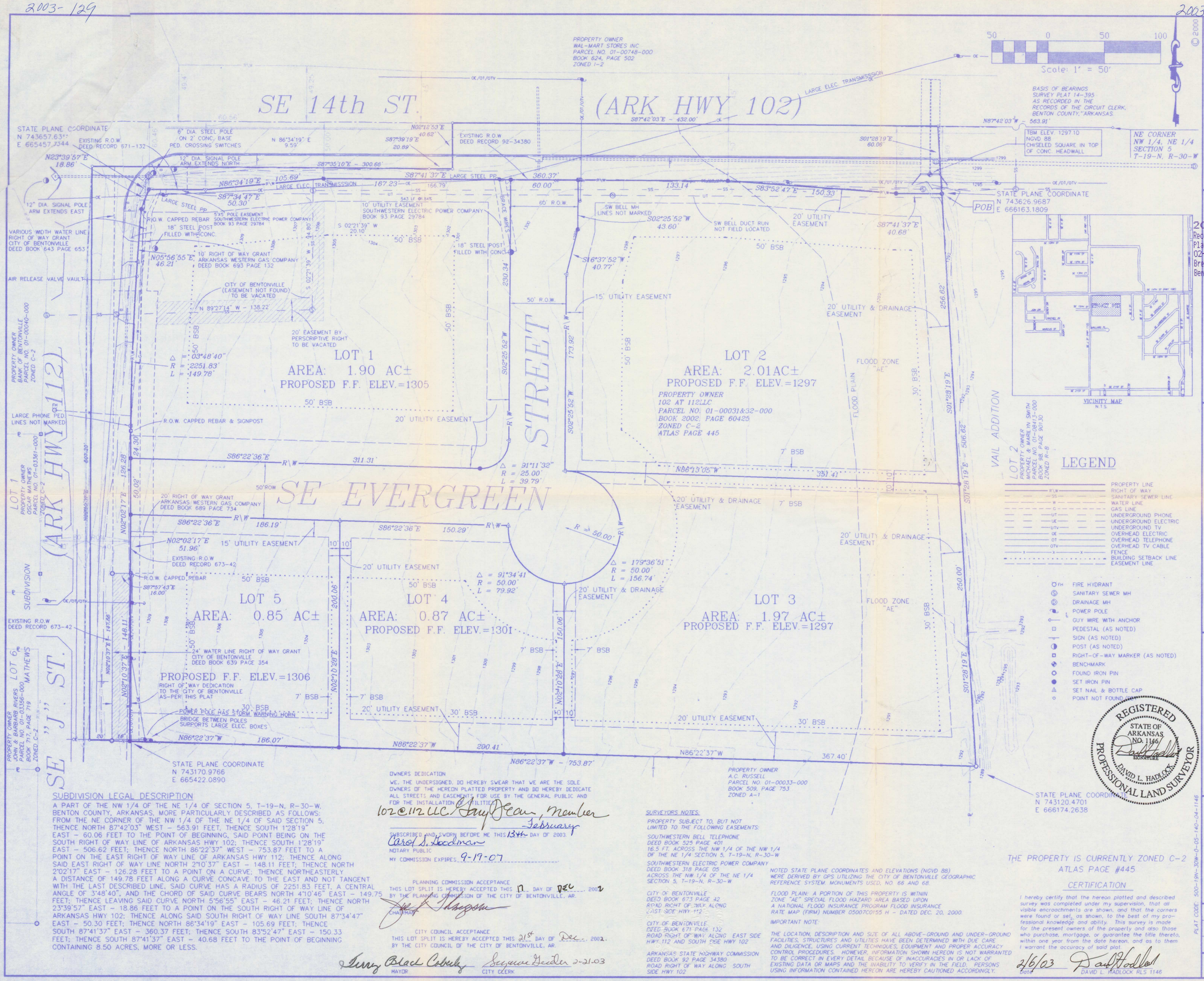
2003-129

2003-129

5-19-30



2003 129
Recorded in the Above Plat Book & Page
02-25-2003 10:20:19 AM
Brenda DeShields-Circuit Clerk
Benton County, AR dp

SUBDIVISION LEGAL DESCRIPTION

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 5, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 5, THENCE NORTH 87°42'03" WEST – 563.91 FEET, THENCE SOUTH 1°28'19" EAST – 60.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF ARKANSAS HWY 102; THENCE SOUTH 1°28'19" EAST – 506.62 FEET; THENCE NORTH 86°22'37" WEST – 753.87 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ARKANSAS HWY 112; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 2°10'37" EAST – 148.11 FEET; THENCE NORTH 2°02'17" EAST – 126.28 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY A DISTANCE OF 149.78 FEET ALONG A CURVE CONCAVE TO THE EAST AND NOT TANGENT WITH THE LAST DESCRIBED LINE, SAID CURVE HAS A RADIUS OF 2251.83 FEET, A CENTRAL ANGLE OF 3°48'40", AND THE CHORD OF SAID CURVE BEARS NORTH 4°10'46" EAST – 149.75 FEET; THENCE LEAVING SAID CURVE NORTH 5°56'55" EAST – 46.21 FEET; THENCE NORTH 23°39'57" EAST – 18.86 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ARKANSAS HWY 102; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 87°34'47" EAST – 50.30 FEET; THENCE NORTH 86°34'19" EAST – 105.69 FEET; THENCE SOUTH 87°41'37" EAST – 360.37 FEET; THENCE SOUTH 83°52'47" EAST – 150.33 FEET; THENCE SOUTH 87°41'37" EAST – 40.68 FEET TO THE POINT OF BEGINNING CONTAINING 8.50 ACRES, MORE OR LESS.

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

102@112 LLC Gary Dean, Member

February

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF 2003.

Carol S. Dodman

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-19-07

PLANNING COMMISSION ACCEPTANCE

THIS LOT SPLIT IS HEREBY ACCEPTED THIS 17 DAY OF DEC, 2002 BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS LOT SPLIT IS HEREBY ACCEPTED THIS 21st DAY OF Dec., 2002. BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Terry Black Cobrly — MAYOR

Suzanne Geeder 2-21-03 — CITY CLERK

SURVEYORS NOTES:

PROPERTY SUBJECT TO, BUT NOT LIMITED TO THE FOLLOWING EASEMENTS:

SOUTHWESTERN BELL TELEPHONE
DEED BOOK 525 PAGE 401
16.5 FT. ACROSS THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 SECTION 5, T-19-N, R-30-W

SOUTHWESTERN ELECTRIC POWER COMPANY
DEED BOOK 318 PAGE 05
ACROSS THE NW 1/4 OF THE NE 1/4 SECTION 5, T-19-N, R-30-W

CITY OF BENTONVILLE
DEED BOOK 673 PAGE 42
ROAD RIGHT OF WAY ALONG EAST SIDE HIWY 112

CITY OF BENTONVILLE
DEED BOOK 671 PAGE 132
ROAD RIGHT OF WAY ALONG EAST SIDE HWY 112 AND SOUTH SIDE HWY 102

ARKANSAS STATE HIGHWAY COMMISSION
DEED BOOK 92 PAGE 34380
ROAD RIGHT OF WAY ALONG SOUTH SIDE HWY 102

NOTED STATE PLANE COORDINATES AND ELEVATIONS (NGVD 88) WERE DERIVED BY GPS UTILIZING THE CITY OF BENTONVILLE GEOGRAPHIC REFERENCE SYSTEM. MONUMENTS USED, NO. 66 AND 68.

FLOOD PLAIN: A PORTION OF THIS PROPERTY IS WITHIN ZONE "AE" SPECIAL FLOOD HAZARD AREA BASED UPON A NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05007C0155 H – DATED DEC. 20, 2000.

IMPORTANT NOTE:

THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.

THE PROPERTY IS CURRENTLY ZONED C-2
ATLAS PAGE #445

CERTIFICATION

I hereby certify that the hereon platted and described survey was completed under my supervision, that all visible encroachments are shown, and that the corners were found or set, as shown, to the best of my professional knowledge and ability. This survey is made for the present owners of the property and also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereon, and as to them I warrant the accuracy of said plat.

2/6/03 — DATE — DAVID L. HADLOCK RLS 1146

PLAT CODE: 500-19N-30W-0-05-140-04-1146

NO.	DATE	DRN.	APPV'D.	DESCRIPTION

REVISIONS

© 2000

McClelland Consulting Engineers Incorporated
Designed To Serve
Fayetteville 1810 N. College
Little Rock 900 W. Markham

WILLIAMS/DEAN SUBDIVISION
BENTONVILLE, ARKANSAS

TITLE: FINAL PLAT

DRAWN BY DLH	APPROVED RSG
SCALE 1" = 50'	DATE DEC.2002
JOB. NO. FY012124	FIELD BOOK
SHEET NO. 1	REV.

2003-129

2003-129