PROPERTY DESCRIPTION – BRIGHTWOOD SUBDIVISION – PHASE ONE

A part of the NE1/4 of the SW1/4 and a part of the SE1/4 of the SW1/4 of Section 12, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows : Commencing at a PK Nail set for the NE Corner of the NE1/4 of the SW1/4 of Section 12, T–19–N, R–31–W; thence South 02 degrees, 26 minutes, 00 seconds West 394.02 feet to an iron pin set for the TRUE POINT OF BEGINNING; thence South 02 degrees, 26 minutes, 00 seconds West 452.69 feet to a set iron pin; thence North 87 degrees, 01 minutes, 44 seconds West 120.00 feet to a set iron pin; thence North 87 degrees, 08 minutes, 44 seconds West 50.00 feet to a set iron pin; thence North 87 degrees, 01 minutes, 25 seconds West 119.98 feet to a set iron pin; thence South 02 degrees, 25 minutes, 57 seconds West 446.00 feet to a set iron pin; thence North 87 degrees, 01 minutes, 44 seconds West 409.99 feet to a set iron pin; thence South 02 degrees, 25 minutes, 54 seconds West 29.89 feet; thence North 87 degrees, 01 minutes, 41 seconds West 175.18 feet to a found iron pin; thence North 87 degrees, 01 minutes, 40 seconds West 435.87 feet to a set iron pin; thence North 02 degrees, 14 minutes, 10 seconds East 4.61 feet to a set iron pin; thence North 02 degrees, 14 minutes, 15 seconds East 687.96 feet; thence South 87 degrees, 00 minutes, 31 seconds East 695.77 feet to a set iron pin; thence along a curve to the right with a delta angle of 29 degrees, 29 minutes, 35 seconds, having a radius of 549.85 feet and a arc length of 283.04 feet, with a chord bearing and distance of North 11 degrees, 45 minutes, 20 seconds West 279.92 feet; thence North 02 degrees, 58 minutes, 42 seconds East 25.69 feet; thence North 10 degrees, 36 minutes, 05 seconds West 35.95 feet; thence North 05 degrees, 18 minutes, 28 seconds West 15.56 feet; thence North 02 degrees, 10 minutes, 33 seconds East 13.17 feet; thence North 09 degrees, 41 minutes, 46 seconds East 15.56 feet; thence North 17 degrees, 26 minutes, 31 seconds East 36.34 feet; thence North 02 degrees, 59 minutes, 32 seconds East 180.02 feet; thence South 87 degrees, 00 minutes, 28 seconds East 50.00 feet; thence South 02 degrees, 59 minutes, 32 seconds West 179.31 feet; thence South 11 degrees, 11 minutes, 52 seconds East 37.02 feet; thence South 03 degrees, 40 minutes, 05 seconds East 15.55 feet; thence South 08 degrees, 04 minutes, 45 seconds West 13.22 feet; thence South 07 degrees, 39 minutes, 05 seconds West 15.44 feet; thence South 16 degrees, 51 minutes, 14 seconds West 35.28 feet; thence South 02 degrees, 58 minutes, 43 seconds West 26.39 feet; thence along a curve to the left with a delta angle of 29 degrees, 29 minutes, 35 seconds, having a radius of 499.86 feet and a arc length of 257.30 feet, with a chord bearing and distance of South 11 degrees, 45 minutes, 17 seconds East 254.47 feet; thence South 26 degrees, 30 minutes, 35 seconds East 55.63 feet; thence North 83 degrees, 43 minutes, 14 seconds East 119.77 feet to a set iron pin; thence North 63 degrees, 29 minutes, 54 seconds East 489.66 feet to the TRUE POINT OF BEGINNING, containing 19.232 acres.

THIS PROPERTY IS NOT LOCATED WITHIN AN ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. FLOOD INSURANCE RATE MAP NUMBER 05007C0135 E ; EFFECTIVE DATE : SEPTEMBER 18, 1991

CITY OF BENTONVILLE ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 28 DAY OF December, 1999.

CHAIRMAN

CITY OF BENTONVILLE ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF December, 1999 BY THE BENTONVILLE CITY COUNCIL.

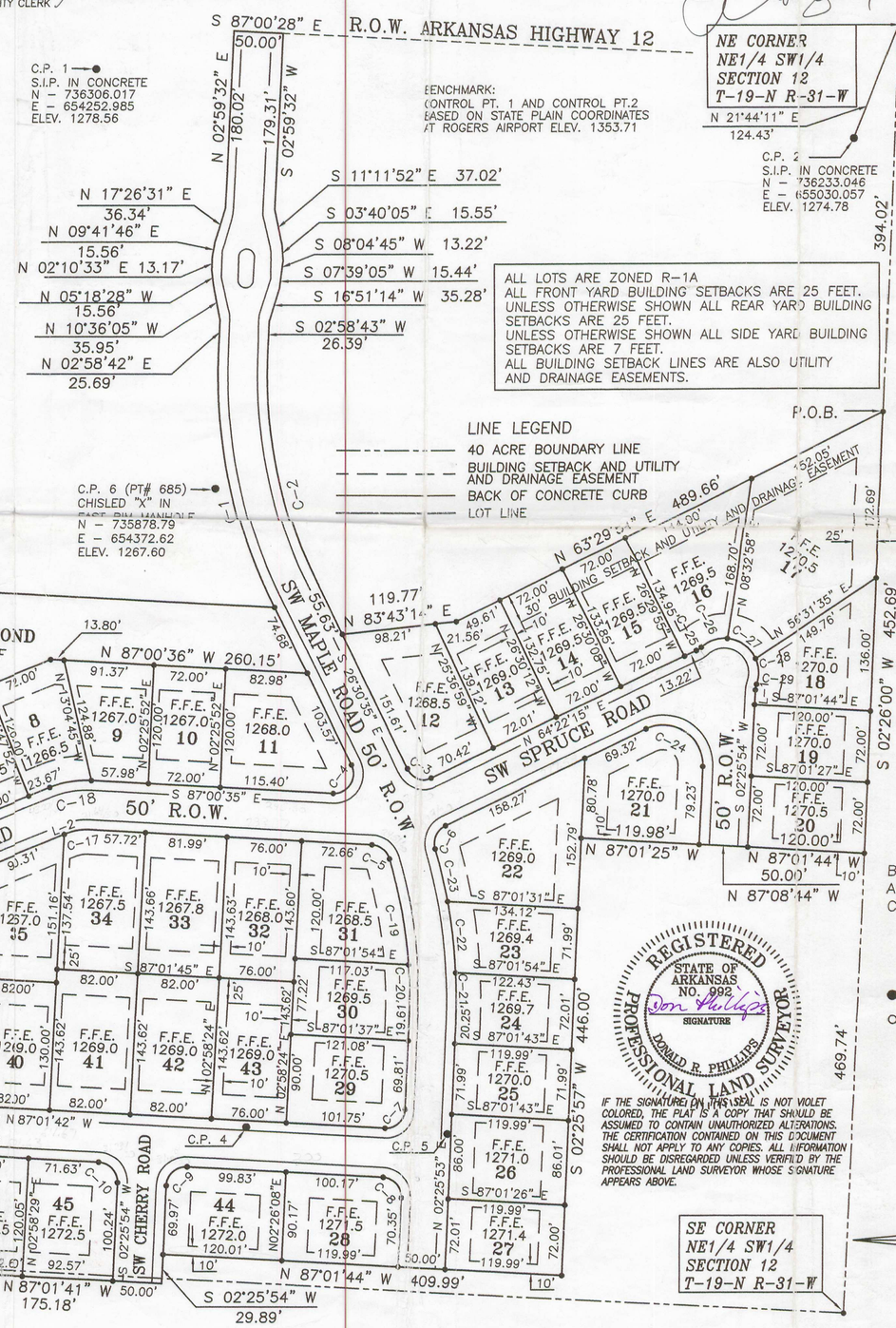
MAYOR

CITY CLERK

PLAT RECORDING DOCUMENT NUMBER P2700

PROTECTIVE COVENANTS FILED UNDER DOCUMENT NUMBER 00 003358

UTILITY SIGN-OFF:
ARKANSAS WESTERN GAS
S.W. BELL
FIRE DEPARTMENT
CITY ENGINEER



C.P. 4 (POINT NUMBER 717)
CHISLED "X" IN NO. RIM MANHOLE
N – 735222.68
E – 654405.57
ELEV. 1269.77

C.P. 5 (POINT NUMBER 716)
CHISLED "X" IN NO. RIM MANHOLE
N – 735216.20
E – 654613.95
ELEV. 1269.38

C–1 Radius = 549.85' Delta = 29°29'35" Length = 283.04' Chord = 279.92'	C–2 Radius = 499.85' Delta = 29°29'35" Length = 257.30' Chord = 254.47'	C–3 Radius = 20.00' Delta = 90°13'49" Length = 31.50' Chord = 28.34'	C–4 Radius = 20.00' Delta = 119°29'42" Length = 41.71' Chord = 34.55'
C–5 Radius = 20.00' Delta = 70°13'25" Length = 24.51' Chord = 23.01'	C–6 Radius = 20.00' Delta = 80°43'16" Length = 28.18' Chord = 25.90'	C–7 Radius = 20.00' Delta = 90°32'42" Length = 31.61' Chord = 28.42'	C–8 Radius = 20.00' Delta = 89°27'18" Length = 31.23' Chord = 28.15'
C–9 Radius = 20.00' Delta = 90°32'22" Length = 31.60' Chord = 28.42'	C–10 Radius = 20.00' Delta = 89°27'18" Length = 31.23' Chord = 28.15'	C–11 Radius = 20.00' Delta = 90°44'03" Length = 31.67' Chord = 28.46'	C–12 Radius = 20.00' Delta = 89°16'59" Length = 31.17' Chord = 28.11'
C–13 Radius = 100.00' Delta = 25°05'17" Length = 43.79' Chord = 43.44'	C–14 Radius = 100.00' Delta = 29°42'38" Length = 51.85' Chord = 51.28'	C–15 Radius = 100.00' Delta = 11°09'33" Length = 19.48' Chord = 19.45'	C–16 Radius = 50.00' Delta = 65°57'15" Length = 57.56' Chord = 54.43'
C–17 Radius = 50.00' Delta = 24°47'32" Length = 21.64' Chord = 21.47'	C–18 Radius = 100.00' Delta = 24°47'32" Length = 43.27' Chord = 42.93'	C–19 Radius = 500.00' Delta = 12°36'08" Length = 109.98' Chord = 109.75'	C–20 Radius = 500.00' Delta = 06°37'20" Length = 57.79' Chord = 57.76'
C–21 Radius = 550.00' Delta = 05°24'05" Length = 51.85' Chord = 51.83'	C–22 Radius = 550.00' Delta = 07°37'00" Length = 73.11' Chord = 73.06'	C–23 Radius = 550.00' Delta = 05°44'29" Length = 55.11' Chord = 55.09'	C–24 Radius = 40.00' Delta = 118°03'56" Length = 82.43' Chord = 68.60'
C–25 Radius = 20.00' Delta = 17°04'47" Length = 5.96' Chord = 5.94'	C–26 Radius = 35.00' Delta = 47°37'48" Length = 29.10' Chord = 28.26'	C–27 Radius = 35.00' Delta = 60°44'06" Length = 37.10' Chord = 35.39'	C–28 Radius = 35.00' Delta = 43°53'42" Length = 26.81' Chord = 26.16'
C–29 Radius = 20.00' Delta = 17°06'49" Length = 5.97' Chord = 5.95'	L–1 S02°25'54"W 15.09' L–2 N68°12'04"E 3.65' L–3 S02°14'12"W 23.57'	C.P. 3 (POINT NUMBER 918) CHISLED "X" IN SO. RIM MANHOLE N – 735249.98 E – 653850.41 ELEV. 1269.50	

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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 BENTONVILLE AND ALL UTILITY COMPANIES, 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, 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.

12-30-99
DATED

John W. Charles, MGR.

12-30-99
DATED

Mike W. Charles MGR

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF December, 1999

MY COMMISSION EXPIRES :
01-31-2004

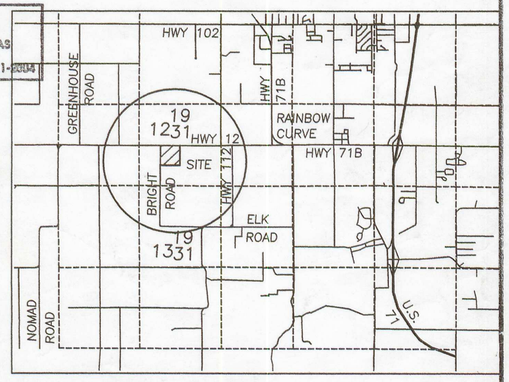
NOTARY PUBLIC

OFFICIAL SEAL
CHARLES A CAREY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004

FILED FOR RECORD
at 8:29 O'Clock a M
JAN 12 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

REGISTERED
STATE OF ARKANSAS
NO. 992
Don Phillips
SIGNATURE
DONALD R. PHILLIPS
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.



VICINITY MAP – ATLAS PAGE 484

FINAL PLAT
BRIGHTWOOD SUBDIVISION – PHASE ONE
BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE : 1" = 100'	DATE : NOV. 11, 1999	DRAWN BY : D.P.
JOB NO. BRIGHT1 ZDISK 2000-01	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754) E-mail : dphillips@mc2k.com	
OWNER/DEVELOPER CHARLTON DEVELOPMENT COMPANY LLC 2705 WEST OLIVE STREET ROGERS, ARKANSAS PHONE (501) 254-8580		