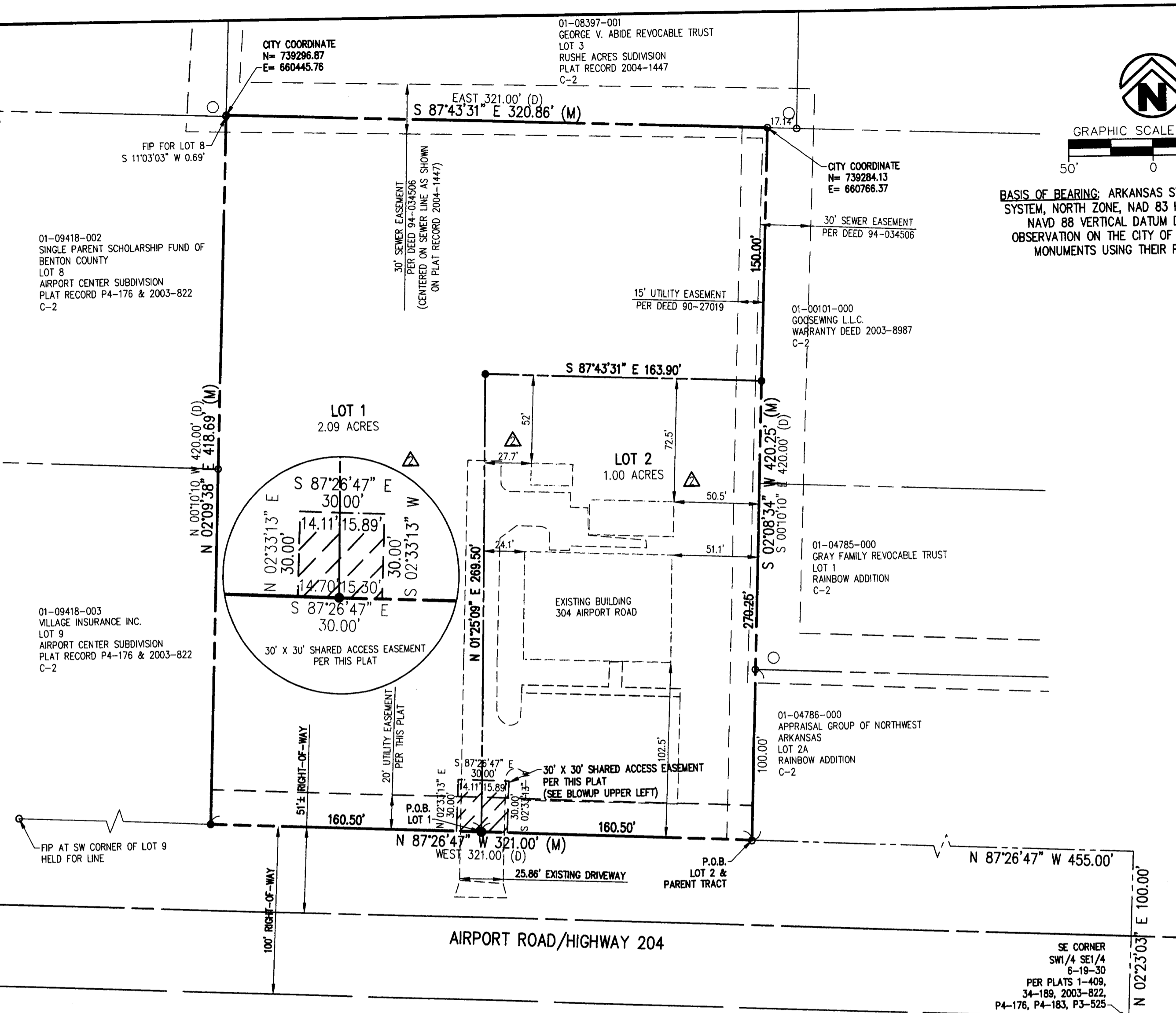
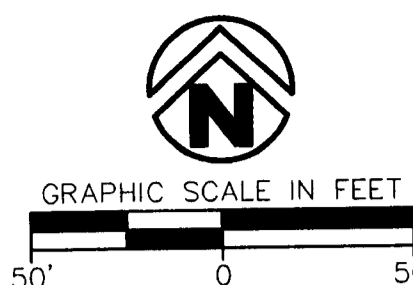


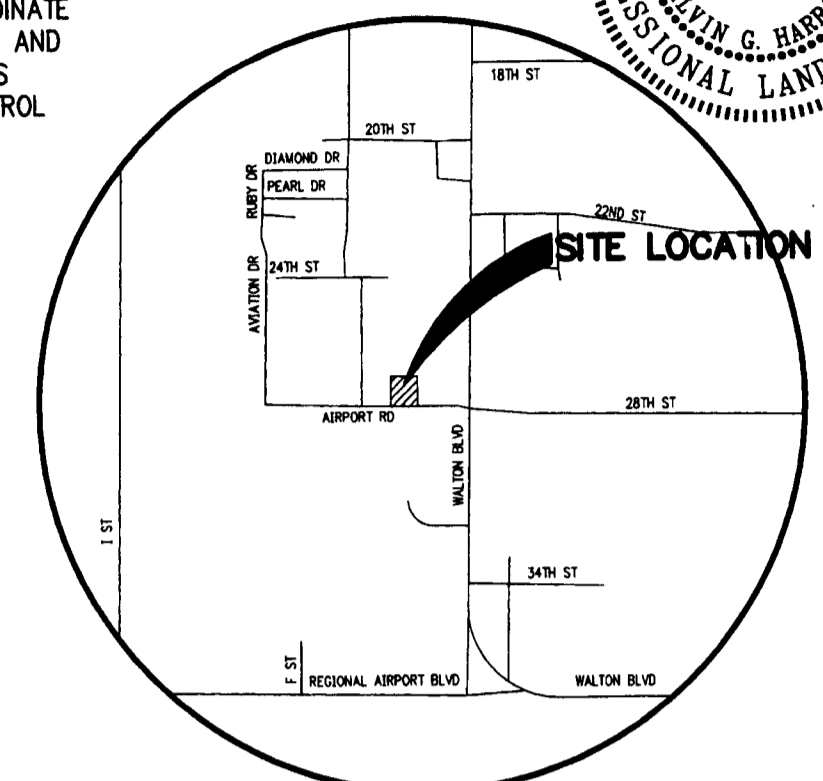
DRAWING FILE NAME AND LOCATION: G:\071057-00\sur\ep\Tract Split.dwg, LAYOUT TAB, LAYOUT
 LAST SAVED BY JB5035, 8/15/2007 9:00:23 AM
 PLOTTED BY JUSTIN BRANSON (ONLY VALID ON HARD COPY)
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LAND SURVEYOR'S DECLARATION:
 I HEREBY DECLARE THAT ON THE 15th DAY OF Aug, 2007 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 CRAFFTON, TULL, SPARKS & ASSOCIATES, INC.
 BY: ALVIN G. HARRIS (AGENT)



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF BENTONVILLE CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.



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.

VICINITY MAP
 NTS

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- SET MAG NAIL
- ⊙ CALCULATED POINT PER REFERENCED PLATS
- (M) MEASURED
- (D) DEED
- PROPERTY LINE
- PROPERTY LINE ADJOINER
- CENTERLINE
- RIGHT-OF-WAY
- EXISTING EASEMENT
- DRIVEWAY & PARKING

OWNER CERTIFICATION:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS SHOWN UPON THIS PLAT, SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AND ALL UTILITY COMPANIES, OR AS DEFINED, 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. THE CITY OF BENTONVILLE, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

DATED 8/15/07
 DATED 8/15/07
 OWNER [Signature]

STATE OF ARKANSAS }
) SS
 COUNTY OF BENTON }
)
 SUBSCRIBED AND SWORN BEFORE ME THIS 15 DAY OF August, 2007
 BY CYNTHIA MURPHY NOTARY PUBLIC Cynthia Murphy
 Notary Public, State of Arkansas
 My Commission Exp. 01/31/2010

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 15 DAY OF August, 2007.

[Signature]
 PLANNING COMMISSION CHAIRMAN

ACCEPTANCE:
 THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF August, 2007 BY THE BENTONVILLE CITY COUNCIL.

[Signature]
 CITY CLERK
[Signature]
 MAYOR

ATLAS PAGE: 444

PARENT TRACT (PARCEL 01-00089-002):
 THE PROPERTY AS SHOWN IN WARRANTY DEED RECORD 2004-28902, BEING DESCRIBED AS TRACT "B" OF A REPLAT OF THE SW1/4 OF THE SE1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 100.00 FEET N02°23'03"E AND 455.00 FEET N87°26'47"W OF THE SE CORNER OF SAID SW1/4 OF THE SE1/4;
 THENCE N87°26'47"W 321.00 FEET;
 THENCE N02°09'38"E 418.69 FEET TO A FOUND IRON PIN;
 THENCE S87°43'31"E 320.86 FEET TO A FOUND IRON PIN;
 THENCE S02°08'34"W 420.25 FEET TO THE POINT OF BEGINNING CONTAINING 134618.68 SQ. FT. OR 3.09 ACRES, MORE OR LESS.

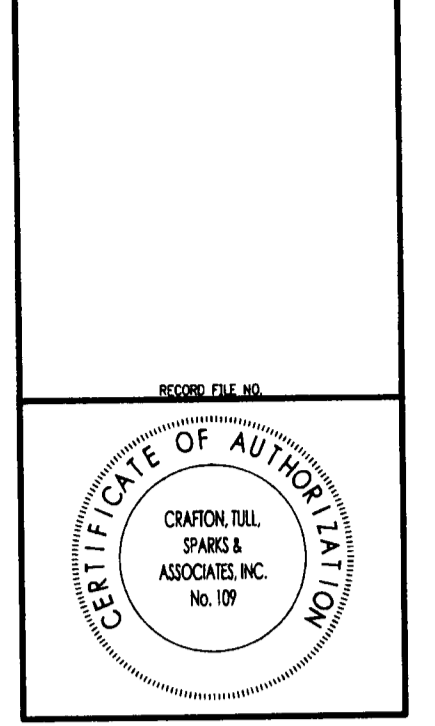
LOT 1:
 PART OF THE SW1/4 OF THE SE1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SAID SW1/4 OF THE SE1/4;
 THENCE N02°23'03"E 100.00 FEET;
 THENCE N87°26'47"W 615.50 FEET TO THE POINT OF BEGINNING;
 THENCE N87°26'47"W 160.50 FEET TO THE SE CORNER OF LOT 9 OF AIRPORT CENTER SUBDIVISION AS RECORDED AT PLAT RECORD P4-176 IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS;
 THENCE N02°09'38"E 418.69 FEET TO A FOUND IRON PIN AT THE SE CORNER OF LOT 3 OF RUSHE ACRES AS RECORDED AT PLAT RECORD 2004-1447 IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS;
 THENCE S87°43'31"E 320.86 FEET TO A FOUND IRON PIN ON THE WEST LINE OF A TRACT OF LAND AS RECORDED AT WARRANTY DEED RECORD 2003-8987 IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS;
 THENCE ALONG SAID WEST LINE S02°08'34"W 150.00 FEET;
 THENCE LEAVING SAID WEST LINE N87°43'31"W 163.90 FEET;
 THENCE S01°25'09"W 269.50 FEET TO THE POINT OF BEGINNING CONTAINING 90848.85 SQ. FT. OR 2.09 ACRES, MORE OR LESS.

LOT 2:
 PART OF THE SW1/4 OF THE SE1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SE CORNER OF SAID SW1/4 OF THE SE1/4;
 THENCE N02°23'03"E 100.00 FEET;
 THENCE N87°26'47"W 455.00 FEET TO THE POINT OF BEGINNING;
 THENCE N87°26'47"W 160.50 FEET;
 THENCE N01°25'09"E 269.50 FEET;
 THENCE S87°43'31"E 163.90 FEET TO THE WEST LINE OF A TRACT OF LAND AS RECORDED AT WARRANTY DEED RECORD 2003-8987 IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS;
 THENCE ALONG SAID WEST LINE S02°08'34"W 270.25 FEET TO THE POINT OF BEGINNING BEING THE SW CORNER OF LOT 2A OF RAINBOW ADDITION, CONTAINING 43769.82 SQ. FT. OR 1.00 ACRES, MORE OR LESS.

OWNER: AIRPORT ROAD L.L.C.
 304 AIRPORT ROAD
 ZONING: C-2
 SURVEYOR: CRAFFTON, TULL, SPARKS, & ASSOC.

NOTES:
 BUILDINGS AND OTHER IMPROVEMENTS ARE FOR REFERENCE ONLY.
 SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY.
 THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS SITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.
 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 WAY DISCLOSE.
 THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0155 H, EFFECTIVE DATE DECEMBER 20, 2000.
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

DISTRICT	BUILDING SETBACK TABLE					
	FRONT		SIDE		REAR	
	WITH PARKING IN FRONT	WITHOUT PARKING IN FRONT	ADJACENT TO NON-RESIDENTIAL	ADJACENT TO RESIDENTIAL	ADJACENT TO NON-RESIDENTIAL	ADJACENT TO RESIDENTIAL
C-2	50	20	07	30	20	30



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 901 N. 47th Street, Suite 200
 Rogers, AR 72756
 479.636.4838 FAX: 479.631.6224
 www.crafftontullsparks.com

architecture | engineering

LOT SPLIT FOR
 AIRPORT ROAD ADDITION
 PART OF THE SW1/4 OF
 THE SE1/4, 6-19-30

BENTONVILLE ARKANSAS

Revision

07/19/07 - JAB: FIRST SUBMITTAL
REVISIONS
08/08/07 - JAB: SECOND SUBMITTAL
REVISIONS

LOT SPLIT

Drawn by JAB	Job Number 071057-00
Checked by A.G.H.	Contact Person AL HARRIS
Date 06/20/2007	Sheet Number 1

Book 2007 Page 206
 Recorded in the Above
 Plat Book & Page
 08/23/2007