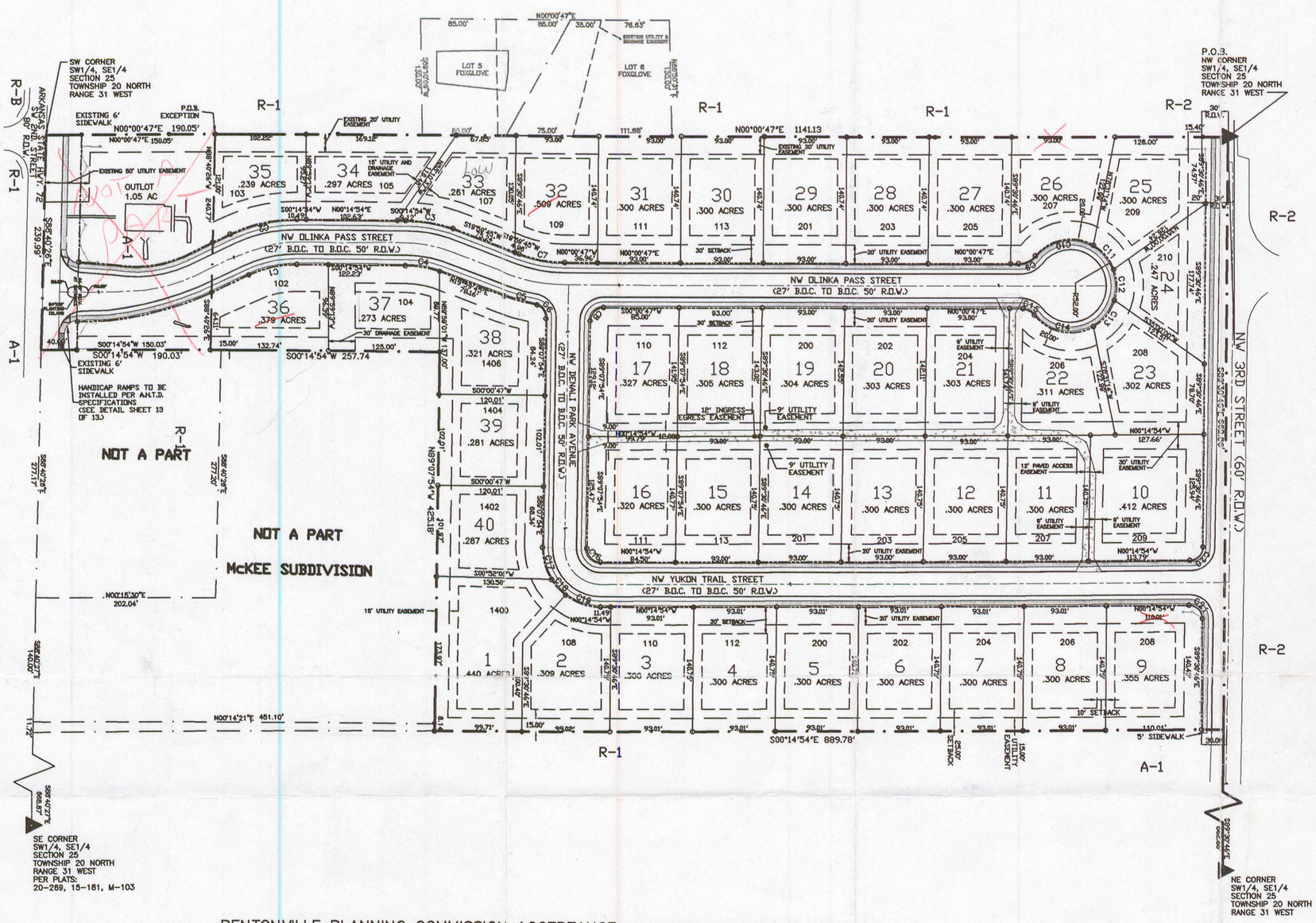

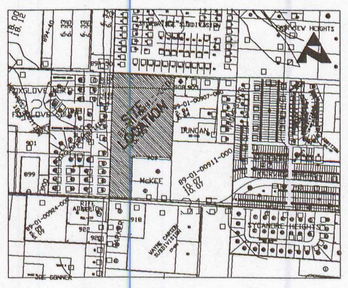

VICINITY MAP
NTS

SCALE 1" = 100'

P3 477

FILED
At 4:05 O'Clock P M
DEC 01 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LEGEND

FOUND IRON PIN	●
SET IRON PIN	○
FOUND RAIL ROAD SPIKE	▲
PROPERTY LINE	
BUILDING SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
CURB	
5' SIDEWALK	

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	55.39	125.00
C2	77.47	175.00
C3	54.34	175.00
C4	39.14	123.43
C5	38.19	200.00
C6	19.78	15.00
C7	52.35	150.00
C8	23.34	15.00
C9	21.60	25.00
C10	71.80	52.00
C11	36.13	52.00
C12	35.15	52.00
C13	38.31	52.00
C14	74.00	52.00
C15	14.90	19.20
C16	23.73	15.00
C17	37.46	65.00
C18	23.70	65.00
C19	42.21	65.00
C20	23.37	15.00
C21	23.75	15.00

LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PART OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF THE SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING IN THE MIDDLE OF NW THIRD STREET; THENCE, FOLLOWING SAID CENTERLINE, S 89 DEGREES 30' 46" E 662.86 FEET; THENCE, LEAVING SAID CENTERLINE, S 0 DEGREES 14' 54" E 889.78 FET; THENCE N 89 DEGREES 07'54" W 425.18 FEET; THENCE S 0 DEGREES 14'54" W 447.77 FEET TO THE CENTERLINE OF STATE HIGHWAY 72; THENCE, FOLLOWING SAID CENTERLINE N 88 DEGREES 40' 26" W 239.99 FEET; THENCE, LEAVING SAID CENTERLINE, N 0 DEGREES 0' 47" E 1331.18 FEET TO THE POINT OF BEGINNING, CONTAINING 16.02 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF NW 3RD STREET ON THE NORTH, THE RIGHT OF WAY OF STATE HIGHWAY 72 ON THE SOUTH, A WATERLINE ON THE WEST, AND ANY OTHER EASEMENTS OF RECORD OR FACT.

LESS AND EXCEPT:
A PART OF THE W 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NW CORNER OF THE SAID SW 1/4 OF THE SE 1/4, SAID POINT BEING IN THE MIDDLE OF NW THIRD STREET; THENCE, S 0 DEGREES 0' 47" W 1141.13 FEET TO THE POINT OF BEGINNING; THENCE S 88 DEGREES 40'26" E 240.77 FEET; THENCE S 0 DEGREES 14'54" W 190.03 FEET TO THE CENTERLINE OF STATE HIGHWAY 72; THENCE FOLLOWING SAID CENTERLINE, N 88 DEGREES 40 MINUTES 26" W 239.99 FEET; THENCE, LEAVING SAID CENTERLINE, N 0 DEGREES 00' 47" E 190.05 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF STATE HIGHWAY 72 ON THE SOUTH, A WATERLINE ON THE WEST, AND ANY OTHER EASEMENTS OF RECORD OR FACT.

ZONING

SUBDIVISION: R-1
OUTLOT: A-1

ENGINEER

NORTHSTAR ENGINEERING CONSULTANTS INC.
211 SOUTH MAIN STREET
BENTONVILLE, ARKANSAS 72712

SURVEYOR

TERRY L. GING
NORTHSTAR ENGINEERING CONSULTANTS INC.
BENTONVILLE, ARKANSAS 72712

DEVELOPER

TOLBERT EDWARDS
1012 S.W. A STREET
BENTONVILLE, ARKANSAS 72712

BUILDING SETBACKS

FRONT YARD- 30'
REAR YARD- 25'
SIDE YARD- 10' OR AS SHOWN

UTIL. AND DRAINAGE EASEMENTS

FRONT YARD- 20' OR AS SHOWN
REAR YARD- AS SHOWN
SIDE YARD- AS SHOWN

BENTONVILLE PLANNING COMMISSION ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS.
THIS 21 DAY OF Nov, 2000.

CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF Nov. 2000 BY THE BENTONVILLE CITY COUNCIL.

MAYOR

CITY CLERK

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0045 E, EFFECTIVE DATE SEPTEMBER 18,1991.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 2ND DAY OF NOVEMBER, 2000 AND THE CORNERS WERE SET, AS SHOWN, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND ABILITY.

CERTIFICATE OF DEDICATION

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, 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.

TOLBERT EDWARDS

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF December, 2000.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8/28/2010

CRYSTAL COPLEY
MY COMM. EXP.
NOTARY PUBLIC
AUG. 28, 2010
BENTON CO., ARKANSAS

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

NOTES:

1. SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDERS/LOT OWNERS. SIDEWALKS FOR LOTS NOT BUILT ON WITHIN THREE (3) YEARS OF FINAL DATE WILL BE CONSTRUCTED BY OWNER OF THE LOT.
2. SIDEWALKS TO BE CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS. HANDICAP RAMPS TO BE CONSTRUCTED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.
3. HOMEBUILDER/LOT OWNER SHALL CONTACT CITY OF BENTONVILLE PLANNING DEPARTMENT WHEN SIDEWALK FORMS ARE SET PRIOR TO POURING CONCRETE. NO SIDEWALK IS TO BE CONSTRUCTED UNTIL FORMS ARE APPROVED BY CITY OF BENTONVILLE

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil Engineering
Environmental Engineering
Landscape Architecture
Geological Services
Planning
211 South Main Street
(501) 271 - 0906
Bentonville, Arkansas 72712
(501) 271-8144 Fax

REGISTERED
STATE OF ARKANSAS
NO. 1301
SIGNATURE
11/29/00
TERRY L. GING
PROFESSIONAL LAND SURVEYOR

DENALI PARK SUBDIVISION
ATLAS PAGE #360
NW 3RD STREET
BENTONVILLE, ARKANSAS

FINAL PLAT

CHECKED:	TLG 11/02/00
DRAWN:	JZO 11/02/00
FILE NAME:	19601BASE2
PROJECT No.:	196-01
PLOT DATE:	11/29/00
REV.:	

SHEET 1 of 1