PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES. ALSO, WE HEREBY WARRANTEE. ALL IMPROVEMENTS FOR ONE YEAR AFTER DATE OF ACCEPTANCE OF THE FINAL PLAT. "AS OWNER OF THE PROPERTY SHOWN HEREON I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT."

R.F. REEVES

THIS PLAT, TO BE SURVEXED, DIVIDED AND MAPPED AND SUBSCRIBED AND SWORN TO ME THIS 23rd DAY OF Chanuary

NOTARY PUBLIC

EXPIRATION OF COMMISSION

"OFFICIAL SEAL"

SURVEYOR'S DECLARATION:

'Approved By The Cave Springs

Planning Commission - Plat

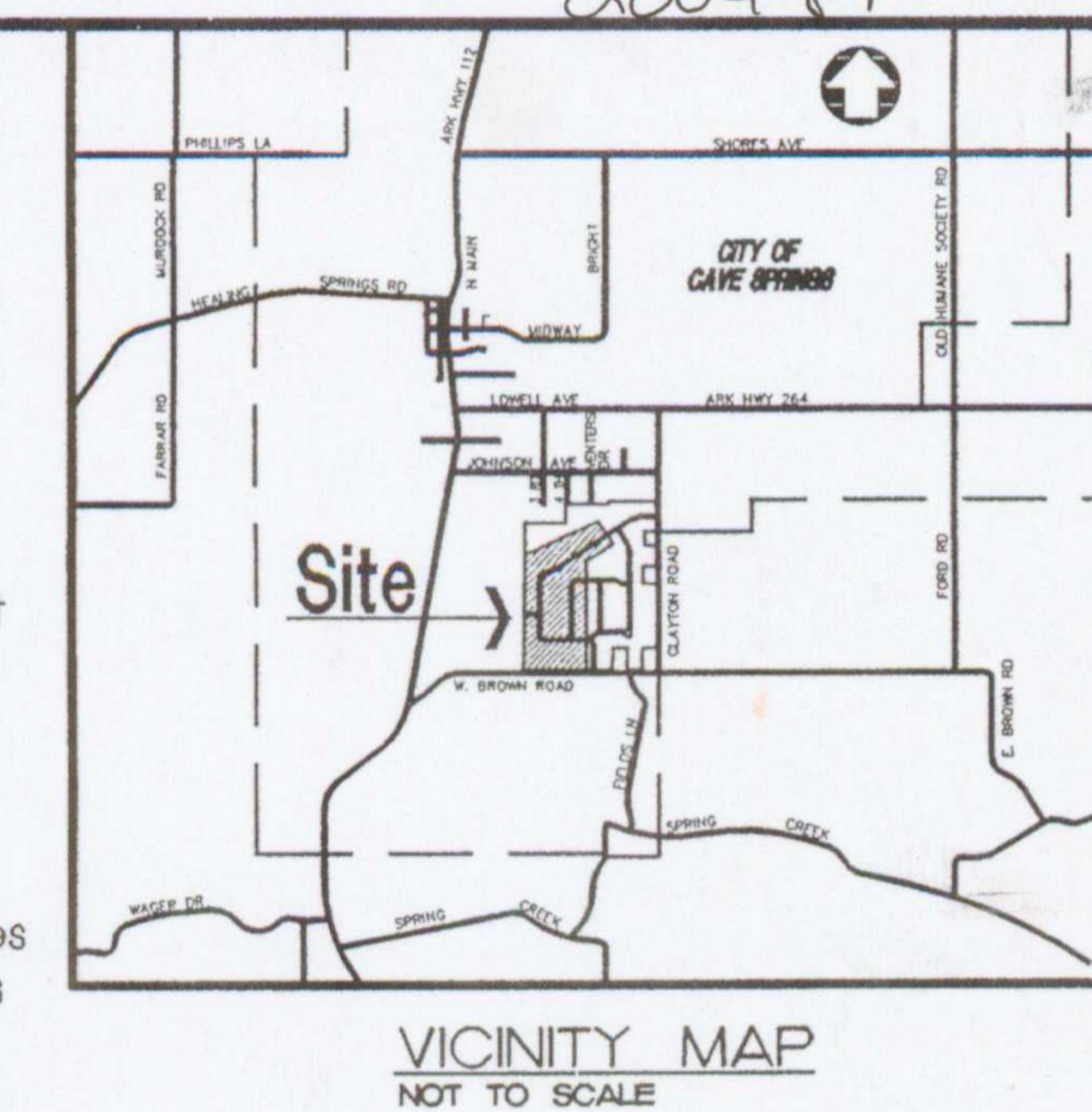
HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

STATE SURVEY CODE: 500-18N-30W-0-07-400-04-1156

Zoning: R-2 (Residential)

Total Acerage: 115.38 acres

Max. Lot Size: 1.32 acres



EASEMENT LINE

ALL SETBACKS ARE ALSO UTILITY EASEMENTS.

DESCRIPTION: THE SPRINGS AT WELLINGTON

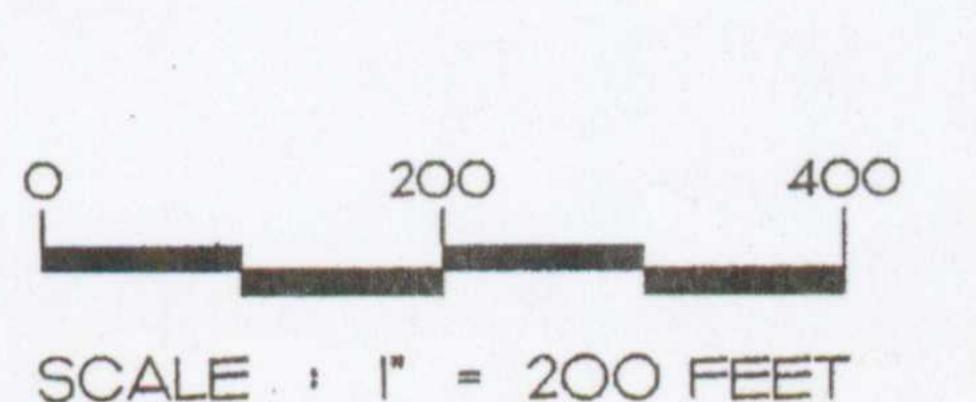
7, TOWNSHIP 18 NORTH, RANGE 30 WEST AND PART OF THE E172 OF THE NEI/4 OF SECTION 12, TOWNSHIP ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

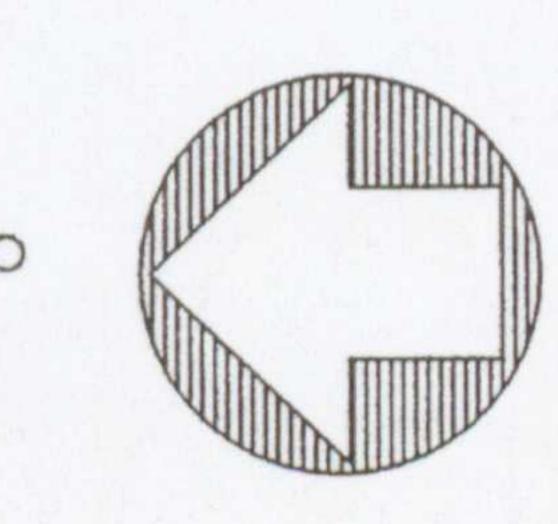
COMMENCING AT THE NW CORNER OF SECTION 7 TOWNSHIP 18 NORTH, RANGE 30 WEST, THENCE N89"19'39"E 173.71 FEET, THENCE S53"01'46"W 353.12 FEET, THENCE S65°49'02"W 126.42 FEET TO THE POINT OF BEGINNING, THENCE S32°46'20"E 301.08 FEET, THENCE S57°13'40"W 42.65 FEET, THENCE S32°46'20"E 275.00 FEET, THENCE S57°13'40"W 720.00 FEET, THENCE N32'46'20"W 225.00 FEET, THENCE S57'13'40"W 133.30 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A DELTA ANGLE OF 09°24'38" AND AN ARC LENGTH OF 57.49 FEET, THENCE SOUTH 192.96 FEET, THENCE EAST 225.00 FEET, THENCE NORTH 5.00 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 90°00'00" AND AN ARC LENGTH OF 117.81 FEET, THENCE EAST 177.45 FEET, THENCE SOO'18'31'E 42.70 FEET, THENCE SOUTH 792.30 FEET, THENCE S3112'53"E 103.65 FEET, THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 104.82 FEET, A DELTA ANGLE OF 19°53'26" AND AN ARC LENGTH OF 36.39 FEET, THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 55.79 FEET, A DELTA ANGLE OF 41°09'36" AND AN ARC LENGTH OF 40.08 FEET, THENCE WEST 18.49 FEET, THENCE THENCE NOO'40'II'E 1551.29 FEET, THENCE N65?34'OI'E 264.27 FEET, THENCE N46°31'23"E 279.87 FEET, THENCE N65°49'02"E 728.17 FEET TO THE POINT OF BEGINNING, CONTAINING 43.77 ACRES MORE OR LESS.

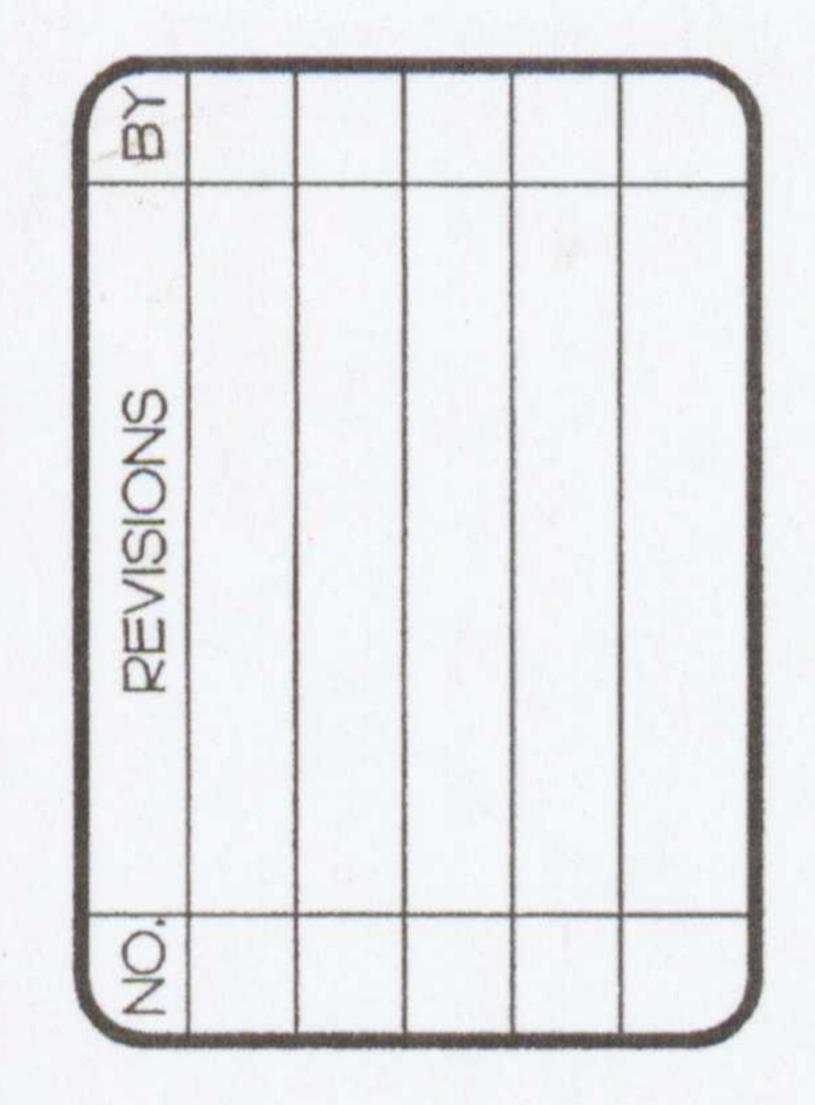
FLOOD CERTIFICATION:

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

MAP NUMBER: 05007C0145 E EFFECTIVE DATE: SEPTEMBER 18, 1991









CHECKED SCALE JOB No.

86.70

C - 14 74.31

MAYOR ACCEPTANCE

CITY CLERK

Januaus

ENGINEER'S CERTIFICATION:

SPRINGS, ARKANSAS.

300.00 | 14°11′32°

THIS PLAT IS HEREBY ACCEPTED THIS 23 DAY

THIS PLAT IS HEREBY ACCEPTED THIS 23_ DAY

ALL IMPROVEMENTS HAVE BEEN DESIGNED TO CONFORM TO ALL

APPLICABLE ENGINEERING REQUIREMENTS AND SPECIFICATIONS AND TO

THE STANDARDS SET FORTH IN THE FINAL PLAT ORDINANCE OF CAVE

PLANNING COMMISSION ACCEPTANCE: