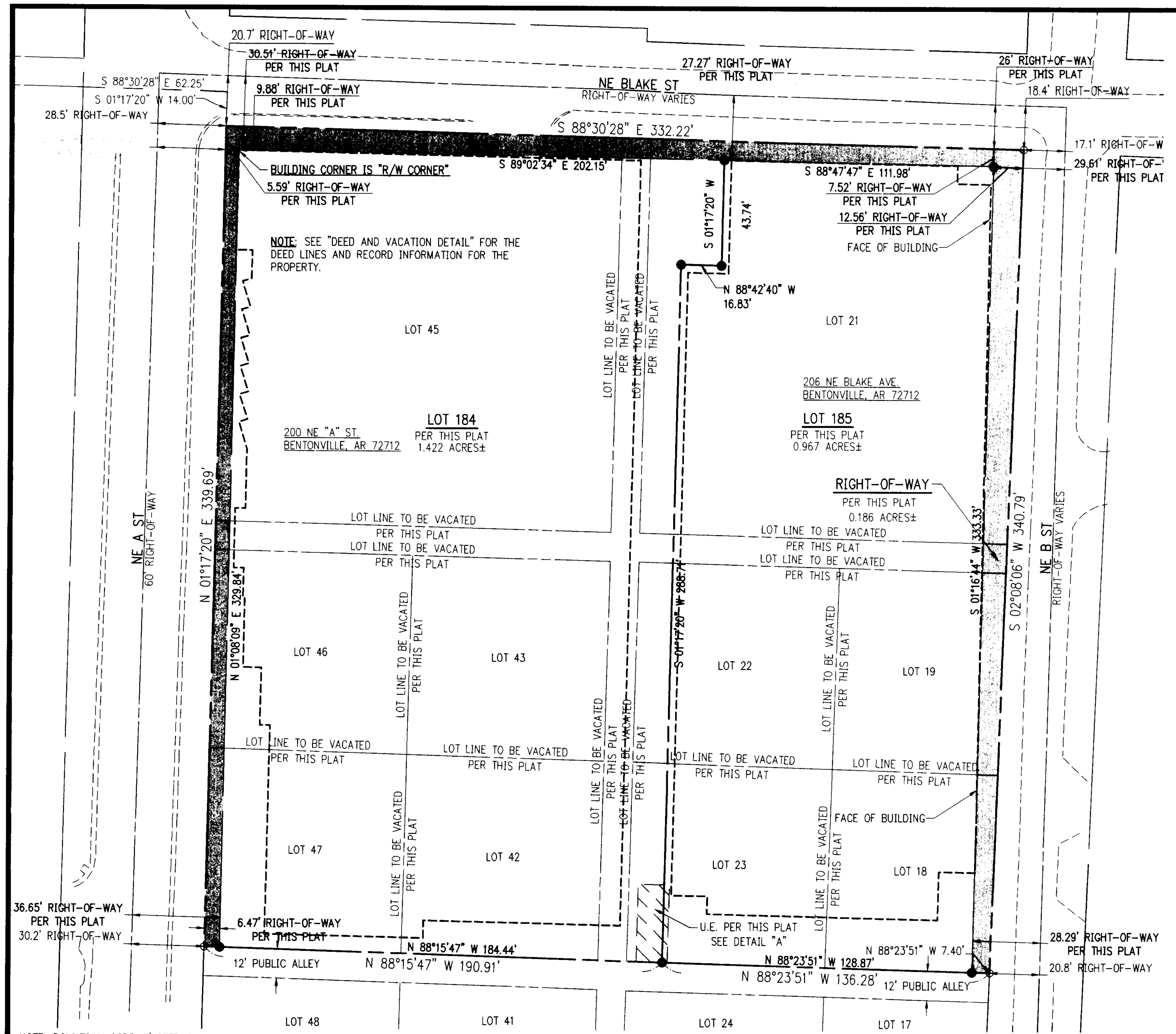
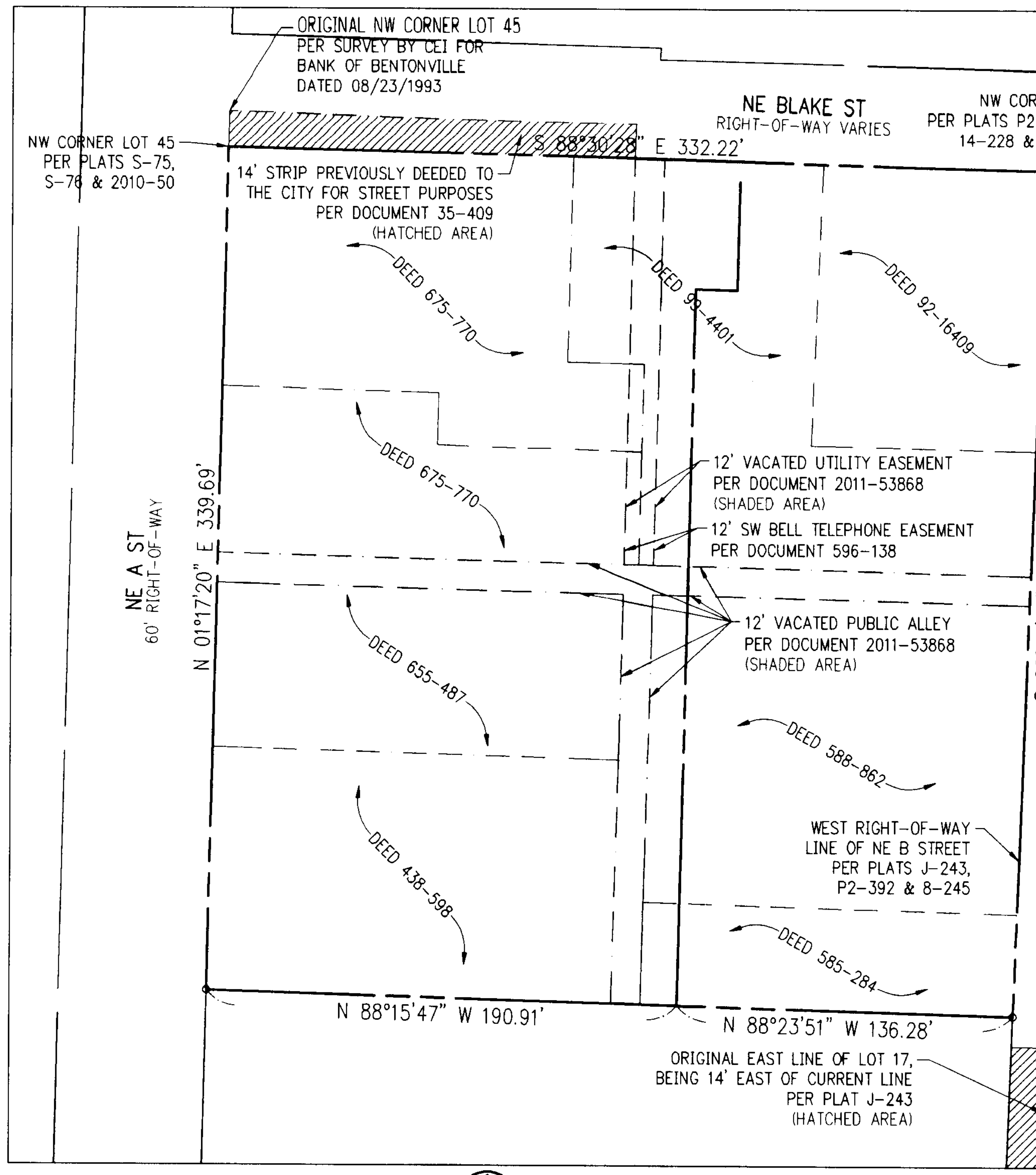
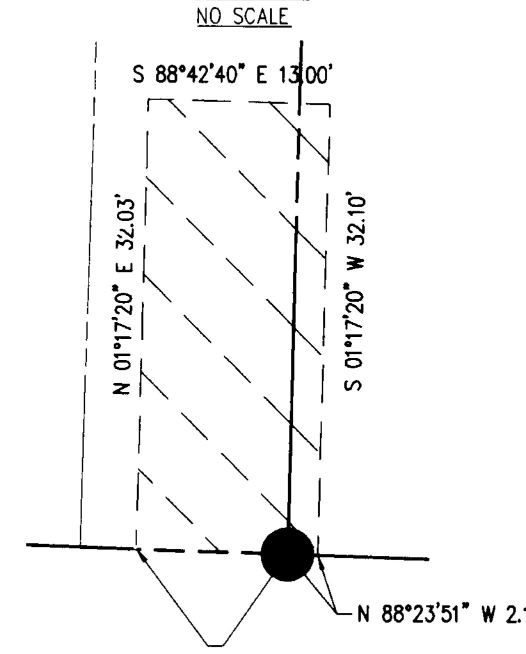



NOTE: DOWNTOWN CORE, 0' SETBACK REQUIREMENT, THE FACADE OF THE BUILDING IS REQUIRED TO SIT ON THE RIGHT-OF-WAY LINE, KNOWN AS THE BUILD TO LINE, ALONG ANY PUBLIC STREET OR WAY.




DEED & VACATION DETAIL
GRAPHIC SCALE: 1:60

U.E. PER THIS PLAT
DETAIL "A"
NO SCALE




## LEGEND

- FOUND IRON PIN
- FOUND MAG NAIL
- FOUND DRILLED HOLE IN CONCRETE
- FOUND COTTON PICKER SPINDLE
- FOUND CHISELED "X" IN CONCRETE
- SET 5/8" STEEL REBAR PIN OR MAG NAIL W/CAP STAMPED PLS 931
- EASEMENT PER THIS PLAT
- PROPERTY LINE
- DEED LINE
- EXISTING LOT LINE
- LOT LINE PER THIS PLAT
- EXISTING RIGHT-OF-WAY
- RIGHT-OF-WAY PER THIS PLAT
- EXISTING EASEMENT
- EXISTING BUILDINGS
- EXISTING CENTERLINE
- EXISTING CURB
- EXISTING ASPHALT

GRAPHIC SCALE IN FEET
40' 0 40'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

PARENT LOTS - PLATTED DESCRIPTION:

ALL OF LOTS 18, 19, 21, 22, 23, 42, 43, 45, 46 AND 47 OF THE ORIGINAL TOWN OF BENTONVILLE, ARKANSAS AS RECORDED AT PLAT BOOK "S" PAGES 75 AND 76 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER FOR BENTON COUNTY, ARKANSAS, INCLUDING THE PUBLIC ALLEYS AS VACATED BY ORDINANCE 2011-107 FILED FOR RECORD AT DEED BOOK 2011 PAGE 53868, BEING PART OF THE SE1/4 OF THE SE1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. CONTAINING 2.575 ACRES MORE OR LESS.

PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 16th DAY OF October, 2012.

CHAIRMAN

CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 23rd DAY OF October, 2012 BY THE BENTONVILLE CITY COUNCIL.

Linda Spence
CITY CLERK

Bob McCaslin
MAYOR

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF BENTONVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF BENTONVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

10/19/2012
DATE

OWNER

STATE OF ARKANSAS )
) SS
COUNTY OF BENTON )
SUBSCRIBED AND SWORN BEFORE ME THIS 19th DAY OF October, 2012
MY COMMISSION EXPIRES:

LETA L. HARRISON
MY COMMISSION # 12361112
EXPIRES: June 27, 2017
Washington County

Leta L. Harrison
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP & DEDICATION:

WE THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF BENTONVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF BENTONVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

10/23/2012
DATE

OWNER

STATE OF ARKANSAS )
) SS
COUNTY OF BENTON )
SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF October, 2012
MY COMMISSION EXPIRES:

PATTI HUTTON PARK
MY COMMISSION # 12357660
EXPIRES: December 11, 2016
Benton County

Patti Hutton Park
NOTARY PUBLIC

LAND SURVEYOR'S NOTES:

THE MAINTAINENCE OF ANY FLAGSTONE PAVING AND/OR LANDSCAPE BEDS CONSTRUCTED IN THE STREET RIGHT-OF-WAY ALONG THE EAST SIDE OF NE A STREET, AS SHOWN ON THE LARGE SCALE DEVELOPMENT PLANS FOR THE 21C MUSEUM HOTEL, CITY OF BENTONVILLE LARGE SCALE DEVELOPMENT PROJECT NUMBER 11-06000010, SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 184 AS SHOWN HEREON. ALL LIGHT POLES, FIXTURES AND ASSOCIATED EQUIPMENT LOCATED WITHIN THIS SAID STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY OF BENTONVILLE.

THIS PLAT REPRESENTS SURVEYS CONDUCTED ON THIS PROPERTY ON THE FOLLOWING DATES: DECEMBER 2, 2011 & SEPTEMBER 2012.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF BENTONVILLE, AR.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: PLAT RECORDS J-243, M-205, P2-392, S-75&76 U-5, U-6, 8-245, 14-228, 25-123, 2003-823, 2004-574, 2008-335 AND 2010-50.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBERS 05007C0255K, EFFECTIVE DATE JUNE 05, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

LAND SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT ON THIS DAY October 23 2012 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE CORNER MONUMENTS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
CRAFTON, TULL & ASSOCIATES, INC.
BY ALVIN G. HARRIS (AGENT)

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 931
SIGNATURE
ALVIN G. HARRIS

ALVIN G. HARRIS PLS 931

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

500-20N-30W-0-20-220-04-0931

RECORD INFORMATION

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2012/487
Term/Cashier: CASH3/Teresa Gerber
12/07/2012 2:42PM
Tran: 216505
Total Fees: $15.00
Book 2012 Page 487
Recorded in the Above
PLAT Book & Page
12/07/2012

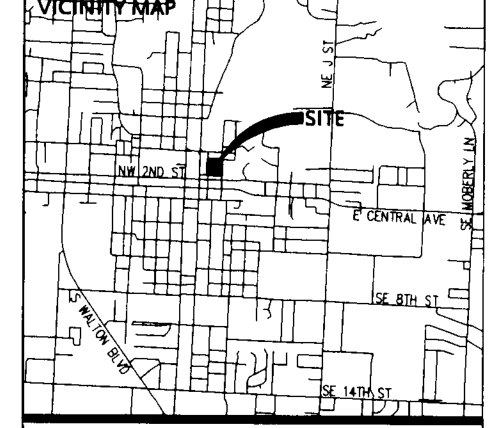
OWNER:
ARVEST BANK
212 NE A ST
BENTONVILLE, AR 72712

# FINAL PLAT - LOTS 184 & 185
## (RE-PLAT OF LOTS 18, 19, 21, 22, 23, 42, 43, 45, 46 & 47) ORIGINAL TOWN OF BENTONVILLE PLAT RECORDS S-75 & S-76

PREPARED FOR:
21c BENTONVILLE, LLC

BENTONVILLE ARKANSAS

VICINITY MAP




| DELTA | DESCRIPTION | DATE |
|---|---|---|
| | REVISED PER CITY COMMENTS | 10/12/12 |
| | REVISED PER CITY COMMENTS | 10/17/12 |

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

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PROJECT NO: 101040-00
ISSUE DATE: 09/24/2012
CONTACT: AL HARRIS
CHECKED BY:
SHEET NO.:
1 OF 1

DRAWING: \\ROGFILE\JOBFILES\101040-00_BENTHOTEL\SUR\DWG\101040-00FINALPLAT.DWG
LAYOUT: LAYOUT1 , LAST SAVED: RW5090, 10/17/2012 3:57:33 PM
LAST PLOTTED BY: RODNEY WOODS, 10/18/2012 1:07:19 PM ("PLOTTED BY:" VALID ON HARD COPY ONLY)