

LEGAL DESCRIPTION:
 PART OF THE WEST 1/2 OF SECTION 31, T-21-N, R-29-W, BENTON COUNTY, ARKANSAS DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SW CORNER OF THE NE 1/4 SW 1/4 OF SECTION 31; THENCE N 89°56'29" W, 33.33' TO THE POINT OF BEGINNING; THENCE N 89°19'51" W, 845.73'; THENCE N 01°23'18" W, 128.00' TO A POINT ON THE EAST R/W LINE OF NORTH DAVIS STREET; THENCE N 01°23'18" W, 972.84'; THENCE N 46°09'31" E, 122.20'; THENCE N 79°44'28" E, 158.48'; THENCE N 09°20'05" E, 158.28'; THENCE N 89°48'00" E, 387.33'; THENCE N 00°10'49" E, 744.12'; THENCE N 87°28'28" E, 109.06'; THENCE N 43°50'22" E, 308.87'; THENCE N 04°15'23" E, 314.48'; THENCE N 87°28'57" E, 122.86'; THENCE S 20°24'46" E, 101.56'; THENCE S 01°18'08" E, 537.26'; THENCE S 88°14'13" E, 48.48'; THENCE S 09°22'05" E, 273.40'; THENCE S 00°03'25" E, 228.31'; THENCE S 00°00'17" E, 1210.11'; THENCE S 09°00'17" E, 308.71'; THENCE S 89°48'41" W, 103.18'; THENCE N 00°10'20" W, 39.12' TO THE POINT OF BEGINNING, CONTAINING 47.21 ACRES MORE OR LESS.

FLOOD CERTIFICATION:
 BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 75 OF 252, COMMUNITY-PANEL NUMBER 05007C 0075 E, EFFECTIVE DATE: SEPTEMBER 18, 1991, THE PROPERTY DEPICTED ON THIS PLAN APPEARS TO BE LOCATED WITHIN ZONES A & C (TO BE VERIFIED).

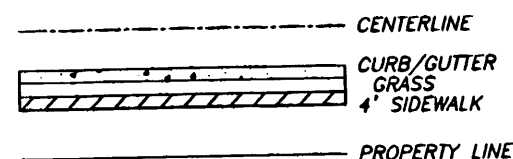
- GENERAL NOTES:**
- IRON PINS SHALL BE SET AT ALL LOT CORNERS.
 - SURVEYING PROVIDED BY SATTERFIELD LAND SURVEYORS, LEMONS ENGINEERING CONSULTANTS ACCEPTS NO RESPONSIBILITY FOR SURVEYING.
 - EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
 - ALL EASEMENTS TO BE 12' IN WIDTH UNLESS OTHERWISE NOTED.
 - EASEMENTS BETWEEN LOTS SHALL BE CENTERED ON THE LOT LINES UNLESS OTHERWISE NOTED.
 - ALL BUILDING LINES TO BE 45' UNLESS OTHERWISE NOTED.
 - TRACIS 'A' & 'B' TO BE USED FOR UTILITIES & DRAINAGE. TRACT 'A' ALSO ALLOCATED FOR REC. PARK USE.

BUILDING SETBACKS	
Front	25' SETBACK
Side	10' SETBACK
Rear	20' SETBACK
Side Yard on Street	25' SETBACK

*Unless otherwise stated on plat or in Bill of Assurance (Restricted Covenants)

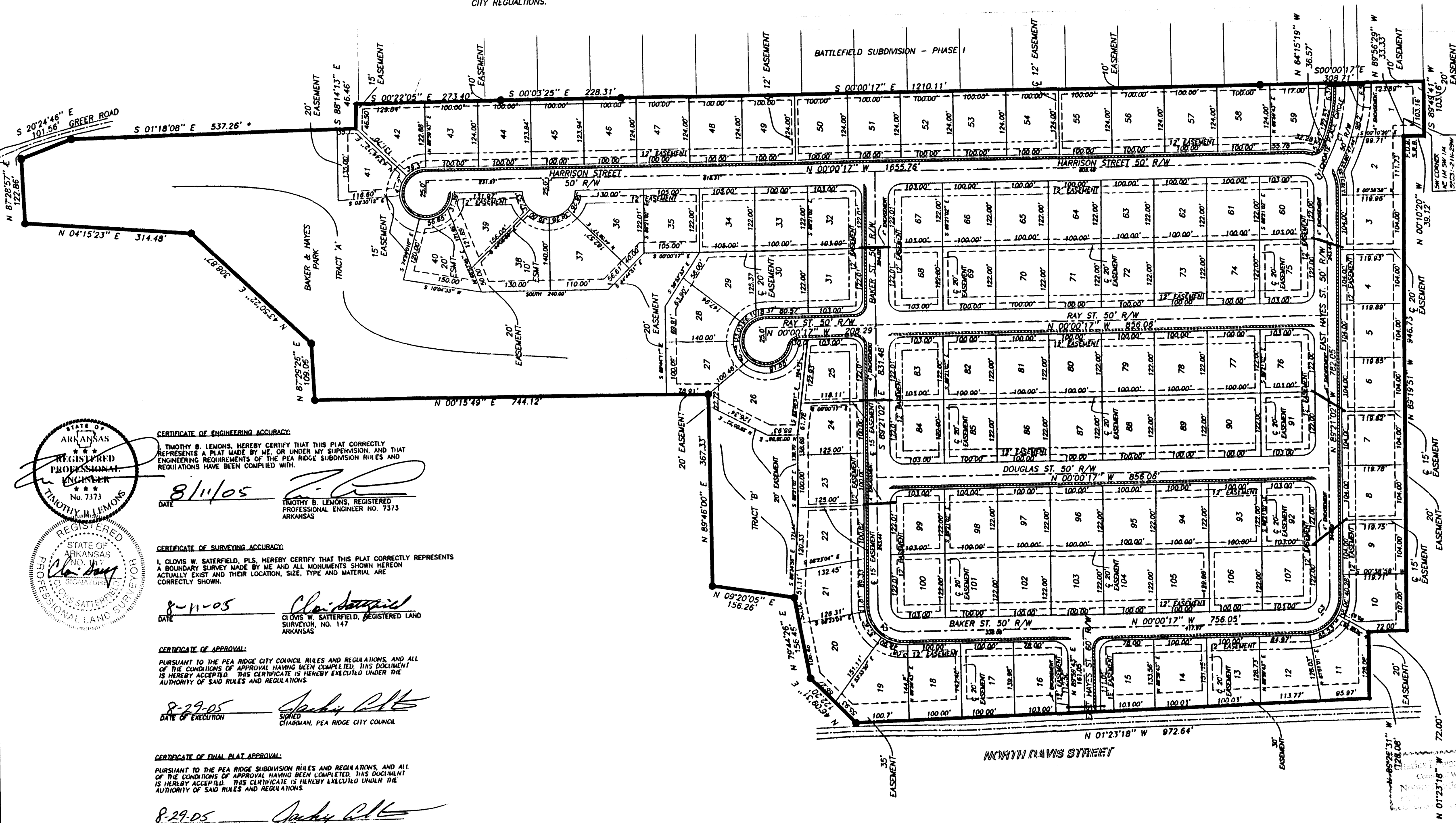
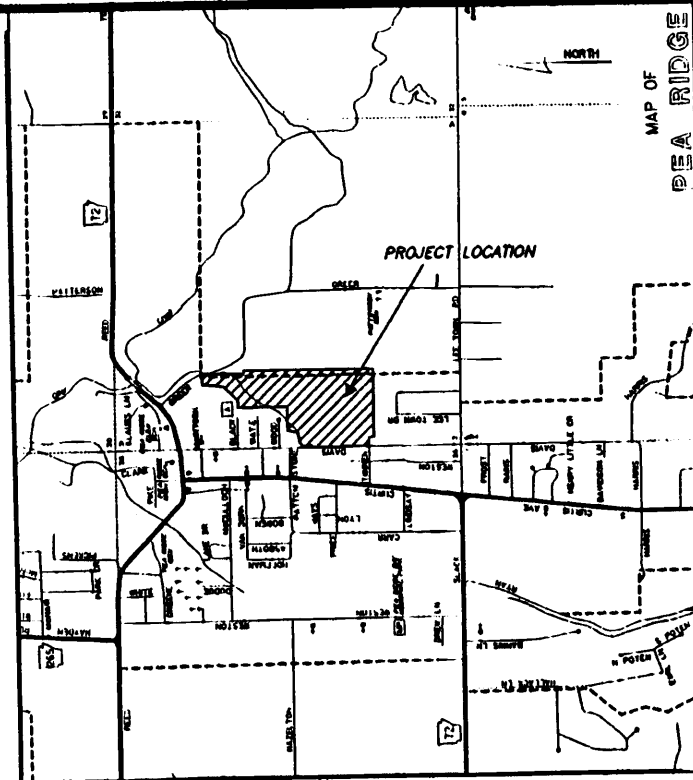
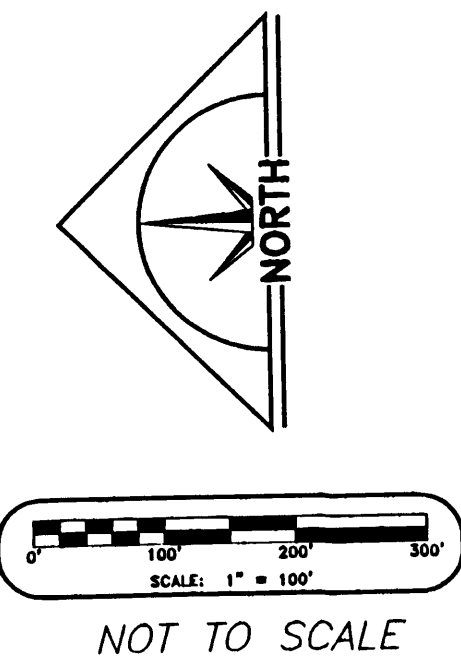
MONUMENTS LEGEND	
○	Fence Corner
●	1/2" Existing Rebar
□	Set Rebar
■	Existing Stone

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	25°44'41"	25°44'41"	N 75°57'09" W	68.56	300.00	134.80	133.67
C2	90°39'16"	90°39'16"	S 45°19'21" W	50.57	50.00	79.11	71.11
C3	89°20'44"	89°20'44"	N 44°40'39" W	49.43	50.00	77.97	70.31
C4	90°39'16"	90°39'16"	N 45°19'21" E	50.57	50.00	79.11	71.11



DETAIL NTS

NOTE:
 WIDTH OF GRASS AREA BETWEEN CURB AND SIDEWALK AS PER CITY REGULATIONS.



2005 1106
 Recorded in the Above
 Plat Book & Page
 09-09-2005 09:50:27 AM
 Brenda DeShields-Circuit Clerk
 Benton County, AR

Charles W. Lemons
 REGISTERED PROFESSIONAL ENGINEER
 No. 7373
 DATE: 8-11-05

CERTIFICATE OF OWNERS:
 WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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.
 DATE: 12-27-04
 DATE: 12-27-04
 DATE: 12-27-04

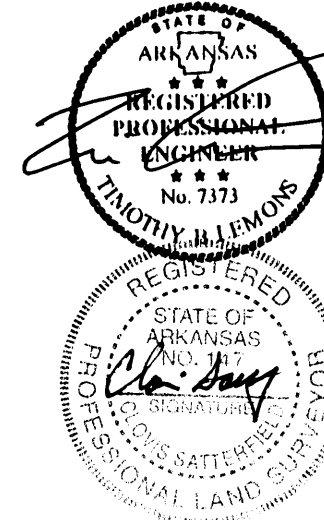
CERTIFICATE OF APPROVAL:
 PURSUANT TO THE PEA RIDGE STREET DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 8-29-05
 SIGNED: [Signature]
 PEAK RIDGE STREET DEPARTMENT

CERTIFICATE OF APPROVAL:
 PURSUANT TO THE PEA RIDGE SEWER/WATER DEPARTMENT RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 8-11-05
 SIGNED: [Signature]
 PEAK RIDGE SEWER/WATER DEPARTMENT

CERTIFICATE OF DEDICATION:
 WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT, AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF PEA RIDGE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.
 SIGNED: [Signature]
 STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME
 THIS 27th DAY OF December, 2004

CERTIFICATE OF FINAL PLAT APPROVAL:
 PURSUANT TO THE PEA RIDGE CITY COUNCIL RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 8-29-05
 SIGNED: [Signature]
 CHAIRMAN, PEA RIDGE CITY COUNCIL

CERTIFICATE OF FINAL PLAT APPROVAL:
 PURSUANT TO THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 8-29-05
 SIGNED: [Signature]
 CHAIRMAN, PEA RIDGE PLANNING COMMISSION



CERTIFICATE OF ENGINEERING ACCURACY:
 I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.
 DATE: 8-11-05
 SIGNED: [Signature]
 TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373 ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:
 I, CLOVIS W. SATTERFIELD, PLS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACCURATELY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
 DATE: 8-11-05
 SIGNED: [Signature]
 CLOVIS W. SATTERFIELD, REGISTERED LAND SURVEYOR, NO. 147 ARKANSAS

CERTIFICATE OF APPROVAL:
 PURSUANT TO THE PEA RIDGE CITY COUNCIL RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.
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 CHAIRMAN, PEA RIDGE CITY COUNCIL

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 SIGNED: [Signature]
 CHAIRMAN, PEA RIDGE PLANNING COMMISSION

NOTE: NO CHANGES IN THIS PLAT ARE PERMITTED WITHOUT APPROVAL OF PEA RIDGE PLANNING COMMISSION

Project No.	Date	By	Revisions	Date	By	Prepared For
04-055	November 2004	[Signature]	Working documents for Mr. Lemons, Mrs. Co. & others	11/23/04	[Signature]	BAKER & HAYES, LLC PO BOX 356 SPRINGDALE, AR 72765
		[Signature]	Final plat, approved for record	12/27/04	[Signature]	
		[Signature]	Final plat, approved for record	12/27/04	[Signature]	
		[Signature]	Final plat, approved for record	12/27/04	[Signature]	

FINAL PLAT - REVISED - BATTLEFIELD ESTATES
 PART OF SECTION 31, T-21-N, R-13-W
 PEA RIDGE, BENTON COUNTY, ARKANSAS

LEMONS ENGINEERING CONSULTANTS, INC.
 204 CHERRY STREET
 CABOT, AR 72023
 PH: (501) 843-5081

CIVIL ENGINEERING & PLANNING
 WATER • SEWER • TRANSPORTATION • SUBDIVISION