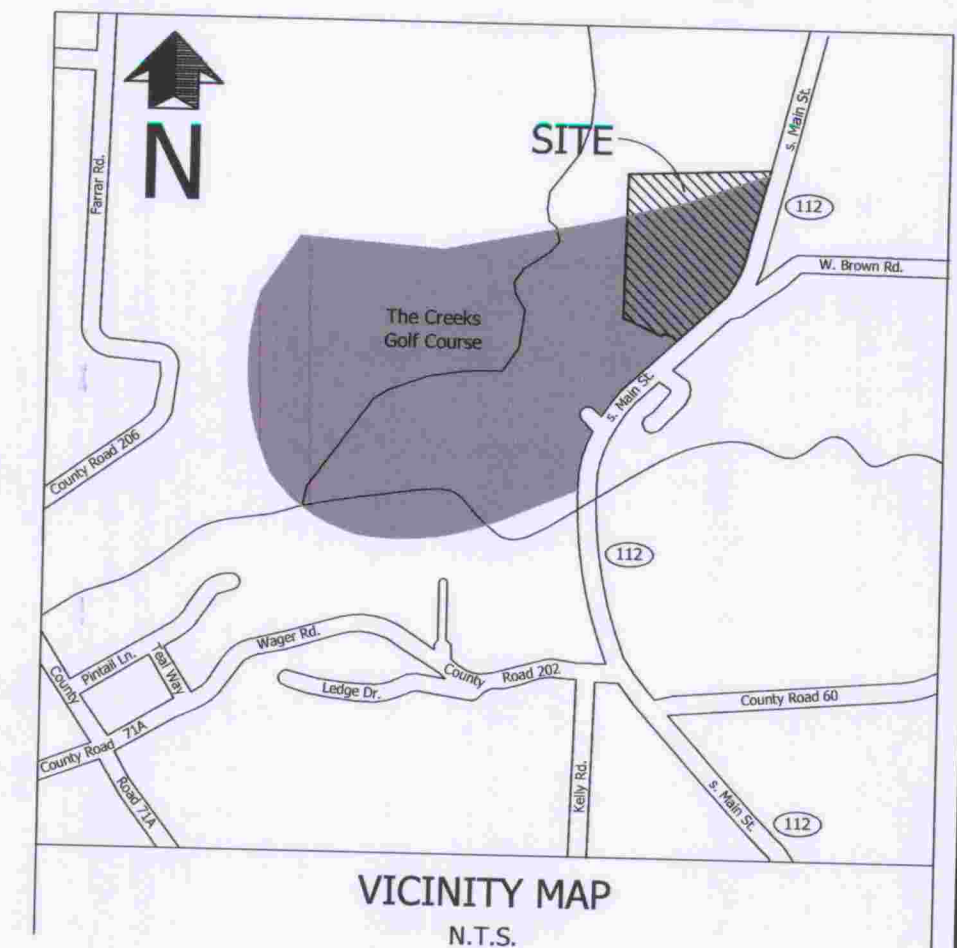


FINAL PLAT FOR FAIRWAY VALLEY SUBDIVISION

A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 31 WEST, BEING PROPOSED FAIRWAY VALLEY, A SUBDIVISION TO THE CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS.

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2011/280
Term/Cashier: CASH/Alice M. Young
07/07/2011 9:34AM
Tran: 158206
Total Fees: \$15.00

Book 2011 Page 280
Recorded in the Above
PLAT Book & Page
07/07/2011



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE

NOTES:

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- SURVEY REPRESENTS AN ORIGINAL SURVEY OF THE PARCEL SHOWN. IT IS PART OF A PARCEL DESCRIBED IN BENTON COUNTY PLAT RECORDS AT BOOK 2009, PAGE 557.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THE PROPERTY SHOWN HEREON IS ZONED R-1 (RESIDENTIAL) AND IS WITHIN THE CITY LIMITS OF CAVE SPRINGS, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:
FRONT YARD: 30 FEET
SIDE YARD: 7.5 FEET (INTERIOR), 30 FEET (EXTERIOR)
REAR YARD: 25 FEET
- THIS IS PER THE REQUIREMENTS OF THE CITY OF CAVE SPRINGS, ARKANSAS
- FINISHED FLOOR ELEVATIONS WERE DETERMINED FROM THE LATEST AVAILABLE FEMA DATA.

LOT INFORMATION TABLE		
LOT #	SQUARE FOOTAGE	ACREAGE
1	14638 S.F.	0.34 AC.
2	14945 S.F.	0.34 AC.
3	12080 S.F.	0.28 AC.
4	11550 S.F.	0.27 AC.
5	11550 S.F.	0.27 AC.
6	11550 S.F.	0.27 AC.
7	11550 S.F.	0.27 AC.
8	11550 S.F.	0.27 AC.
9	11550 S.F.	0.27 AC.
10	11550 S.F.	0.27 AC.
11	12903 S.F.	0.30 AC.
12	14594 S.F.	0.34 AC.
13	11458 S.F.	0.26 AC.
14	11400 S.F.	0.26 AC.
15	11400 S.F.	0.26 AC.
16	11550 S.F.	0.27 AC.
17	12600 S.F.	0.29 AC.
18	10500 S.F.	0.24 AC.
19	11550 S.F.	0.27 AC.
20	11550 S.F.	0.27 AC.
21	11550 S.F.	0.27 AC.
22	11550 S.F.	0.27 AC.
23	11550 S.F.	0.27 AC.
24	11550 S.F.	0.27 AC.
25	11550 S.F.	0.27 AC.
26	11550 S.F.	0.27 AC.
27	11550 S.F.	0.27 AC.
28	14627 S.F.	0.34 AC.
29	1,114,299 S.F.	25.58 AC.



CERTIFICATE OF OWNER:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

7/2/11
DATE OF EXECUTION
NAME NORTHWEST LAND DEVELOPMENT, LLC
ADDRESS P.O. BOX 459, CAVE SPRINGS, ARKANSAS 72718
D.R. 2005
SOURCE OF TITLE PAGE 6062 PARCEL # 05-10213-001

CERTIFICATE OF RECORDING:

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD, _____
2011, IN PLAT BOOK _____ PAGE _____
(SIGNED)
CLERK
FOR BILL OF ASSURANCE, SEE DEED
RECORD BOOK _____ PAGE _____

CERTIFICATE OF SURVEYING ACCURACY:

I, PHILLIP R. SWOPE, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND ALL REQUIREMENTS OF THE CAVE SPRINGS SUBDIVISION REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

6/30/2011
DATE OF EXECUTION
NAME Phillip R. Swope
REGISTERED PROFESSIONAL ENGINEER
NO. 11426 ARKANSAS

CERTIFICATE OF FINAL APPROVAL:

PURSUANT TO THE CAVE SPRINGS SUBDIVISION REGULATIONS, THIS DOCUMENT IS GIVEN FINAL APPROVAL BY THE CAVE SPRINGS CITY COUNCIL, ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID REGULATIONS.

7/5/11
DATE OF EXECUTION
(SIGNED)
MAYOR
CITY COUNCIL
CAVE SPRINGS, ARKANSAS
APPROVED BY THE CAVE SPRINGS
PLANNING COMMISSION
NO PLAT REQUIRED

CERTIFICATES OF ACCEPTANCE:

DATE 7-6-11 SIGNATURE
SIGNATURE
PLANNING COMMISSION
PUBLIC PROTECTION PROVISIONS: 7/6/11 FIRE CHIEF
7-6-11 POLICE CHIEF
7-7-11 WATER REPRESENTATIVE
7/5/11 MAYOR, CITY OF CAVE SPRINGS

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2011.

NOTARY PUBLIC MY COMMISSIONS EXPIRES _____

SUBJECT TAX PARCEL NUMBER: 05-10213-001
OWNER & DEVELOPER: NORTHWEST LAND DEVELOPMENT, LLC
ADDRESS: PO BOX 4549
CAVE SPRINGS, AR 72718
ENGINEER: GRAY ROCK CONSULTING, INC.
ATTN: PHIL SWOPE P.E.
ADDRESS: 5208 VILLAGE PARKWAY, STE. 10
ROGERS, AR 72758
TEL: 479-268-6099
LAND SURVEYOR: CASTER & ASSOCIATES LAND SURVEYING
ATTN: ROBERT J. CASTER, PLS
ADDRESS: 5208 VILLAGE PARKWAY, STE. 10
ROGERS, AR 72758
TEL: 479-268-4464

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF (S₂) OF THE NORTHWEST QUARTER (NW₄) AND A PART OF THE NORTH HALF (N₂) OF THE SOUTHWEST QUARTER (SW₄), ALL IN SECTION 12, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE CENTER OF SECTION 12; THENCE N87°14'59"W 228.18 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 112; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S20°22'19"W 147.99 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S30°27'42"W 234.24 FEET; THENCE S45°45'30"W 160.32 FEET; THENCE S49°29'30"W 35.65 FEET; THENCE N43°00'51"W 96.47 FEET; THENCE N73°23'34"W 144.83 FEET; THENCE S48°03'14"W 49.43 FEET; THENCE N64°29'01"W 574.21 FEET; THENCE S87°27'19"W 47.70 FEET; THENCE N01°10'20"E 703.93 FEET; THENCE N11°11'30"E 173.14 FEET; THENCE N14°41'03"E 326.65 FEET; THENCE S75°43'20"E 1253.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY 112; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S15°58'43"W 839.78 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S20°22'19"W 8.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1,526,614.02 SQUARE FEET OR 35.046 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD CERTIFICATION:

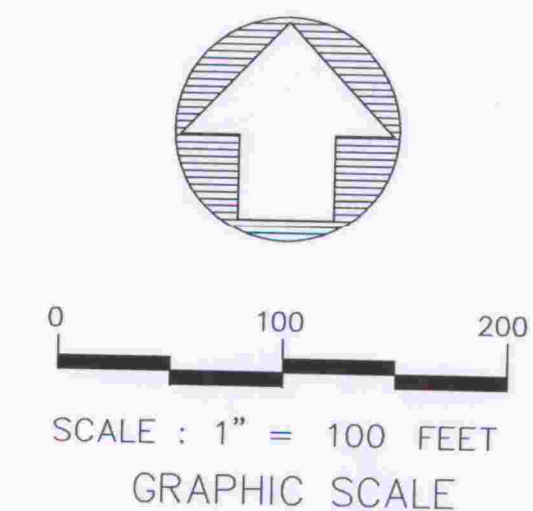
I CERTIFY THAT I HAVE EXAMINED THE F.I.A. OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0265J AND 05007C0430J (EFFECTIVE DATE SEPTEMBER 28, 2007) AND FOUND A PORTION OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "A", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

STATE SURVEY CODE: 500-18N-31W-0-12-304-04-1370

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

Robert J. Caster
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
6-30-2011
DATE



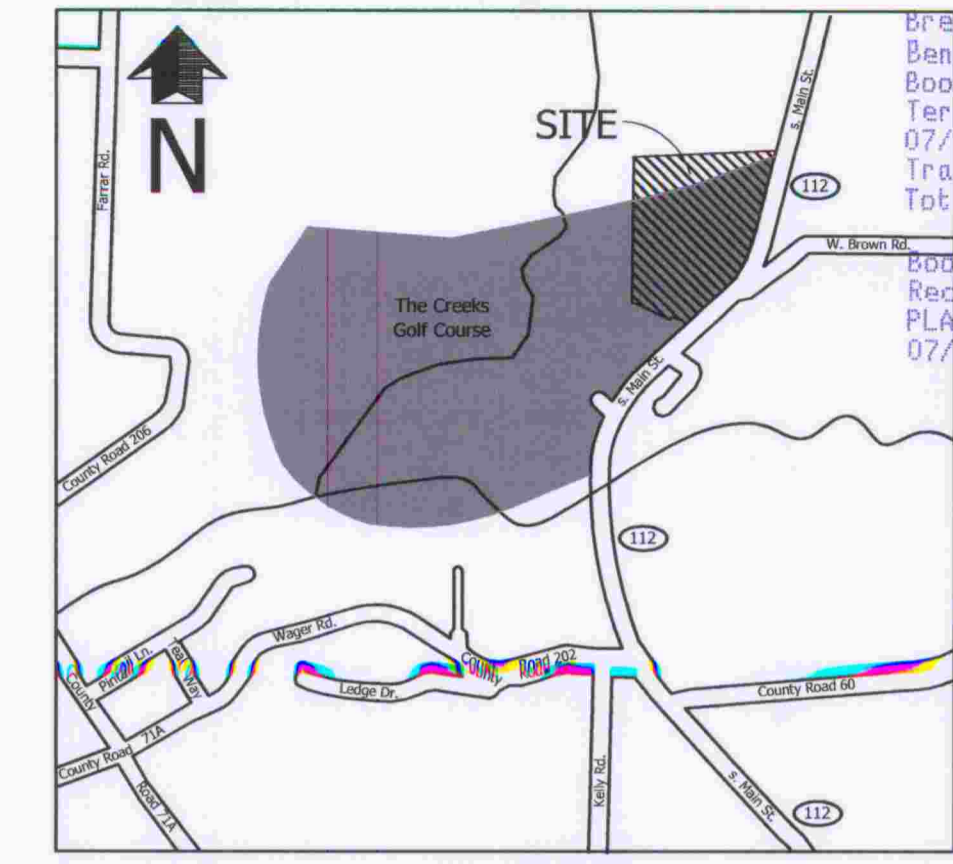
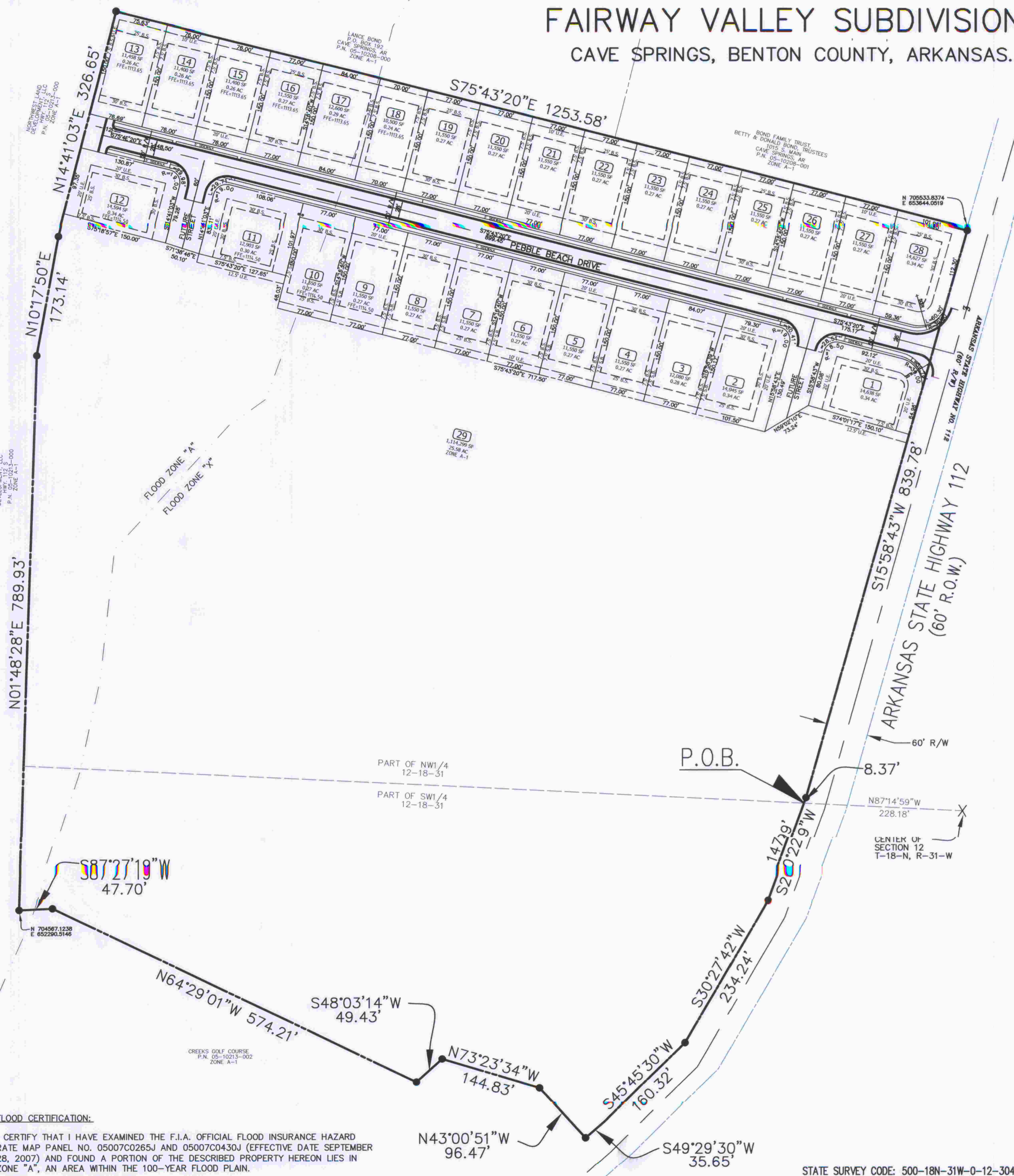
RECORDING INFORMATION

CASTER & ASSOCIATES
LAND SURVEYING, INC.
5208 Village Parkway, Suite 10
Rogers, AR 72758
Telephone 479-268-4464

FINAL PLAT
FAIRWAY VALLEY SUBDIVISION
CAVE SPRINGS, BENTON COUNTY, ARKANSAS
NORTHWEST LAND DEVELOPMENT, LLC

DRAWN	ASD
CHECKED	RJC
DATE	05-27-11
SCALE	1"=100'
JOB No.	10-101.1
SHEET	1
OF	2 SHEETS

FAIRWAY VALLEY SUBDIVISION CAVE SPRINGS, BENTON COUNTY, ARKANSAS.



VICINITY MAP
N.T.S.

LEGEND

- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- FOUND REBAR

OWNER/DEVELOPER:
NORTHWEST LAND DEVELOPMENT, LLC
P.O. BOX 459
CAVE SPRINGS, ARKANSAS 72718

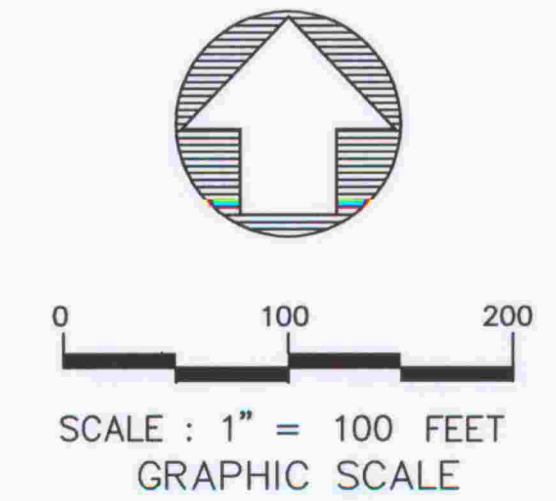
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SUBDIVISION AREA: 35.046 ACRES

SURVEYOR'S CERTIFICATE:
I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

Robert J. Caster 6-30-2011
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS DATE



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STATE SURVEY CODE: 500-18N-31W-0-12-304-04-1370

Brenda Deshaie
Benton County Clerk
Book/Ps: 2011-001
Term/Cashier: 07/07/2011
Term: 158,06
Total Fees: \$100
Book 2011-001
Recorded in Book
PLAT Book &
07/07/2011

C A S T E R

**CASTER & ASSOCIATES
LAND SURVEYING, INC.**
5208 Village Parkway, Suite 10
Rogers, AR 72758
Telephone 479-268-4464

FINAL PLAT
FAIRWAY VALLEY SUBDIVISION
CAVE SPRINGS BENTON COUNTY, ARKANSAS
NORTHWEST LAND DEVELOPMENT, LLC

DRAWN	ASD
CHECKED	RJC
DATE	06-30-2011
SCALE	1"=100'
JOB No.	10-101.1
SHEET	2
OF	2 SHEETS