



SCALE: 1"=100'
100 50 0 100

LEGEND

FOUND IRON PIN

SET IRON PIN

BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT

25' FRONT

25' REAR

6' SIDE

SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT

	LINI	E DATA	
LINE	DIST	BEARING	
L1	22.36	N 24 * 58'12"	
L2	20.00	N 01 * 35'42" Y	٧
L3	30.00	N 01 * 35'42" Y	٧
L4	27.96	N 24 * 58'12"	
L5	33.54	N 24 * 58'12" E	
L6	35.00	N 88 * 24'18"	:
L7	30.47	N 01 * 35'42" Y	٧
L8	10.95	N 26 * 40'46"	

STREET LIGHT

OLIDIVE	ANIOLE	545	1 100	1	Talland	
CURVE	ANGLE	RAD	ARC	TAN	CHORD	BEARING
C1	90 * 51'30"	25.00	39.64	25.38	35.62	N 43 * 50'03"
C2	53 * 49'05"	50.00	46.97	25.38	45.26	S 64 ° 41'10"
C3	53 '59'18"	50.00	47.11	25.47	45.39	S 10 * 46'58"
C4	53 16'39"	50.00	46.49	25.08	44.84	S 42 * 51'01"
C5	55 * 47'09"	50.00	48.68	26.47	46.78	N 82 * 37'05"
C6	53 * 07'48"	50.00	46.36	25.00	44.72	N 28 * 09'36"

LOT#	ACREAGE	LOT #	AC! EAGE	LOT #	ACREAGE	LOT #	ACREAGE
1	0.17	12	0.17	23	0.13	34	0.31
2	0.17	13	0.17	24	0.13	35	0.29
3	0.17	14	0.17	25	0.17	36	0.39
4	0.17	15	0.13	26	0.17	37	0.16
5	0.17	16	0.13	27	0.21	38	0.17
6	0.17	17	0.13	28	0.13	39	0.17
7	0.17	18	0.22	29	0.13	40	0.27
8	0.17	19	0.13	30	0.13	41	0.16
9	0.17	20	0.13	31	0.13	42	0.16
10	0.17	21	0.13	32	0.13	43	0.18
11	0.17	22	0.13	33	0.13		

PROPERTY DESCRIPTION

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21 AND A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 28, ALL IN TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

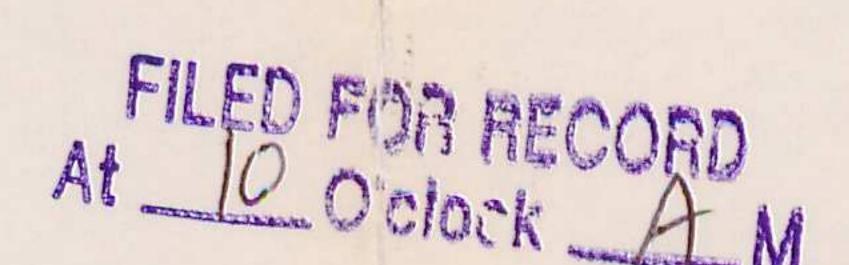
BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 28 AS SHOWN ON PLAT 6-35; THENCE ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21, N D1 *35'42" W 1296.50 FEET; THENCE LEAVING SAID WEST LINE N 89 *15'48" E 590.88 FEET; THENCE S 01 *35'42" E 318.06 FEET; THENCE S 89 *15'48" W 104.79 FEET; THENCE N 78 *43'55" W 146.04 FEET; THENCE N 69 *51'18" W 80.74 FEET; THENCE S 01 *35'42" E 18.60 FEET; THENCE S 37 *19'36" E 207.64 FEET; THENCE S 26 *40'46" W 236.00 FEET; THENCE S 88 *24'18" W 114.47 FEET; THENCE S 59 *31'34" E 289.51 FEET; THENCE S 88 *24'18" W 114.47 FEET; THENCE S 89 *13'22" W 100.00 FEET; THENCE S 00 *46'38" E 65.00 FEET; THENCE S 89 *13'22" W 301.98 FEET TO A POINT ON THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 28; THENCE ALONG SAID WEST LINE, N 00 *49'18" W 79.35 FEET TO THE POINT OF BEGINNING, CONTAINING 11.94 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT OF WAY OF RICE ROAD ON THE WEST AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

A SURVEY FOUND IN PLAT BOOK 6, PAGE 35.

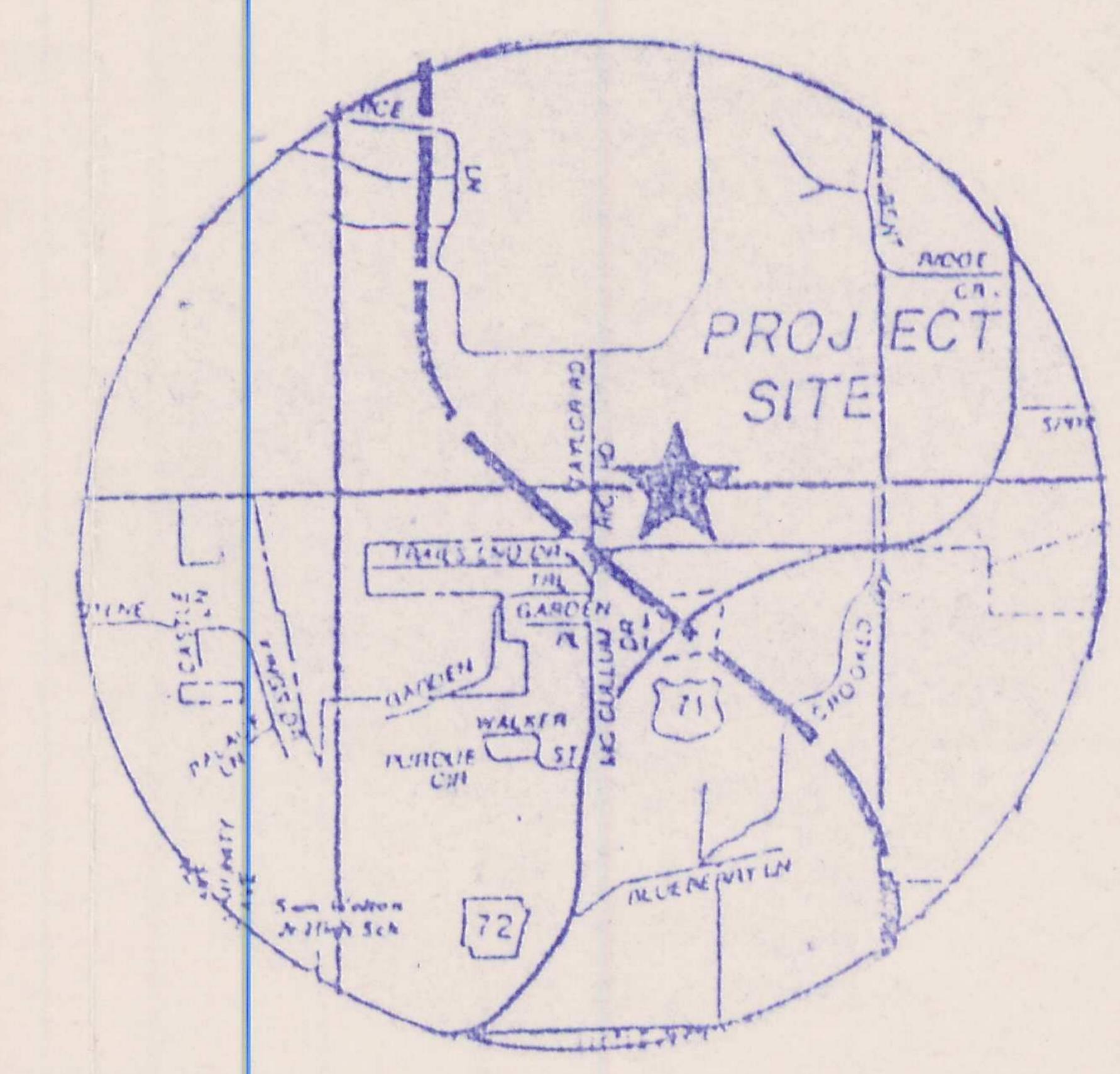
LAND SURVEYOR'S CERTIFICATION

THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944



DEC 11 1996

SUE HODOCES
Clork and Recorder
BENTON COUNTY AFK



OWNERS CERTIFICATION

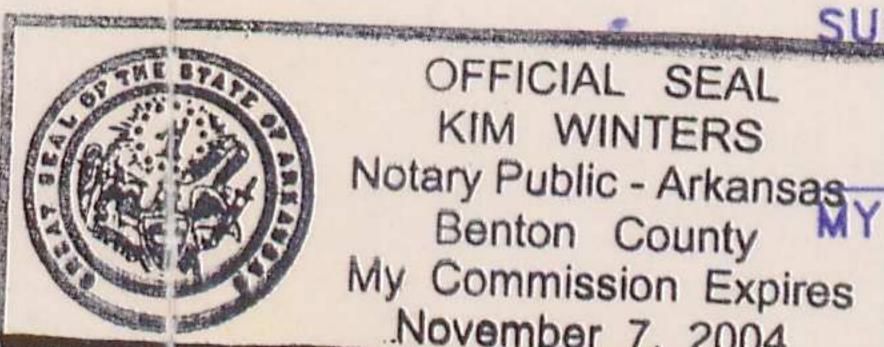
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Hetz Simmons Colo

STATE OF ARKANSAS)

COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFOR ME THIS The DAY OF December 199



Public - Arkansas nton County MY COMMISSION EX

PLANNING COMMISSION APPROVAL

THIS FINAL PLAT IS HEREBY APPROVED THIS 5th DAY OF NOVEMBER, 1998 BY PHE PLANNING COMMISSION OF THE CITY OF BENTINVILLE, ARKANSAS.

Kall C. Uen A

STREET DEPARTMENT APPROVAL

THE STREETS, EASEMENTS, GRADING, AND DRAINAGE FACILITIES ARE HEREBY ACCEPTED THIS _____ DAY OF _____, 1996 BY THE STREET DEPARTMENT OF THE CITY OF BENTONVILLE, ARKANSAS.

CITY COUNCIL APPROVAL

THIS FINAL PLAT IS HEREBY APPROVED THIS 12th DAY OF November, 1996, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS.

Lung B. Cobely CITY CLERK

FLOOD ZONE CERTIFICATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0065 E, EFFECTIVE DATE, SEPTEMBER 18, 1991.

Dogwood Place

Block 8, Lots 1 - 43

AGENCY
WATER/SEWER
FIRE DEPT
GAS
ELECTRIC
TELEPHON.
CATY



	FINAL PLAT		REVISIONS			
			BY	DESCRIP.		
PREI	PARED FOR: CHARLIE & PATSY SIMMONS	11/8	SURV	CORRECTIONS		
	2110 SOUTH 8T ROGERS, ARKANSAS					
		DRAWN		DATE		
273-7989		CHECKE		10/18/96 JOB NO.		
OR 636-798		CHECKE	ום ע	95154		
	INC. 1900 S. WALTON BLVD. BENTONVILLE, AR 72712	SCALE		SHEET		
		1"=	100'	1		