

NE COR. NW1/4, NE1/4, SEC. 24, T-18-N, R-30-W

DEVELOPER: First Venture, Inc. d/b/a Royal Crest Estates P. O. Box 826 Springdale, AR 72765

RESOLUTION: Resolved that Ben Munrow, Officer of First Venture, Inc., d/b/a Royal Crest Estates, P. O. Box 826, Springdale, AR 72765 is hereby authorized to execute the Certificate of Ownership and Dedication as shown on this Final Plat.

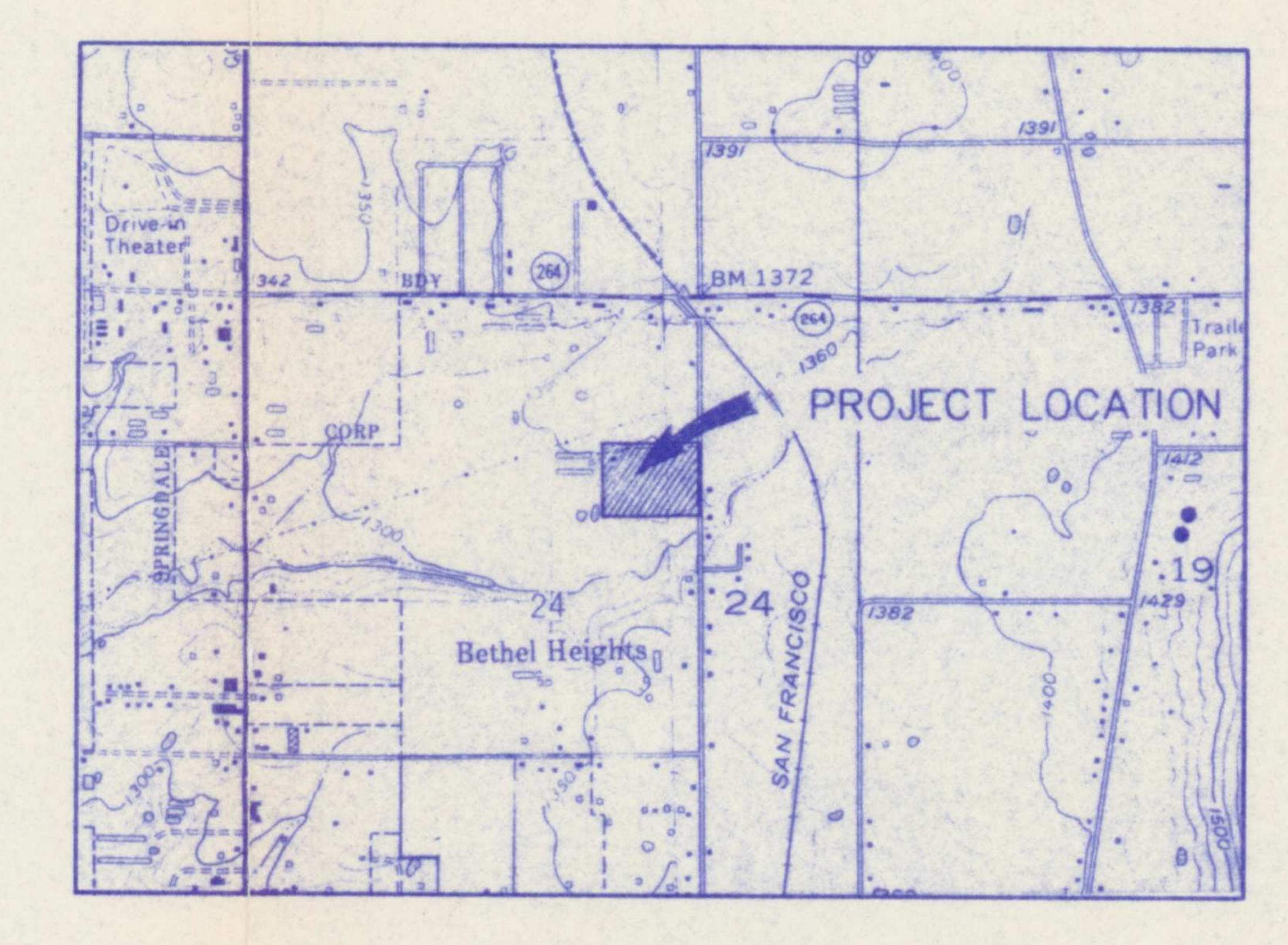
CERTIFICATE: I, Ben Munrow, Officer of First Venture, Inc. d/b/a Royal Crest Estates, P. O. Box 826, Springdale, AR 72765, do hereby certify that the foregoing is a true and correct copy of the resolution unanimously adopted at a meeting of the Board of directors of said corporation on the ____ day of _____ 1993, at which a quorum of the Board was present.

transmit this plat to the City of Bethel Heights for approval and acceptance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. The Undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of

FILED FOR RECORD

JAN 3 1 1994

SUE HODGES Clerk and Recorder BENTON COUNTY, ARK



VICINITY MAP

First Venture, Inc. d/b/a Royal Crest Estates P. O. Box 826 Springdale, Arkansas 72765

DEVELOPER: First Venture, Inc.

SURVEYOR AND ENGINEER: Engineering Services Inc. 1207 South Old Missouri Road Springdale, Arkansas 72764

PROFOSED USE OF LAND: Single Family Residences

LEGAL DESCRIPTION:

A parcel of land situate in Section Twenty-four (24) Township Eighteen (18) North, Range Thirty (30) West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to-wit:

Commencing at a found stone representing the Center of said Section Twenty-four (24) thence Morth, a distance of 663.94 feet to a point; thence East, a distance of 398.31 feet to a set iron pin, the POINT OF BEGINNING; thence North, a distance of 659.102 feet to a set iron pin; thence North 89°47'10" East, a distance of 896.610 feet to the West right-of-way of South Oak Street; thence with said right-of-way South, a distance of 657.64 feet to a set iron pin; thence leaving the right-of-way of South Oak Street South 89'41'34" West, a distance of 896.610 feet to the POINT OF BEGINNING and containing in all, 13.55 acres, more or less.

CERTIFICATE OF ACCURACY OF SURVEY:

I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the city of Bethel Heights.

Don Smith, RLS No. 786, Arkansas Date

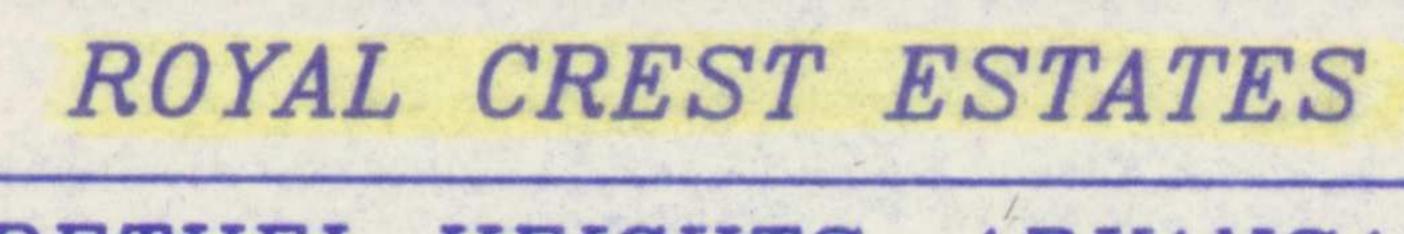
CERTIFICATE OF ACCURACY OF STREET AND ROAD PLANS AND

I certify that the street and road plans and specifications hereon comply with the requirements and specifications contained in the "Regulations, Standards, and Specifications for the Division of Development and Improvement of Unincorporated Land in Benton

DECLARATION OF COVENANTS AND RESTRICTIONS:

Covenants and restrictions are as shown on document signed by owner on ______, 1993 and filed by County Clerk on _____

Each individual lot developer shall obtain approval of septic systems from the Benton County Health Department Sanitarian Division.



BETHEL HEIGHTS, ARKANSAS

Date: NOVEMBER, 1992

Engineering Services, Inc.

DWG FILE: 92909 #4

Springdale, Arkansas W.O.# 92909 SHEET

TRANSMITTAL, OWNERSHIP, AND ORDINANCE: The undersigned hereby acceptance is in order having been approved by the WIAYOR Recorded Ouners

-FOUND STONE: INTERIOR 1/4 SECTION CORNER. SECTION 24

STATE HEALTH DEPARTMENT APPROVAL:

The plans and specifications for Royal Crest Subdivision, as shown on the plat were approved by the Arkansas State Health Department by letter dated ______, 1993, and signed by _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

We hereby certify that we are the owners of the property described hereon and we do hereby dedicate all street and utility easements to public or private use as indicated.

UTILITY EASEMENTS:

Utility easements are satisfactory for providing proper service.

Building Setback Dimensions

Building Inspector Public Protection Provisions _____ Fire Chief

Police Chief Street and Drainage Street Superintendent

Water and Sewer Water & Sewer Superintendent Approval for Recording and Acceptance of Dedications

First Venture, Inc. d/b/a Royal Crest Estates P. O. Box 826 Springdale, AR 72765

