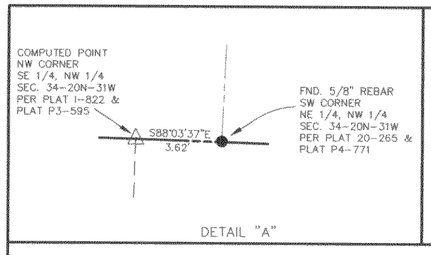
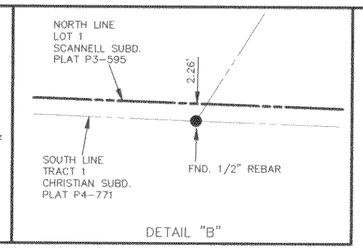
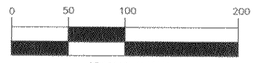


DETAIL "A"



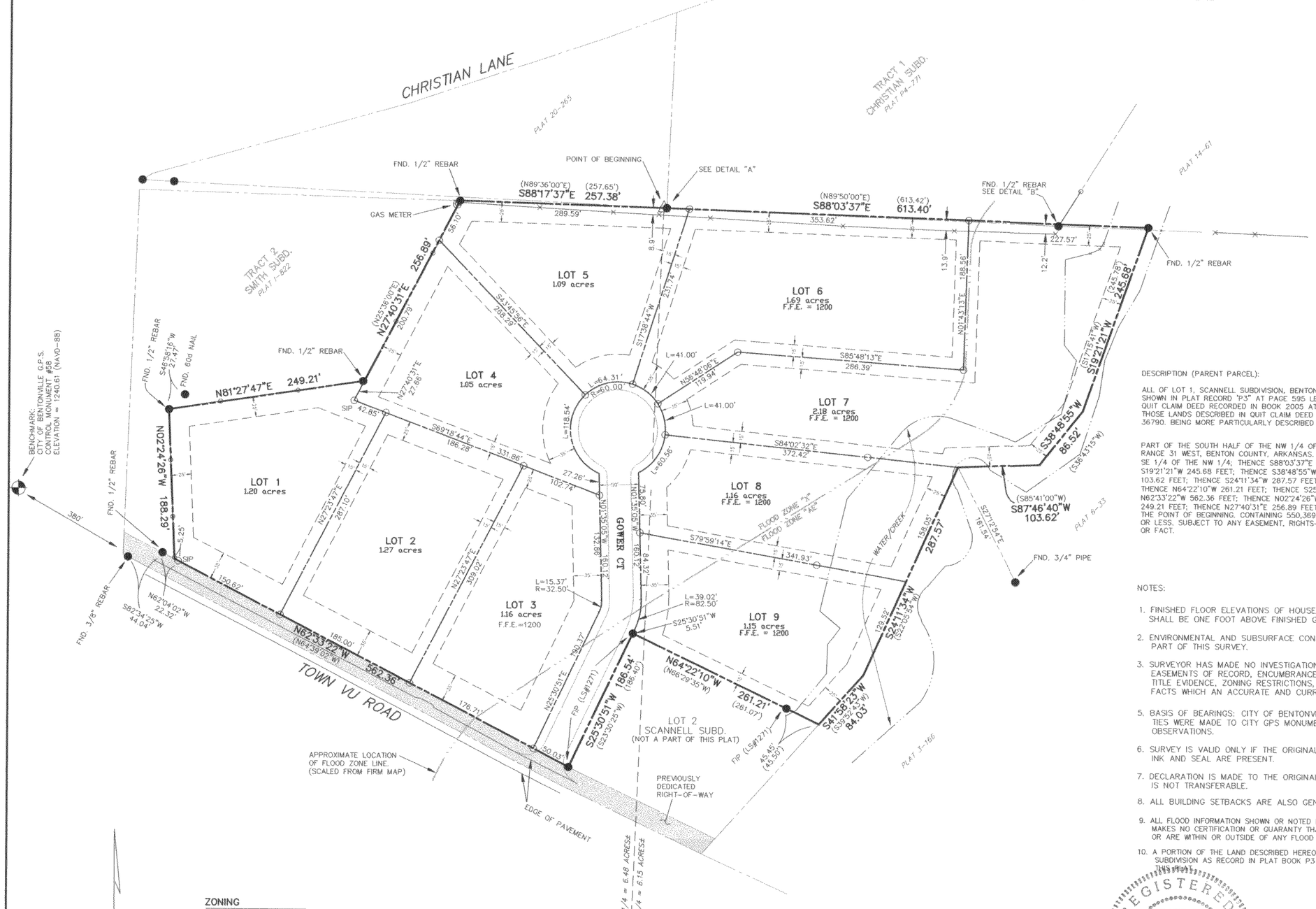
DETAIL "B"



GRAPHIC SCALE
(IN FEET)
1 inch = 100ft.

LEGEND

	FLOW LINE
	PROPERTY LINE
	RIGHT OF WAY LINE
	WIRE FENCE
	FOUND MONUMENT
FND.	FOUND
	COMPUTED POINT
	EASEMENT & SETBACK LINE
S.B.	SETBACK
ESMT.	EASEMENT
	BENCHMARK LOCATION
(XXX.XX')	RECORD DISTANCE WHEN MEASURED DIFFERS
	SET 1/2" REBAR W/CAP
	CHAIN-LINK FENCE



OWNERS DEDICATION:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE ALL PUBLIC RIGHTS-OF-WAY AND ALL UTILITY, DRAINAGE, AND CONSERVATION EASEMENTS TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE SYSTEMS.

11-28-05 _____ _____ _____
DATE OWNER DATE OWNER

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF Nov., 2005.

Lorene M. Taul
NOTARY PUBLIC

Lorene M. Taul
County Of Benton
Notary Public - Arkansas
My Commission Exp. 08/01/2012

MY COMMISSION EXPIRES

CENTERTON PLANNING COMMISSION APPROVAL:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF CENTERTON PLANNING COMMISSION THIS 21st DAY OF Nov., 2005.

PLANNING COMMISSION CHAIRPERSON

WATER & SEWER DEPARTMENT

PUBLIC WORKS DEPARTMENT

FIRE CHIEF

CITY OF CENTERTON OFFICIAL SEAL ARKANSAS

CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 22nd DAY OF Nov., 2005, BY THE CITY OF CENTERTON CITY COUNCIL, ORDINANCE NO. 05-88

MAYOR

CITY RECORDER

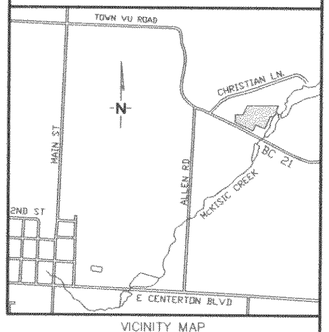
DESCRIPTION (PARENT PARCEL):

ALL OF LOT 1, SCANNELL SUBDIVISION, BENTONVILLE, BENTON COUNTY, AS SHOWN IN PLAT RECORD 'P3' AT PAGE 595 LESS THAT PART DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 2005 AT PAGE 36824 AND INCLUDING THOSE LANDS DESCRIBED IN QUIT CLAIM DEED RECORD IN BOOK 2005 AT PAGE 36790. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTH HALF OF THE NW 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS. BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4; THENCE S88°03'37"E 613.40 FEET; THENCE S19°21'21"W 245.68 FEET; THENCE S38°48'55"W 86.52 FEET; THENCE S87°46'40"W 103.62 FEET; THENCE S24°11'34"W 287.57 FEET; THENCE S41°58'23"W 84.03 FEET; THENCE N64°22'10"W 261.21 FEET; THENCE S25°30'51"W 186.54 FEET; THENCE N62°33'22"W 562.36 FEET; THENCE N02°24'26"W 188.29 FEET; THENCE N81°27'47"E 249.21 FEET; THENCE N27°40'31"E 256.89 FEET; THENCE S88°17'37"E 257.38 FEET TO THE POINT OF BEGINNING. CONTAINING 550,369 SQUARE FEET OR 12.63 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENT, RIGHTS-OF-WAY OR COVENANTS OF RECORD OR FACT.

2005 1435
Recorded in the Above
Plat Book & Page
12-02-2005 01:47:28 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

COUNTY RECORDING INFORMATION



VICINITY MAP
n.t.s.

NOTES:

1. FINISHED FLOOR ELEVATIONS OF HOUSES CONSTRUCTED ON ALL LOTS SHALL BE ONE FOOT ABOVE FINISHED GRADE.
2. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, ZONING RESTRICTIONS, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BASIS OF BEARINGS: CITY OF BENTONVILLE GEOGRAPHIC REFERENCE SYSTEM, TIES WERE MADE TO CITY GPS MONUMENTS NO. 58 AND 60 BY GPS OBSERVATIONS.
6. SURVEY IS VALID ONLY IF THE ORIGINAL SURVEYORS SIGNATURE IN BLUE INK AND SEAL ARE PRESENT.
7. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
8. ALL BUILDING SETBACKS ARE ALSO GENERAL UTILITY AND DRAINAGE EASEMENTS.
9. ALL FLOOD INFORMATION SHOWN OR NOTED IS PER FEMA FLOOD MAPS. SURVEYOR MAKES NO CERTIFICATION OR GUARANTY THAT ANY LOT WILL OR WILL NOT FLOOD OR ARE WITHIN OR OUTSIDE OF ANY FLOOD ZONE OR FLOOD PLAIN.
10. A PORTION OF THE LAND DESCRIBED HEREON KNOWN AS LOT 1 OF SCANNELL SUBDIVISION AS RECORD IN PLAT BOOK P3 AT PAGE 595 IS REPLACED BY THIS PLAT.

STATE CODING NUMBER 500-20N-31W-0-34-400-04--1286

REV. 3	11-22-05	REVISED PER CITY & ENGINEER COMMENTS
REV. 2	09-12-05	REVISED PER CITY COMMENTS
REV. 1	09-06-05	REVISED PER ENGINEER COMMENTS

Mckissic Creek Estates
being a Replat of
LOT 1, SCANNELL SUBDIVISION
TO THE CITY OF BENTONVILLE
BENTON COUNTY, ARKANSAS

N

ZONING
R-1 (RESIDENTIAL)

BUILDING SETBACKS
& GENERAL UTILITY EASEMENTS
FRONT = 35'
SIDE = 15'
REAR = 25'
(UNLESS OTHERWISE NOTED)

OWNER/DEVELOPER
GOWER PROPERTIES
1907 TOWN WEST DRIVE
ROGERS, AR. 72756
479-644-4000

FLOOD NOTE:

THE HEREON DESCRIBED SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100 YEAR FLOOD) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0045 E, MAP EFFECTIVE DATE: SEPTEMBER 19, 1991.

REGISTERED PROFESSIONAL LAND SURVEYOR
THOMAS F. COSTELLO
STATE OF ARKANSAS
NO. 1271
SIGNATURE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A BOUNDARY SURVEY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN.

11/22/05
DATE

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 3229	DATE: 10-07-04
SHEET 1 OF 1	DRAWING: PLAT