PLANNING COMMISSION ACCEPTANCE

THIS LOT LINE ADJUSTMENT PLAT IS HEREBY ACCEPTED THIS ____ DAY OF _____, 2000.
BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

CHAIRMAN

FILED FOR RECORD
At 9:20 O'Clock A M
OCT 18 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF October, 2000.

OWNER(S) Angela A Bradsing

ADDRESS: RT 2 Box 1566 Jane MO

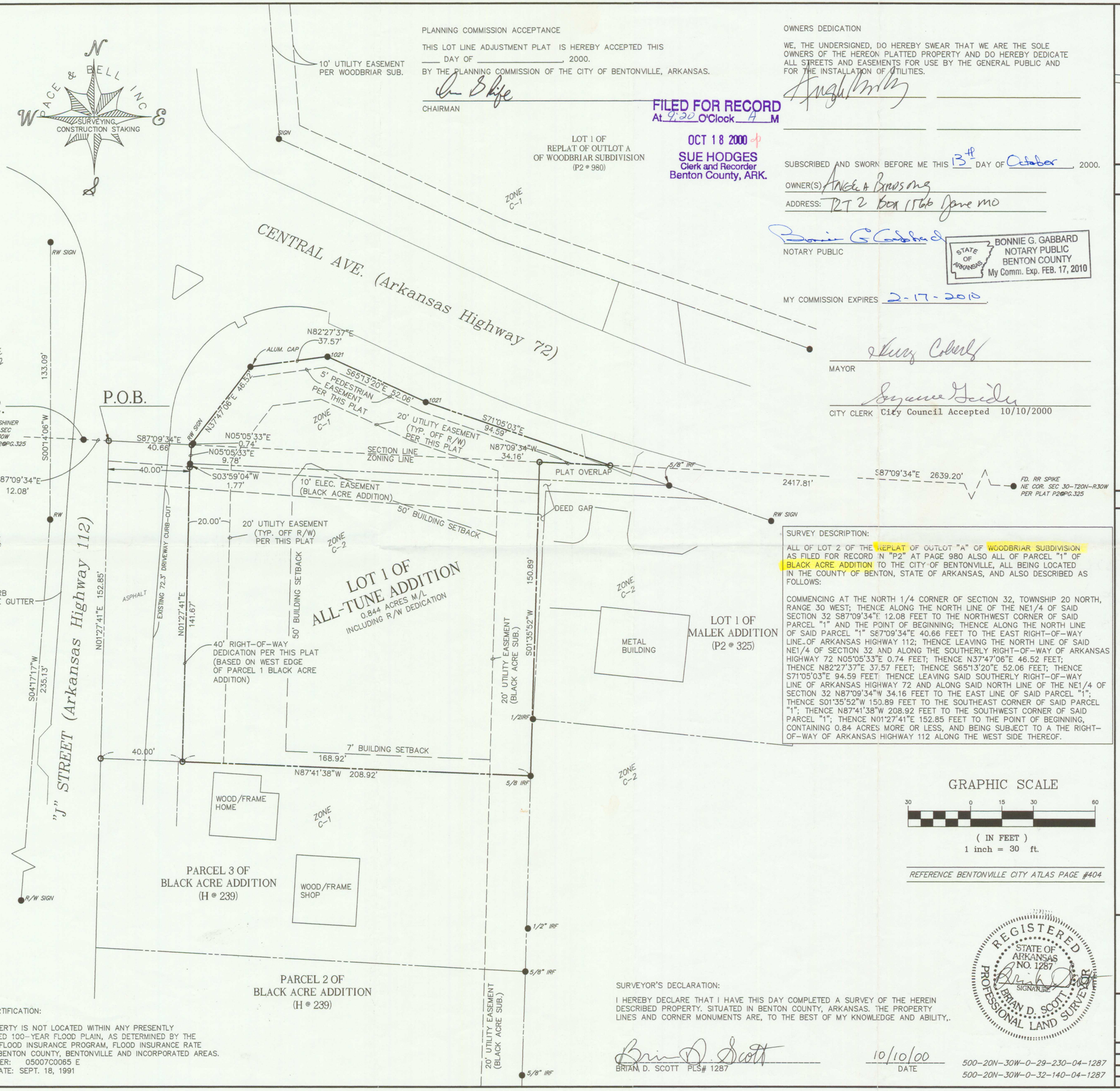
NOTARY PUBLIC

BONNIE G. GABBARD
NOTARY PUBLIC
BENTON COUNTY
STATE OF ARKANSAS
My Comm. Exp. FEB. 17, 2010

MY COMMISSION EXPIRES 2-17-2010

MAYOR

CITY CLERK City Council Accepted 10/10/2000



SURVEY DESCRIPTION:

ALL OF LOT 2 OF THE REPLAT OF OUTLOT "A" OF WOODBRIAR SUBDIVISION AS FILED FOR RECORD IN "P2" AT PAGE 980 ALSO ALL OF PARCEL "1" OF BLACK ACRE ADDITION TO THE CITY OF BENTONVILLE, ALL BEING LOCATED IN THE COUNTY OF BENTON, STATE OF ARKANSAS, AND ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST; THENCE ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 32 S87°09'34"E 12.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "1" AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID PARCEL "1" S87°09'34"E 40.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 72; THENCE LEAVING THE NORTH LINE OF SAID NE1/4 OF SECTION 32 AND ALONG THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 72 N05°05'33"E 0.74 FEET; THENCE N37°47'06"E 46.52 FEET; THENCE N82°27'37"E 37.57 FEET; THENCE S65°13'20"E 52.06 FEET; THENCE S71°05'03"E 94.59 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY 72 AND ALONG SAID NORTH LINE OF THE NE1/4 OF SECTION 32 N87°09'34"W 34.16 FEET TO THE EAST LINE OF SAID PARCEL "1"; THENCE S01°35'52"W 150.89 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "1"; THENCE N87°41'38"W 208.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "1"; THENCE N01°27'41"E 152.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS, AND BEING SUBJECT TO A THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY 112 ALONG THE WEST SIDE THEREOF.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

REFERENCE BENTONVILLE CITY ATLAS PAGE #404

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, BENTONVILLE AND INCORPORATED AREAS.
MAP NUMBER: 05007C0065 E
REVISED DATE: SEPT. 18, 1991

SURVEYOR'S DECLARATION:

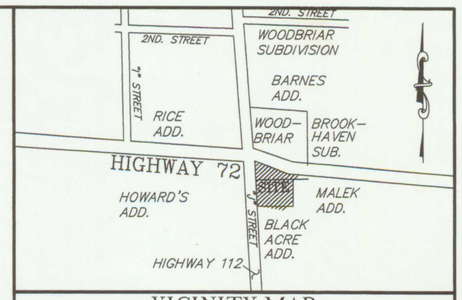
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY. SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY,.

BRIAN D. SCOTT PLS# 1287

10/10/00
DATE

REGISTERED
STATE OF ARKANSAS
NO. 1287
SIGNATURE
BRIAN D. SCOTT
PROFESSIONAL LAND SURVEYOR

500-20N-30W-0-29-230-04-1287
500-20N-30W-0-32-140-04-1287



VICINITY MAP
NOT TO SCALE

LEGEND:

- IRON PIN/PIPE FOUND
- IRON PIN SET
- BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- STORM DRAIN
- X"G — GAS
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- X"S — SEWER
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- FIBER-OPTIC TELEPHONE
- X"W — WATER
- FIRE HYDRANT
- DRAINAGE MANHOLE/OR STRUCTURE
- GAS METER
- GUY WIRE
- SIGN
- SEWER MANHOLE
- UTILITY POLE
- WATER METER
- WATER VALVE

P3 355

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THIS PROPERTY IS ZONED: C-1 AND C-2.
REFERENCE ZONING NOTES THIS PLAT.

ALL CURB DIMENSIONS ARE TO THE TOP BACK OF CURB UNLESS NOTED OTHERWISE.

ALL AREAS OF ASPHALT AND CURB & GUTTER ARE IN "GOOD" CONDITION (UNLESS NOTED OTHERWISE).

BASIS OF BEARINGS:
SURVEY FILED: (P-2 @ 980)

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

REPLAT OF PORTIONS OF WOODBRIAR SUB AND BLACK ACRE ADDITION

PROPERTY LINE ADJUSTMENT PLAT
ALL-TUNE ADDITION

SURVEYOR OF RECORD
PACE & BELL, INC.
1010 N.W. "J" STREET SUITE "I"
BENTONVILLE, AR 72712
PHONE (501) 254-9266

SCALE: 1" = 30'	DWG: ALLTUNEPLAT (24600)
DRAWN BY: LP/BDS/CEB	DATE: 9-29-2000
FIELD CREW: CEB/BDS	
CHECKED BY: CEB/BDS	1 OF 1