VICINITY MAP STURBRIDGE SUBDIVISION SUBDIVISION PROPERTY DESCRIPTION Part of the NW 1/4 of the SE 1/4 of Section 25, T-20-N, R-31-W, Benton County, Arkansas, more particularly described as: Commencing at the NE corner of the NW 1/4, SE 1/4 of Section 25; thence S 00'36'35" E along the East line of said NW 1/4, SE 1/4 385.27' to the Point of Beginning; thence continue S 00'36'35" E along the East line of said NW 1/4, SE 1/4 935.25 to the SE corner thereof; thence N 89°22′25″ W along the South line of said NW 1/4, SE 1/4 1327.24′ to the SW corner thereof; thence N 00°30′58″ W along the West line of said NW 1/4, SE 1/4 1327.24′ to the SW corner thereof; thence N 00°30′58″ W along the West line of said NW 1/4, SE 1/4 1135.45′ to a point which is on the approximate 100 fear Floodplain line; thence along a meandering line following the approximate location of the 100 fear Floodplain the following courses: N 84°29′11″ E 170.32′, S 88°49′17″ E 56.25′, S 36°50′53″ E 125.40′, S 14′23′15″ E 80.53′; S 51′37′05″ E 130.32′; S 58′42′06″ E 123.11′, S 46°06′29″ E 184.34′; N 45′53′02″ E 37.10′, N 29°52′37″ W 230.61′, N 36°06′16″ W 111.12′, N 1275′24″ W 80.39′; N 24°53′23″ E 40.98′, N 52°06′21″ E 47.50′, N 77′58′42″ E 136.20′; S 89°29′15″ E 305.85′; S 76°49′12″ E 91.00′, S 55°29′24″ E 176.73′; S 37′06′21″ E 180.73′ to a point on the East line of said NW 1/4, SE 1/4 and the Point of Beginning, containing 33.41 Acres, more or less. The above described property is subject to easements for existing water and sanitary sewer lines. 1" = 60" NE COR., NW 1/4, SE 1/4, SECTION 25, T-20-N, R-31-W 100 YEAR FLOODPLAIN S 88'49'17" E 56.25' N 84"29'11" E 170.32' -------.41 ACRES 200 507 -----THIRD-STREET 80' R/W ------N 89°22'25" W 1327.24'

FILED FOR RECORD

SEP 22 1994

SUE HODGES
Clerk and Recorder

BENTON COUNTY, ARK

CERTIFICATE OF ENGINEERING ACCURACY

REPRESENTS A PLAN MADE BY MIE. AND THAT THE ENGINEERING REQUIREMENTS OF THE BENTONVILLE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION

NAME, REGISTERED PROFESSIONAL ENGINEER No. 4566 ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY

REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN

9/19/94 DATE OF EXECUTION SIGNED LAND JURVEYOR NO. 12 ARKANSAS

CERTIFICATE OF OWNER

WE. THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN. DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

9/19/94 OF EXECUTION

DATE OF EXECUTION

NAME RC ADDRESS

SOURCE OF TITLE: D.R. PAGE
INSTRUMENT No. _______

CERTIFICATE OFF FINAL APPROVAL

PURSUANT TO THE BENTONVILLE SUUBDIVISION RULES AND REGUALTIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

9/6/94

SIGNED SI

CERTIFICATE OFF FINAL APPROVAL

TO THE BENTONVILLE SUBBDIVISION RULES AND REGUALTIONS, AND ONS OF APPROVAL HAVING BEEN COMPLETED THE PROPERTY OF APPROVAL HAVING BEEN COMPLETED.

9-21-94

SIGNED HE HELLEN
BENTONVILLE MAYOR

CERTIFICATE COF RECORDING

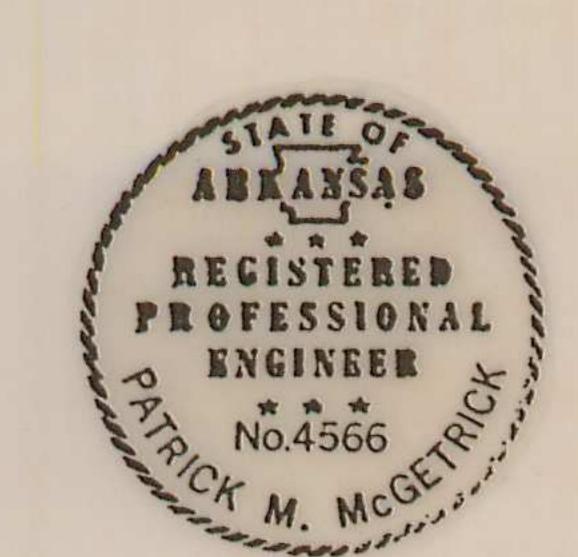
THIS DOCUMENT, NUMBER _____ FILED FOR RECORD ______ 19___ IN PLAT

SIGNED COLOR COLOR

GENERALL NOTES

- 1. ALL FRONT BUILDING LINES ARE TTO BE 30 FEET.
- 2. ALL DISTANCES ON CURVED BOUNDARIES ARE CHORD DISTANCES
- 3. ALL CORNER RADII ARE 25', UNLESS OTHERWISE NOTED.
- 4. ALL STREET R-O-W AND CUL-DEI-SAC RADII ARE 50', UNLESS
- OTHERWISE NOTED
- 5. ALL EASEMENTS SHOWN ARE 10' IN WIDTH, UNLESS OTHERWISE NOTED
- 6. ALL EASEMENTS ON COMMON LOT LINES ARE 10' IN WIDTH, 5' EITHER SIDE, UNLESS OTHERWISE NOTED
- 7. ALL EASEMENTS ARE TO BE USEDI FOR UTILITIES AND/OR DRAINAGE
- 8. ALL REAR SETBACKS TO BE 25 FEET.

 9. ALL SIDE YARD SETBACKS TO BE 10 FEET.
- 10. NO PORTION OF THIS PLAT LIES WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL #05007C0045, DATED SEPTEMBER 18, 1991
- 11. 4' SIDEWALK ENTIRE LENGTH OF THIRD STREET.
- 12. THIS PLAT SHALL SUPERSEDE AND HAVE PRECEDENCE OVER THE PLAT RECORDED IN PLAT BOOK AT PAGE 280



CURVE #1

\[\Delta = 90.00000'' \\
\text{R} = 75.00 \\
\L = 117.81 \\
\text{T} = 75.00 \\
\text{C} = 106.07 \\
\text{C} = 318.20

AMENDED FINAL PLAT STURBRIDGE SUBDIVISION BENTONVILLE, ARKANSAS



MCGIETRICK ENGINEERING

ENGINETERING / LAND DEVELOPMENT CONSULTANTS
Little Rock, Arkgnags 72221

SEPTEMBER 19, 1994