

A-15-285

Scale 1" = 100'

P.O.B.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE THE STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Arnold Tuffy Lehman, President  
ARNOLD LEHMAN - CORP. SECRETARY

SUBSCRIBED AND SWORN BEFORE ME, THIS 14<sup>th</sup> DAY OF Feb. 1991

Carol Lemmon, Notary Public  
CAROL LEMMON - NOTARY PUBLIC

SUBSCRIBED AND SWORN BEFORE ME, THIS 13<sup>th</sup> DAY OF February 1991

Lynne Gader, City Clerk  
Lynne Gader - CITY CLERK

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE BENTONVILLE CITY COUNCIL THIS DAY OF Feb. 1991

John W. O'Neal, Mayor  
John W. O'Neal - MAYOR

Lynne Gader, City Clerk  
Lynne Gader - CITY CLERK

VICINITY MAP



LEGEND

- SET IRON PIN
FOUND IRON PIN
RIGHT-OF-WAY CURVE
TABLE DESIGNATION
BUILDING SETBACK LINE
EASEMENT LINE

LEGAL DESCRIPTION
A PART OF THE E 1/2 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT; THENCE S 00°18'33" W 182.59 FEET TO THE NE CORNER OF THE SECTION 1/4; THENCE S 00°21'05" W 409.34 FEET ALONG THE WEST LINE OF THE NE 1/4; THENCE S 01°22'37" E 208.71 FEET; THENCE N 88°39'49" E 93.10 FEET; THENCE S 89°27'20" W 1213.07 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 00°25'48" W 1328.01 FEET ALONG THE WEST LINE OF SAID SE 1/4; THENCE S 89°34'27" E 300.01 FEET; THENCE N 00°04'07" E 80.21 FEET; THENCE S 89°35'35" E 862.80 FEET; THENCE N 01°22'28" W 1246.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1,588,830.23 SQUARE FEET OR 38.02 ACRES MORE OR LESS.

FILED FOR RECORD
AT 2:00 O'clock P.M.
FEB 11 1991

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

36.02 ACRES ±
ZONED R-2

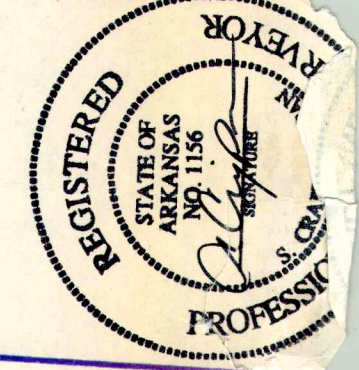
DEVELOPER:
Arnold Tuffy Lehman, Inc.
9 Haisted Circle
Rogers, Arkansas
(501) 636-6614

Final Plat

ENGINEERS PLANNERS SURVEYORS
CPI ASSOCIATES, INC.

110 W. CENTRAL AVE.
BENTONVILLE, ARKANSAS
(501) 273-1111

DATE: October 18, 1991
FILE NO: 4546



REV. 10/19/90: Revised Flood Certification.

SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT I HAVE THIS DAY 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.

A. C. O'Neal, Surveyor

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS COMMUNITY PANEL NUMBER 05019 0002 A, REVISED DATE OCTOBER 18, 1977.

RIGHT-OF-WAY CURVE TABLE

Table with columns: Name, Delta, Radius, Length, Bear Ang, Chord, Tangent. Lists curve data for points A through M.

