

U.S HWY. 102-

LEGAL DESCRIPTION:

A PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 32 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY

COMMENCING AT THE NW CORNER OF SAID SW 1/4, SE 1/4, SECTION 8, THENCE S89°40'27"E 479.68 FEET TO THE POINT OF BEGINNING. THENCE S89°40'27"E 679.64 FEET, THENCE S1°30'46"E 67.56 FEET, THENCE N68°05'04"E 142.73 FEET TO THE RIGHT OF WAY OF TILLY'S HILL ROAD, THENCE, FOLLOWING SAID RIGHT OF WAY, S1°30'46"E 346.18 FEET, THENCE S24°13'07"W 61.77 FEET, THENCE S48°51'41"W 61.65 FEET, THENCE S62°09'14"W 170.14 FEET, THENCE S51°33'59"W 59.24 FEET, THENCE S29°02'48"W 63.89 FEET, THENCE S11°37'40"W 583.26 FEET, THENCE S18°53'31"W 127.12 FEET, THENCE, LEAVING SAID RIGHT OF WAY, N88°57'46"W 683.15 FEET, THENCE N1°02'14"E 7.10 FEET, THENCE 165.71 FEET ON A NONTANGENT CURVE OF RADIUS 154.65 FEET TO THE LEFT, THENCE N19°05'31" E 24.97 FEET, THENCE 61.45 FEET ON A TANGENT CURVE OF RADIUS 215.03 FEET TO THE RIGHT, THENCE N32°51'51"E 33.22 FEET, THENCE N 32°50'19" E 135.43 FEET, THENCE N 32°10'20" E 174.18 FEET, THENCE 30.81 FEET ON A TANGENT CURVE OF RADIUS 68.09 FEET TO THE RIGHT, THENCE 23.82 FEET ON A TANGENT CURVE OF RADIUS 29.58 FEET TO THE RIGHT, THENCE S42°59'17" E 84.60 FEET, THENCE S 48°26'55"E 60.19 FEET THENCE 51.94 FEET ON A TANGENT CURVE OF RADIUS 115.19 FEET TO THE LEFT, THENCE 71.27 FEET ON A TANGENT CURVE OF RADIUS 59.47 FEET TO THE LEFT, THENCE 47.76 FEET ON A TANGENT RADIUS OF RADIUS 80.80 FEET TO THE LEFT, THENCE N 3°25'57" W 42.62 FEET, THENCE 84.31 FEET ON A TANGENT CURVE OF RADIUS 204.87 FEET TO THE LEFT, THENCE N33°52'27" W 213.50 FEET, THENCE 80.98 FEET ON A TANGENT CURVE OF RADIUS 125.21 FEET TO THE RIGHT, THENCE 66.08 FEET ON A TANGENT CURVE OF RADIUS 74.43 FEET TO THE RIGHT, THENCE N 35°02'53" W 50.00 FEET, THENCE N 80°41'17" W 121.15 FEET, THENCE N 0°18'54" W 385.04 FEET TO THE POINT OF BEGINNING, CONTAINING 15.70 ACRES MORE OR LESS AND SUBJECT TO TILLY'S HILL ROAD ON THE EAST.

SCALE 1" = 100

FOUND IRON PIN SET IRON PIN PROPOSED WATER WELL LOCATION RIGHT OF WAY / CONTRACTOR COLUMN TO SERVICE C PROPERTY LINE PROPERTY LINE **BOUNDARY LINE** -PROPOSED SEPTIC FIELD **BUILDING SETBACK** -----SILT FENCE -SF-___ X ___

CERTIFICATE OF DEDICATION:

We, the undersigned owners of the real estate shown and described hereon, do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat an do hereby establish the easements shown upon this plat. Said easements shall be for the benefit of Benton County and all utility companies, including cable television companies and said easements shall be for the purpose of constructing, maintaining, repairing, and replacing utility lines, cable television lines, and drainage structures. Benton County, all utility companies, and all cable television companies shall have the right of ingres and egress to said easements.

DEVELOPER

STATE OF ARKANSAS COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE ME THIS 24 TO DAY OF SHE January, 2000.

day of bruary, 2000.

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE: Approved and recommended for acceptance by the Benton County Planning Commission of Benton County, Arkansas, this

Chairman

BENTON COUNTY COURT CERTIFICATE: Lands dedicated for easements, rights-of-way and other public uses accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way. Approved and recommended for acceptance by the Benton County Court, Benton County, Arkansas, this

County Judge

PROTECTIVE COVENANTS RECORDED AT BOOK 0/ PAGE /287/.

REVISIONS PER IN HOUSE COMMENTS DATED 1/9/01 DESCRIPTION

> Civil Engineering Environmental Engineering Landscape Architecture Geological Services Planning

Bentonville, Arkansas 72712

CWT 1/9/01 TLG 1/9/01

DWN DATE CHK DATE

CHECKED:

FILE NAME:

PROJECT No .:

(O (O

(501) 271-8144 Fax

TILLY'S HILL RD. #354 A BENTON COUNTY, ARKANSAS

FINAL PLAT

ROCK VALLEY ESTATES

211 South Main Street (501) 271 - 0906 STATE OF

NORTHSTAR

ENGINEERING

SHEET of

TLG 9/20/00

CWT 8/21/00

212-01FP.DWG

212-01

PLOT DATE: REV .:

BASIS OF BEARING:

17341 W. HWY 102

211 SOUTH MAIN

SUBDIVISION NAME:

ESTATES SUBDIVISION

(501) 271-0906

ROCK VALLEY

DECATUR, AR. 72722

ENGINEER / SURVEYOR:

BENTONVILLE, ARKANSAS 72712

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE, THIS DAY, COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN (ZONE X), AS DETERMINED BY THE FEDERAL EMEREGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY ARKANSAS, MAP

FOR DRAINAGE UNDER RESIDENTIAL DRIVES.

ESTABLISHED.

FLOOD CERTIFICATION:

NUMBER 05007C0130 E, EFFECTIVE DATE SEPT. 18, 1991.

ALL LOTS WITH DIRECT DRIVE ACCESS TO TILLY'S HILL ROAD IS TO MEET ALL COUNTY REGULATIONS

STATE HEALTH DEPARTMENT APPROVAL: THE PLAN AND SPECIFICATIONS AS SHOWN ON THE PLAT WERE APPROVED BY THE ARKANSAS STATE HEALTH DEPARTMENT BY LETER.

OFF-SITE DRAINAGE EASEMENT

ROCK VALLEY ESTATIES SUBDIVISION

NORTHSTAR]=

PER PLAT RECORD "P", PAGE 33.

NORTHSTAR ENGINEERING CONSULTANTS, INC.