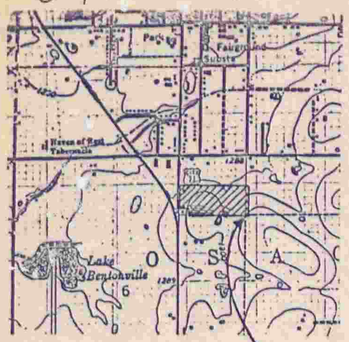
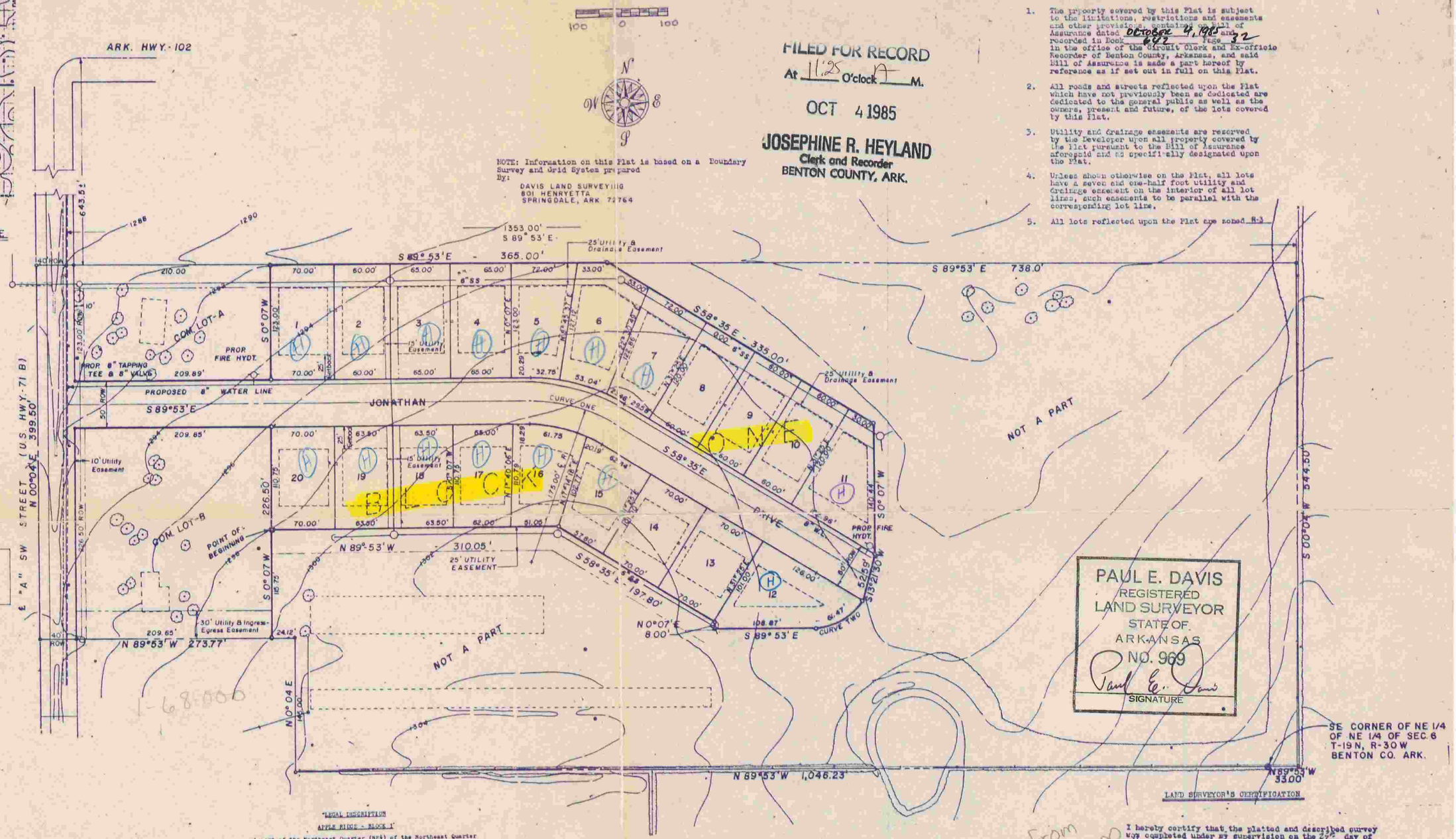
6-146



VICINITY MAP
SCALE: 1" = 1320'



CURVE DATA				
#	DELTA	LENGTH	RADIUS	TANGENT
1	31-18-00	95.60'	175.00'	49.03'
2	58-42-00	61.47'	60.00	33.74'

NOTE: Information on this Plat is based on a Boundary Survey and Grid System prepared By:
DAVIS LAND SURVEYING
801 HENRYETTA
SPRINGDALE, ARK 72764

FILED FOR RECORD
At 11:25 O'clock A M.
OCT 4 1985
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

1. The property covered by this Plat is subject to the limitations, restrictions and easements and other provisions, contained in Bill of Assurance dated OCTOBER 4, 1985 and recorded in Book 642 Page 32 in the office of the Circuit Clerk and Ex-officio Recorder of Benton County, Arkansas, and said Bill of Assurance is made a part hereof by reference as if set out in full on this Plat.
2. All roads and streets reflected upon the Plat which have not previously been so dedicated are dedicated to the general public as well as the owners, present and future, of the lots covered by this Plat.
3. Utility and drainage easements are reserved by the Developer upon all property covered by the Plat pursuant to the Bill of Assurance aforesaid and as specifically designated upon the Plat.
4. Unless shown otherwise on the Plat, all lots have a seven and one-half foot utility and drainage easement on the interior of all lot lines, such easements to be parallel with the corresponding lot line.
5. All lots reflected upon the Plat are zoned R-3

PAUL E. DAVIS
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 969
Paul E. Davis
SIGNATURE

Planning Commission Acceptance:

This plat is hereby accepted by the Bentonville Planning Commission this 6th day of Sept, 1985.

Tommy Rutherford
CHAIRMAN

City Council Acceptance:

This plat is hereby accepted by the Bentonville City Council this 10 day of Sept, 1985.

Bill Holland — MAYOR
Elaine A. Parks — CLERK

"LEGAL DESCRIPTION

APPLE RIDGE - BLOCK 1"

A part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Six (6), Township Nineteen (19) North, Range Thirty (30) West, and being more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE¼), of the Northeast Quarter (NE¼) of said Section Six (6), thence North 89° 53' West - 1070.48 feet; thence North 0° 07' East - 260.75 feet to the POINT OF BEGINNING, thence North 0° 07' East - 110.75 feet; thence North 89° 53' West - 209.85 feet; thence South 0° 04' West - 225.50feet; thence North 89° 53' West - 40.00 feet; thence North 0° 04' East - 399.50 feet; thence South 89° 53' East - 40.00 feet; thence South 0° 04' West - 123.00 feet; thence South 89° 53' East - 209.89 feet; thence North 0° 07' East - 123.00 feet; thence South 89° 53' East - 365.00 feet; thence South 58° 35' East - 335.00 feet; thence South 0° 07' West - 140.44 feet; thence South 13° 21' 30" West - 52.59 feet; thence along a curve to the right an arc distance of 61.47 feet, said curve has a delta angle of 58° 42', a radius of 60.00 feet and a chord which bears South 60° 46' West - 58.82 feet; thence leaving said curve North 89°53' West - 108.87 feet; thence North 0° 07' East - 8.00 feet; thence North 58° 35' West - 197.80 feet; thence North 89° 53' West - 310.05 feet to the POINT OF BEGINNING, containing 4.89 acres, more or less, Benton County, Arkansas.

Owners Certification And 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 of general public and for the installation of utilities.

Northwest Builders
Sec

Subscribed and sworn before me this 10th day of September, 1985.

Nancy Dobson
NOTARY PUBLIC

My Commission expires 6-1-92

LAND SURVEYOR'S CERTIFICATION

I hereby certify that the platted and described survey was completed under my supervision on the 27th day of March, 1985, and that corners were set, as shown, to the best of my knowledge and ability.

This survey is made for the exclusive use of the present Owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map.

Paul E. Davis
PAUL E. DAVIS R.L.S. # 969

came from 1-69-000

1-68-000

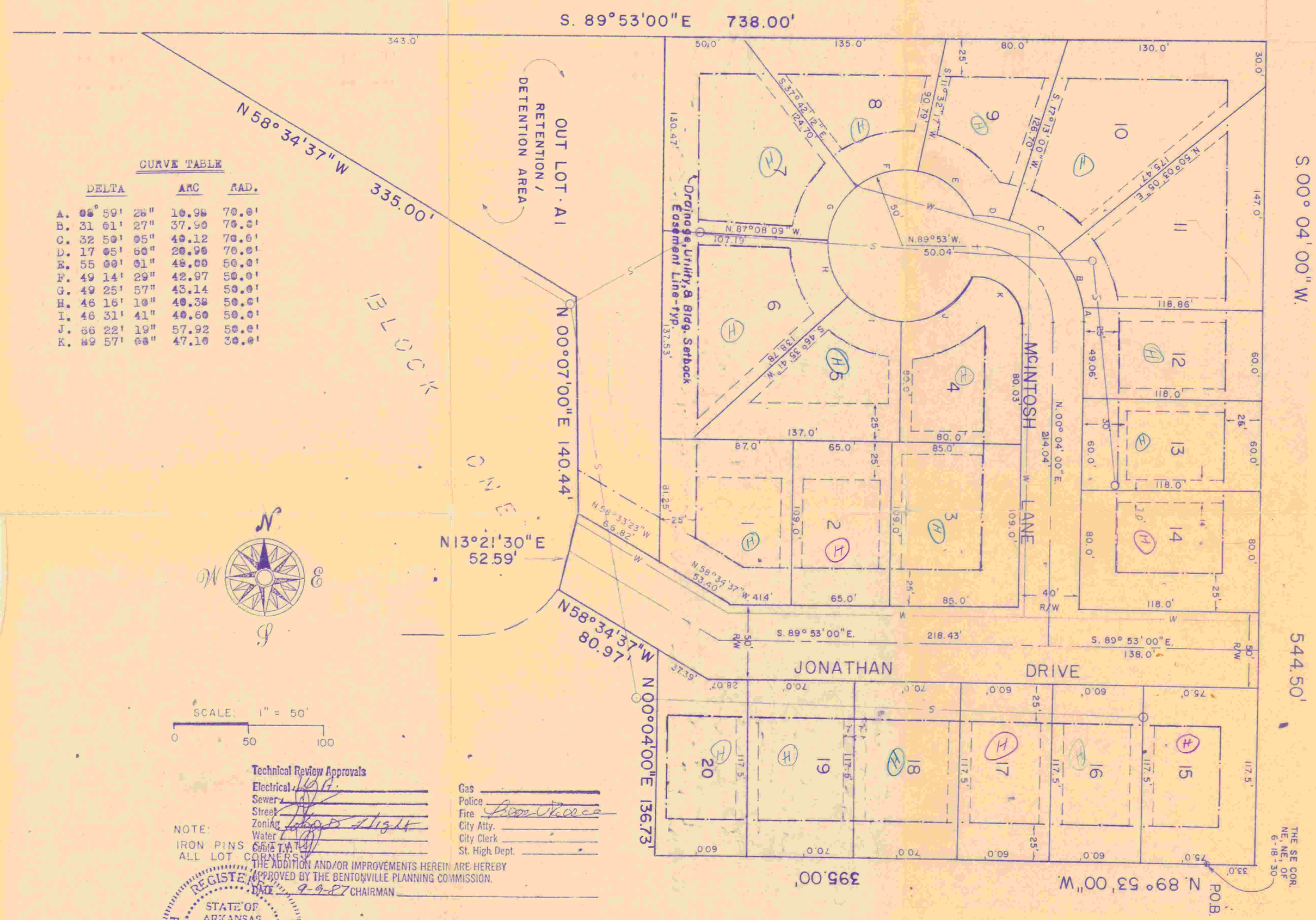
W&R Consulting, Inc.
ENGINEERING, DRAFTING AND DESIGN
636-7989 855-2466

RECORD PLAT BLOCK - 1
APPLE RIDGE SUBDIVISION
NORTHWEST BUILDERS, INC.

SCALE 1"=100
JOB 504030
DRAWN BY WP
DATE 6-9-85
SHEET 1

Rev. Sewer : Sept. 1985 - WP

11-238



CURVE TABLE

	DELTA	ARC	RAD.
A.	08° 59' 26"	10.98	70.0'
B.	31 01' 27"	37.90	70.0'
C.	32 59' 05"	40.12	70.0'
D.	17 05' 00"	20.90	70.0'
E.	55 00' 01"	48.00	50.0'
F.	49 14' 29"	42.97	50.0'
G.	49 25' 57"	43.14	50.0'
H.	46 16' 10"	40.38	50.0'
I.	46 31' 41"	40.60	50.0'
J.	66 22' 19"	57.92	50.0'
K.	89 57' 00"	47.10	30.0'

NOTE: IRON PINS ALL LOT CORNERS

Technical Review Approvals

Electrical
Sewer
Street
Zoning
Water
Cable T.V.
Gas
Police
Fire
City Atty.
City Clerk
St. High Dept.

THE ADDITION AND/OR IMPROVEMENTS HEREIN ARE HEREBY APPROVED BY THE BENTONVILLE PLANNING COMMISSION.

DATE 9-9-87 CHAIRMAN

REGISTERED STATE OF ARKANSAS NO. 944 THOMAS W. COPELIN PROFESSIONAL LAND SURVEYOR

Land Surveyor's Certification

I hereby certify that on the 3 day of Sept, 1987 the hereon platted and described survey was completed under my supervision and the iron pins were set, as shown, to the best of my knowledge and belief. All easements and encroachments revealed by the survey are as shown.

Thomas W. Copelin

Thomas W. Copelin Registered Land Surveyor #944

LEGEND

-------- Building Setback Line

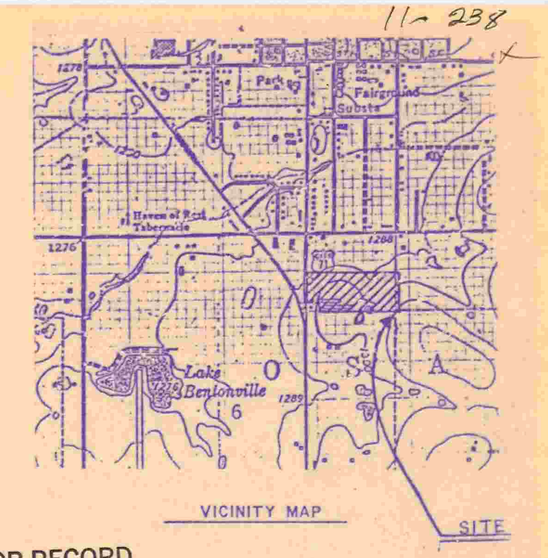
—·—·— Utility & Drainage Easement

Note

The area of this Plat falls within Zone "C" of the Flood Insurance Map.

All Lots Are Zoned R-3

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP

FILED FOR RECORD
At 9:40 O'clock A M
SEP 23 1987
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LEGAL DESCRIPTION : (APPLE RIDGE BLOCK -2)

BEGINNING AT THE SE CORNER OF THE NE¼ OF THE NE¼ OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 30 WEST, THENCE N 89° 53' 00" W 362.00 FEET; THENCE N 00°04' 00" E 136.73 FEET; THENCE N 58°34' 37" W 80.97 FEET; THENCE N 13°21' 30" E 52.59 FEET; THENCE N 00°07' 00 E 140.44 FEET; THENCE N 58° 34' 37" W 335.0FEET; THENCE S 89°53' 00" E 738.00 FEET; THENCE S 00°04' 00" W 544.50 FEET; THENCE N 89°53' 00" W 33.0 FEET TO THE POINT OF BEGINNING CONTAINING 6.03 ACRES MORE OR LESS

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

Northwest Builders Inc

Barry Hardy

OFFICIAL SEAL PEGGY D. MITTS NOTARY PUBLIC - ARKANSAS BENTON COUNTY My Commission Expires Mar. 6, 1992

SUBSCRIBED AND SWORN BEFORE ME, THIS _____ DAY OF _____ 19__

Peggy D. Mitts notary public MY COM. EXPIRES _____

PLANNING COMMISSION ACCEPTANCE:

THIS PLAT IS ACCEPTED THIS 18th DAY OF Sept, 1987.

Ralph C Vennitt chairman

CITY COUNCIL ACCEPTANCE:

THIS PLAT IS ACCEPTED THIS 22 DAY OF Sept, 1987.

Steve Bertuly mayor — Terry Coberly clerk

out of 1-69-000 & 01-00048-000

Apple Ridge

APPROVED	W&R Consulting, Inc. ENGINEERING, DRAFTING AND DESIGN 636-7989 855-2466	DRAWN BY WP
SCALE 1" = 50'	FINAL PLAT APPLE RIDGE, BLOCK-2	DATE 9-2-'87
JOB 87102		SHEET 1

NORTHWEST BUILDERS, INC.

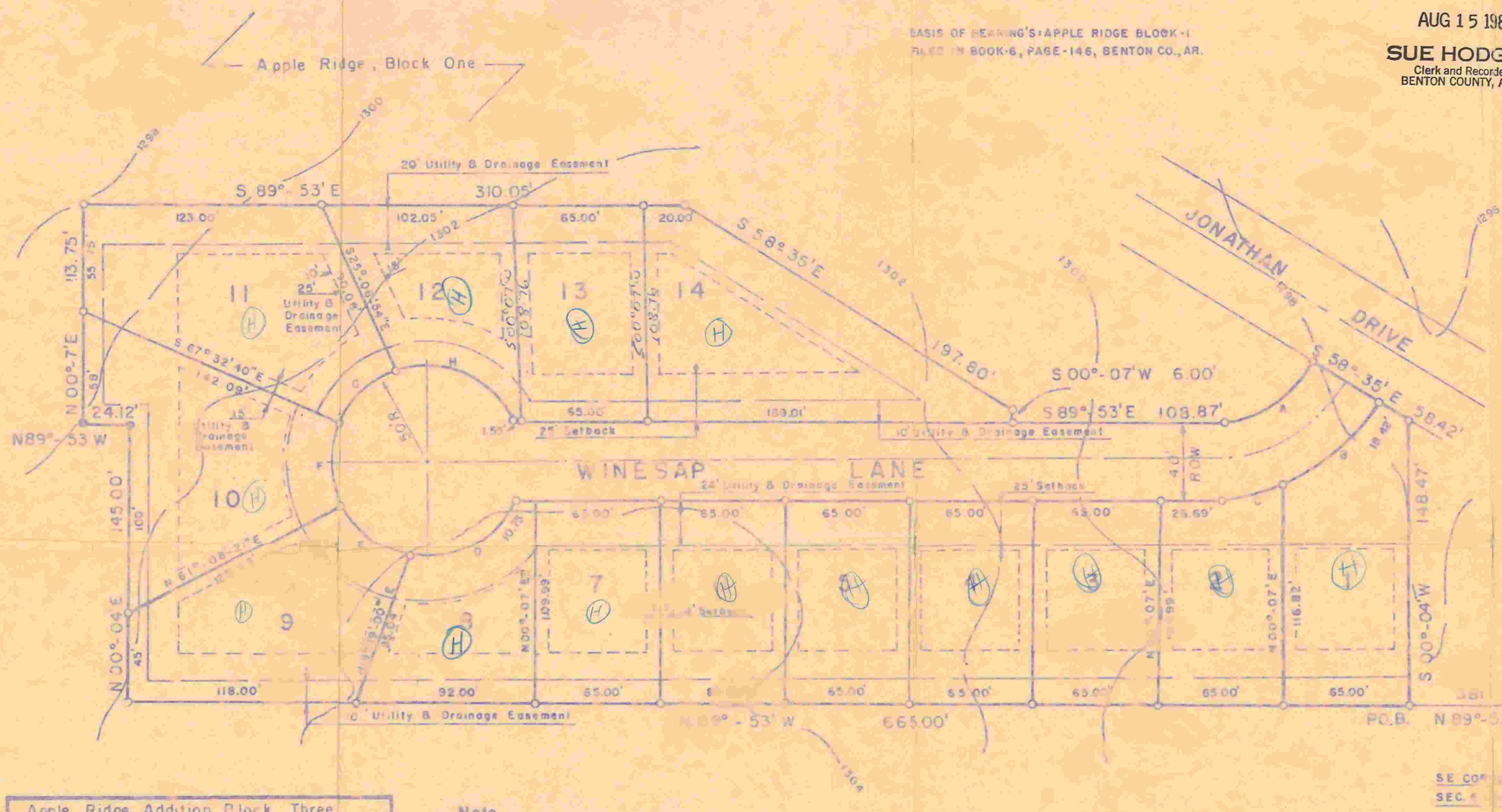
14-167

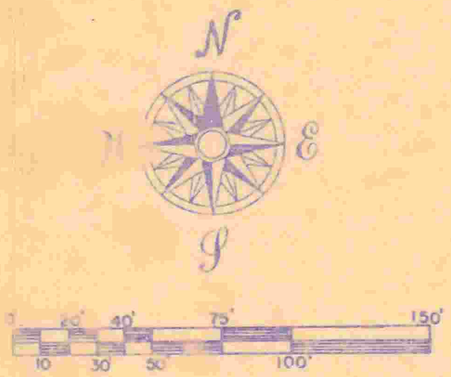
LEGAL DESCRIPTION APPLE RIDGE BLOCK III

A part of the NE¼ of the NE¼ of Section 6, Township 19 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas being more particulary described as follows.

Commencing at the SE Corner of the NE¼ of the NE¼, of said Section 6, thence N89°53'00" W 381.36 feet to the POINT OF BEGINNING thence N89°53'00" W 665.00 feet; thence N00°04'00" E 145.00 feet; thence N89°53'00" W 24.12 feet; thence N00° 07'00" E 113.75 feet, thence S89°53'00" E 310.05 feet, thence S58°35'00" E 197.80 feet; thence S00°07'00" W 6.00 feet; thence S89°53'00" E 108.87; thence on a curve to the left with a delta of 58°42'00" and a length of 61.47 feet; thence S58° 35'00" E 58.42 feet; thence S00°04'00" W 148.47 feet to the POINT OF BEGINNING said BLOCK THREE (3) containing 3.31 Acres more or less.

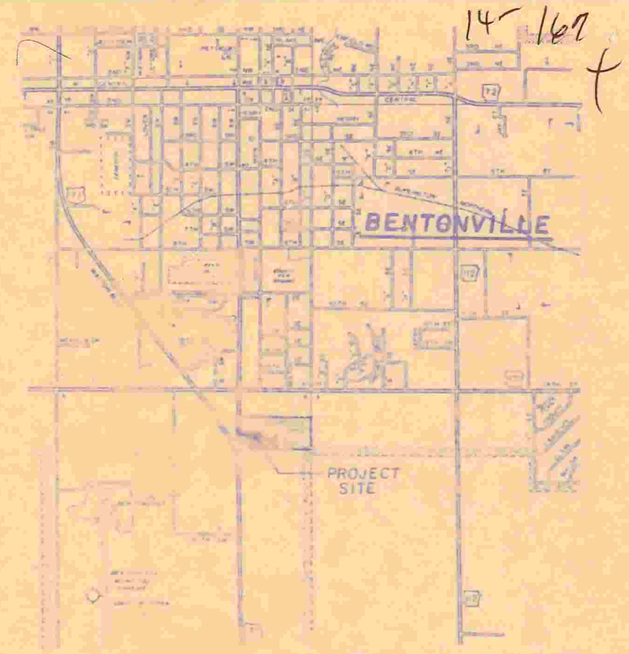
Taking Remainder of P#1-69-000





BASIS OF BEARINGS: APPLE RIDGE BLOCK-I
FILED IN BOOK-6, PAGE-146, BENTON CO., AR.

FILED FOR RECORD
At 2:15 O'clock P M
AUG 15 1988
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



VICINITY MAP

DEVELOPER =

SAM ROGERS
ROGERS COMPANY
P.O. BOX-752
ROGERS, ARK. 72756

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

Rogers Co. By: Sam D. Rogers Pres

FARMERS & MERCHANTS BANK

By [signature] EVP

SUBSCRIBED AND SWORN BEFORE ME, THIS 13 DAY OF July, 1988

[signature] NOTARY PUBLIC MY COM. EXPIRES 1-15-92

Apple Ridge Addition Block Three			
Acreage Chart			
Lot No.	Size - ft²	Lot No	Size - ft²
1	9,173.6	8	7,016.2
2	7,273.2	9	9,874.5
3	7,149.3	10	11,529
4	7,149.3	11	12,056.6
5	7,149.3	12	7,020.2
6	7,149.3	13	7,069.5
7	7,149.3	14	11,849.1

CURVE DATA DESIGN			
SYM.	RADIUS	ARC	CENTRAL ∠
A	60.0'	61.47	58°-42'
B	100.0'	65.29	37°-24'-23"
C	100.0'	37.16	21°-17'-37"
D	50.0'	66.88	76°-38'-18"
E	50.0'	44.34	50°-48'-22"
F	50.0'	44.78	51°-18'-59"
G	50.0'	42.52	48°-43'-31"
H	50.0'	74.49	85°-21'-27"

Note

The area of this Plat falls within Zone "C" of the Flood Insurance Map.

All Lots Are Zoned R-3

LEGEND

- - - - - - Building Setback Line
— — — Utility/Drainage Easement

Land Surveyor's Certification

I hereby certify that on the 30 day of JUNE, 1988 the hereon platted and described survey was completed under my supervision and the iron pins were set, as shown, to the best of my knowledge and belief. All easements and encroachments revealed by the survey are as shown.

Orval Wilbanks #755
Registered Land Surveyor

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4112 WILLIAM R. HLATZ

Planning Commission Acceptance:

This plat is hereby accepted by the Bentonville Planning Commission this 8TH day of AUGUST, 1988

[signature] CHAIRMAN

City Council Acceptance:

This plat is hereby accepted by the Bentonville City Council this 9th day of August, 1988.

Steve Bertuch MAYOR — Terry Cobely CLERK

APPLE RIDGE BLOCK - III

APPROVED	W&R Consulting, Inc. ENGINEERING, DRAFTING AND DESIGN 636-7989 / 273-7989	DRAWN BY WR
SCALE 1"=50'	FINAL PLAT APPLE RIDGE BLOCK-III	DATE 6-30-88
JOB E-8833		SHEET 1

11