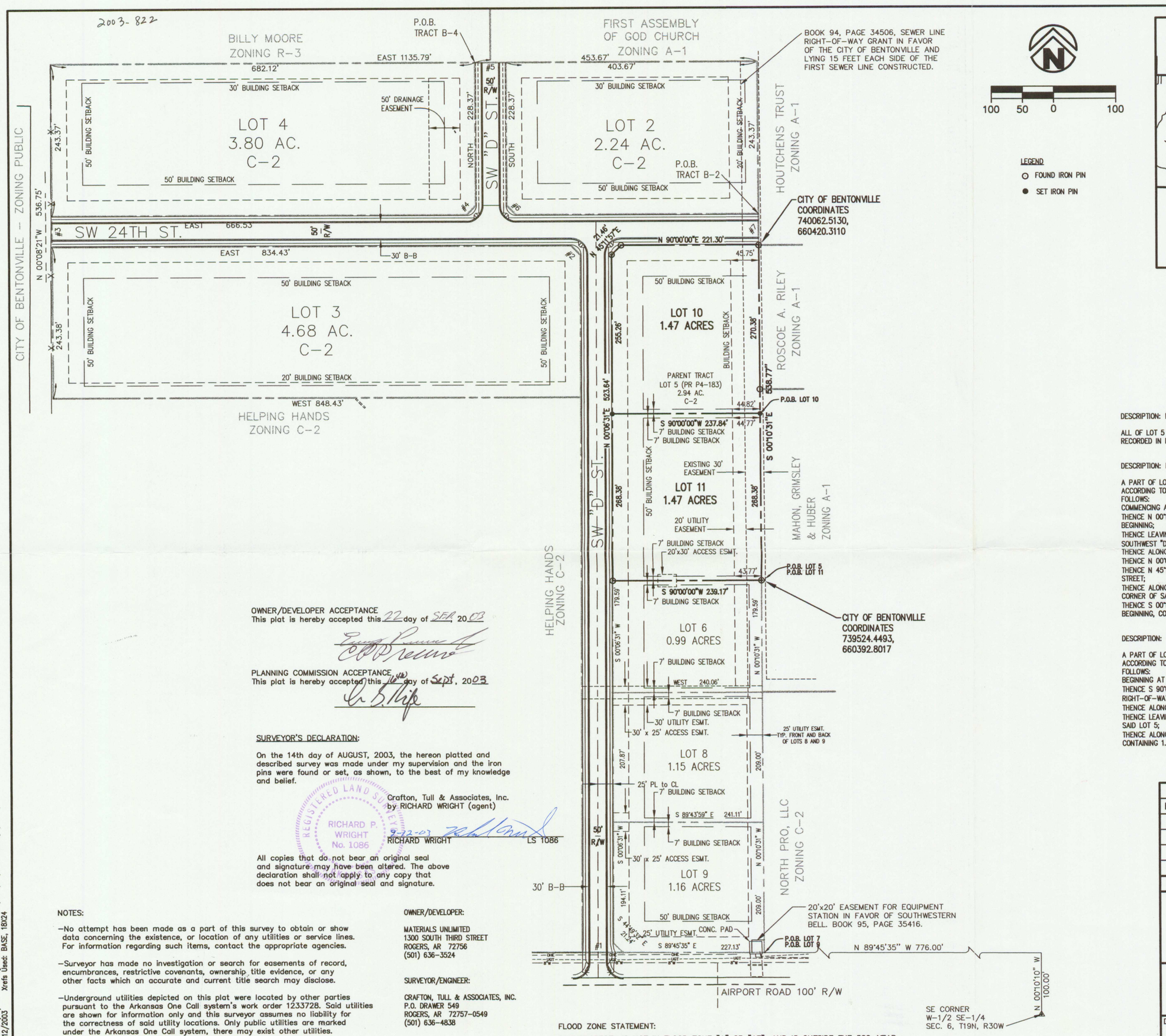
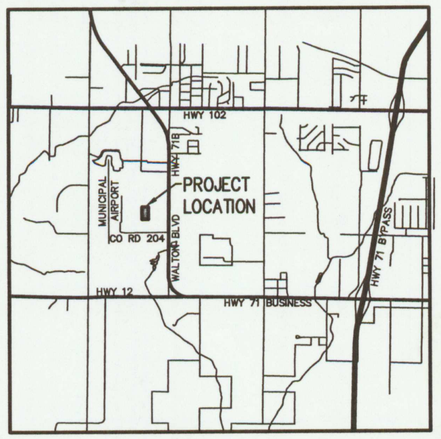
2003-822

ORIGINAL IF EMBOSSED IN RED





VICINITY MAP
NTS

BASIS OF BEARINGS:
BEARINGS MATCH PLAT BY COCHRAN & ASSOCIATES, DATED 1-26-96

2003 822
Recorded in the Above
Plat Book & Page
09-25-2003 08:43:56 AM
Shelia Phillips Circuit Clerk
Benton County, AR DP

DESCRIPTION: PARENT TRACT (LOT 5 PR P4-183)

ALL OF LOT 5 OF AIRPORT CENTER SUBDIVISION IN BENTON COUNTY, ARKANSAS, AS RECORDED IN PLAT RECORD P4-183.

DESCRIPTION: LOT 10

A PART OF LOT 5 OF AIRPORT CENTER SUBDIVISION IN BENTON COUNTY, ARKANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE N 00°10'31" W 268.38 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING;
THENCE LEAVING SAID EAST LINE S 90°00'00"W 237.84 FEET TO THE EAST RIGHT-OF-WAY OF SOUTHWEST "D" STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING TWO COURSES:
THENCE N 00°06'31"E 255.26 FEET;
THENCE N 45°11'57"E 21.46 FEET TO THE SOUTH RIGHT-OF-WAY OF SOUTHWEST 24TH STREET;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY N 90°00'00"E 221.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 5;
THENCE S 00°10'31"E 270.38 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES, MORE OR LESS.

DESCRIPTION: LOT 11

A PART OF LOT 5 OF AIRPORT CENTER SUBDIVISION IN BENTON COUNTY, ARKANSAS, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE S 90°00'00"W 239.17 FEET ALONG THE SOUTH LINE THEREOF TO THE EAST RIGHT-OF-WAY OF SOUTHWEST "D" STREET;
THENCE ALONG SAID EAST RIGHT-OF-WAY N 00°06'31"E 268.38 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY N 90°00'00"E 237.84 FEET TO THE EAST LINE OF SAID LOT 5;
THENCE ALONG SAID EAST LINE S 00°10'31"E 268.38 FEET TO THE POINT OF BEGINNING, CONTAINING 1.47 ACRES, MORE OR LESS.

OWNER/DEVELOPER ACCEPTANCE
This plat is hereby accepted this 22 day of SEP, 2003

PLANNING COMMISSION ACCEPTANCE
This plat is hereby accepted this 16th day of Sept, 2003

SURVEYOR'S DECLARATION:

On the 14th day of AUGUST, 2003, the hereon platted and described survey was made under my supervision and the iron pins were found or set, as shown, to the best of my knowledge and belief.

REGISTERED LAND SURVEYOR
RICHARD P. WRIGHT
No. 1086

Crafton, Tull & Associates, Inc.
by RICHARD WRIGHT (agent)

9-22-03
RICHARD WRIGHT LS 1086

All copies that do not bear an original seal and signature may have been altered. The above declaration shall not apply to any copy that does not bear an original seal and signature.

NOTES:

-No attempt has been made as a part of this survey to obtain or show data concerning the existence, or location of any utilities or service lines. For information regarding such items, contact the appropriate agencies.

-Surveyor has made no investigation or search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.

-Underground utilities depicted on this plat were located by other parties pursuant to the Arkansas One Call system's work order 1233728. Said utilities are shown for information only and this surveyor assumes no liability for the correctness of said utility locations. Only public utilities are marked under the Arkansas One Call system, there may exist other utilities.

-Property is zoned C-2.

2003-822

OWNER/DEVELOPER:

MATERIALS UNLIMITED
1300 SOUTH THIRD STREET
ROGERS, AR 72756
(501) 636-3524

SURVEYOR/ENGINEER:

CRAFTON, TULL & ASSOCIATES, INC.
P.O. DRAWER 549
ROGERS, AR 72757-0549
(501) 636-4838

FLOOD ZONE STATEMENT:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0155 H, EFFECTIVE DATE DECEMBER 20, 2000.

500-19N--30W-0-06-200-04-1086

REVISIONS	
REV. DATE	DESCRIPTION
09/12/03	REVISED PER CITY OF BENTONVILLE COMMENTS
	REPLAT

TRACT SPLIT

AIRPORT CENTER SUBDIVISION
SPLIT OF LOT 5
ATLAS PAGE 444
Prepared For
Ernest & Clarence Precure
Rogers, Arkansas

Crafton, Tull & Associates, Inc.
Architects & Engineers 636-4838
2800 N. Second St. Rogers, Ark.

DRAWN:	DATE: 08/13/03	DRAWING NO.
CHECKED:	SCALE: 1"=100'	031128-00

2003-822

Time: 8:58 am
Scale: 1=100' (PS)
Date: 9/12/2003
Drawing Name: 031128-00\SUR\EP\031128bs.dwg (kmont)
Xrefs Used: BASE, 18X24