21L-32

FILED FOR RECORD
At 1:55 O'clock P.M.
OCT 05 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

*Legend:*

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- *Found Corps Monument*
- ■ *Found Stone*
- *Power Pole*
- *Right-of-Way*
- *10' Setback*
- *25' Utility Easement & Setback*
- PH *Perc Hole*
- TP *Test Pit*
- ① *18" x 30' Culvert*
- ② *18" x 25' Culvert*
- ③ *12" x 25' Culvert*
- ④ *12" x 25' Culvert*

GRAPHIC SCALE

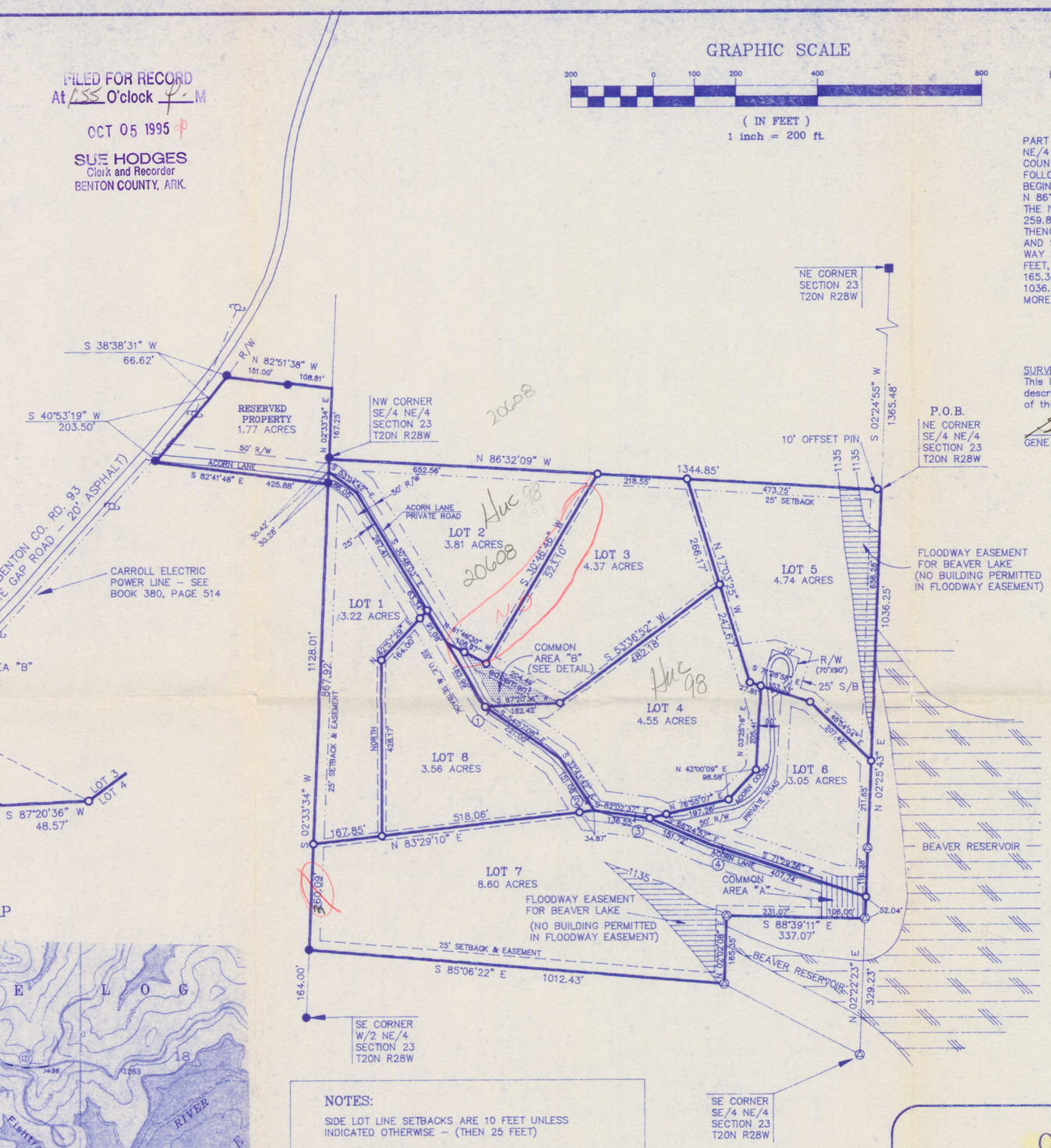
200 0 100 200 400 800

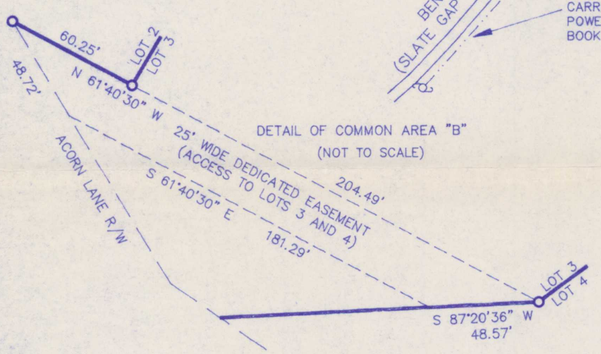
( IN FEET )
1 inch = 200 ft.

BASIS OF BEARINGS: SURVEY PLAT RECORD 20-24.

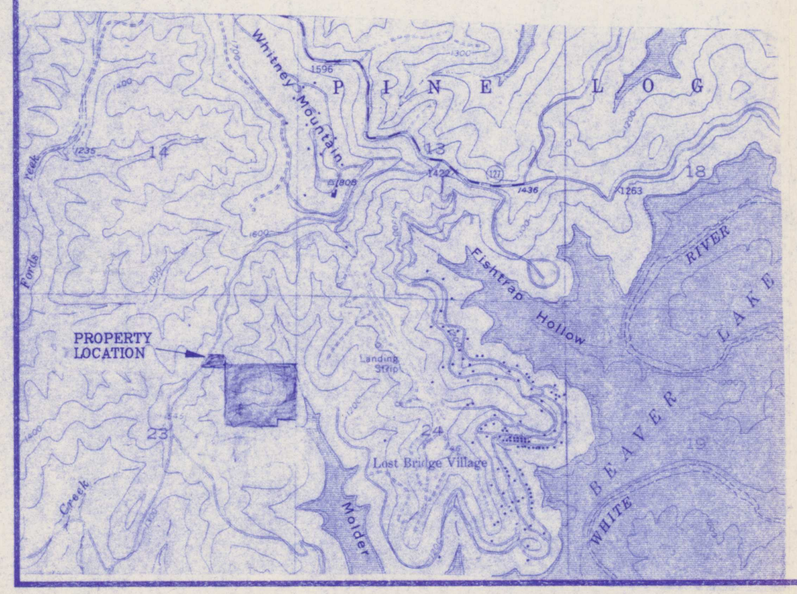
SURVEY DESCRIPTION

PART OF THE SE/4 OF THE NE/4 AND PART OF THE W/2 OF THE NE/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°32'09" W 1344.85 FEET TO THE NW CORNER OF SAID SE/4 OF THE NE/4, THENCE N 2°33'34" E 167.25 FEET, THENCE N 82°51'38" W 259.81 FEET TO THE EAST RIGHT-OF-WAY OF SLATE GAP ROAD, THENCE ALONG SAID RIGHT-OF-WAY S 38°38'31" W 66.62 FEET AND S 40°53'19" W 203.50 FEET, THENCE LEAVING SAID RIGHT-OF-WAY S 82°41'48" E 425.88 FEET, THENCE S 2°33'34" W 1128.01 FEET, THENCE S 85°06'22" E 1012.43 FEET, THENCE N 2°02'08" E 165.35 FEET, THENCE S 88°39'11" E 337.07 FEET, THENCE N 2°25'43" E 1036.25 FEET TO THE POINT OF BEGINNING, CONTAINING 37.67 ACRES, MORE OR LESS.




VICINITY MAP




NOTES:

SIDE LOT LINE SETBACKS ARE 10 FEET UNLESS INDICATED OTHERWISE - (THEN 25 FEET)

FRONT YARD SETBACKS ARE 25 FEET - SHOWN

BACK LOT LINE SETBACKS ARE 25 FEET - SHOWN

SOILS ABOVE THE 1275 ELEVATION LINE ARE CLARKSVILLE
SOILS BELOW THE 1275 ELEVATION LINE ARE VENTRIS

COMMON AREA "A" IS FOR PARKING AND TURN-AROUND AND IS RESTRICTED TO THE RESIDENTS OF OAK CLIFF ESTATES. ITS DIMENSIONS ARE 100' X 106'.

COMMON AREA "B" IS FOR ACCESS TO LOTS 3 AND 4 AND IS RESTRICTED TO THE RESIDENTS OF OAK CLIFF ESTATES.

THE F.E.M.A. FLOOD LINE IS THE 1135' CONTOUR LINE AS SHOWN ON THE PLAT.

COVENANTS ARE RECORDED IN INSTRUMENT RECORD 95065409 THRU 95065416

SURVEYOR'S CERTIFICATION

This is to certify that an accurate survey was made of the hereon described property and that this plat is an accurate representation of that survey.

Gene E. Buescher
GENE E. BUESCHER RLS #1181

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

DEVELOPER
McCOY PROPERTIES, L.C.
119 PRESCOTT COURT
WICHITA, KS 67212

OWNER'S CERTIFICATION AND DEDICATION

As owner, I hereby certify that I have caused the land described to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat.

Billy Joe McCoy ok LB
Owner/Developer

State of Arkansas
County of Benton

Subscribed and sworn before me this 27th day of Sept., 1995.

Rachel Bailey
Notary Public
My commission expires Dec. 19, 1996

RACHEL BAILEY
Notary Public - State of Kansas
My Appt. Expires 12/19/98

PLANNING BOARD CERTIFICATION

This plat has been reviewed by the Benton County Planning Board in accordance with Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

Clyde Nichols Oct 5, 95

500-20N-28W-0-23-100-04-1181

FINAL PLAT

# OAK CLIFF ESTATES

A SUBDIVISION OF PART OF THE NE/4 OF SECTION 23, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS.


SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181


| W.O. 95079 | F.B. 17, PG. 35 | DRAWN BY: GEB | DATE: SEPT. 7, 1995 |
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