

Legend

- Property Line (Subject)
- Adjoining Property Line
- Easement Line (Per this Plat)
- Existing Easement Line
- Section Line
- Underlying Property Line
- Bearing Change
- Found Monument as Noted
- Section Corner C.P.S.
- Set 5/8" Rebar (#1659)

Owner's Certification

We or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon plated property and do hereby cause said lands to be surveyed and platted and do hereby dedicate all easements for use by the general public and for the installation of utilities.

Owner's Name: WPC LLC Date: 2-24-11
 Owner's Name: Farmers Bank & Trust Date: 2-24-11

State of Arkansas
 County of Benton

On this the 24th day of February, 2011, before me, Adriana Garcia, the undersigned notary, personally appeared John C Howell and Li Kincaid known to me (or satisfactorily proven) to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.
 Notary Public: Adriana Garcia
 My Commission Expires: February 1, 2018

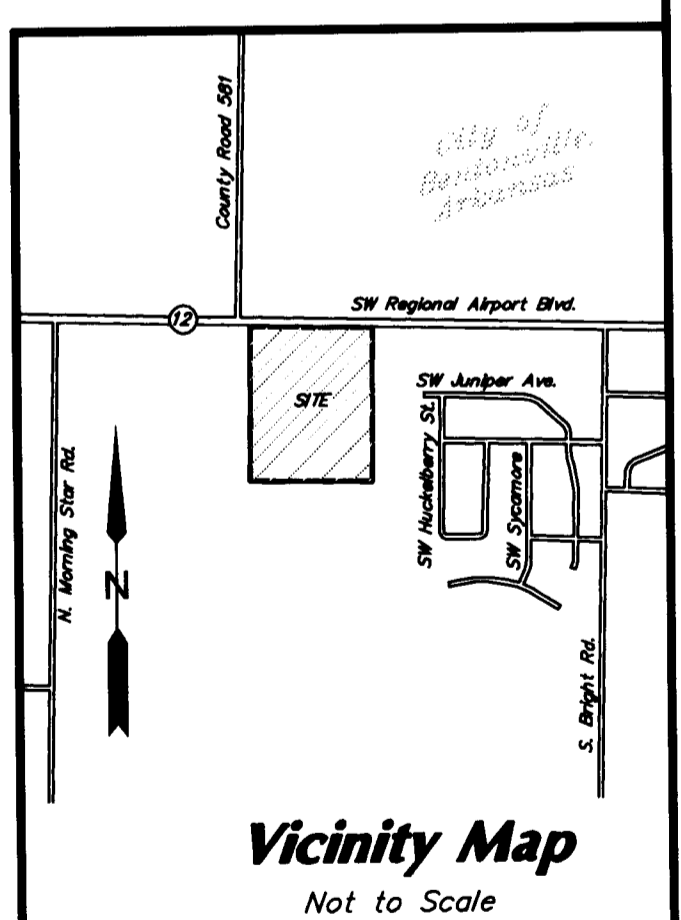
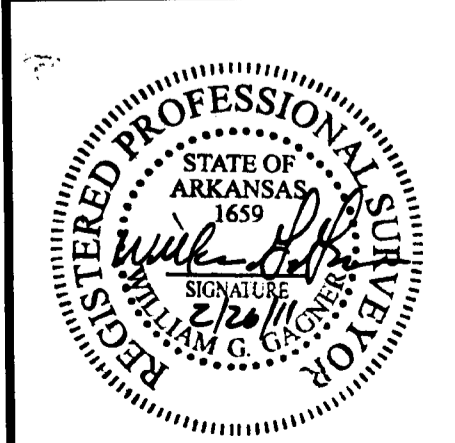
Certificate of Approval

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approvals having been completed, this documents is hereby accepted. This certificate is hereby executed under the authority of the rules and regulations.

Date of Execution: 2-3-11
 Signed: John C. Howell Bentonville Planning Commission Chairman
 Signed: Bob McCarroll Mayor, City of Bentonville
 Signed: Linda Spence City Clerk, City of Bentonville

Certificate of Survey

I, William G. Gagner, do hereby certify that this plat correctly represents a boundary survey made and that boundary markers and lot corners as shown hereon do actually exist. Their location, type and material are correctly shown.
 William G. Gagner, AR. PLS #1659
 Registered Land Surveyor
 Date: 2/26/11



Vicinity Map
 Not to Scale

Final Plat	
Harbin Pointe Addition	
Phase 2	
AR Hwy. 12 / SW Regional Airport Road Bentonville, Arkansas 72712	
Bill Gagner	
2730 N. Woods Ln. Rogers, AR 72756	
Mobile: (479) 531-9184	
Project Data	Project # 2007-84
Project Name	07-84 Plat
Date	12/27/10
System	City Cont.
Field Op.	N.S.R.
Drawn By	N.S.R.
Checked By	W.G.
Scale 1" = 100'	
Sheet 1 of 2	
Revision 0	

Brenda DeShields-Circuit Clerk
 Benton County, AR
 Book/Pg: 2011/87
 Term/Cashier: CASH/Mistie Hance
 03/04/2011 11:01:22AM
 Tran: 145513
 Total Fees: \$15.00

Book 2011 Page 87
 Recorded in the Above
 PLAT Book & Page
 03/04/2011

LINE	BEARING	DISTANCE
L1	S02°27'10"W	98.50'
L2	S17°05'58"W	25.21'
L3	S02°27'10"E	52.54'
L4	N02°27'10"E	30.50'
L5	N12°33'04"W	36.39'
L6	N02°27'10"E	31.01'
L7	S02°26'56"W	72.50'
L8	S02°26'56"W	72.50'
L9	S02°26'56"W	72.50'
L10	S02°26'56"W	72.50'
L11	S02°26'56"W	72.50'
L12	S02°26'59"W	59.50'
L13	S02°26'59"W	59.50'
L14	S02°26'56"W	72.50'
L15	S02°26'56"W	72.50'
L16	S02°26'56"W	72.50'
L17	S02°26'56"W	72.50'
L18	S02°26'56"W	72.50'
L19	S02°09'56"W	72.34'
L20	S02°09'56"W	72.34'
L21	S02°26'56"W	72.34'
L22	S02°26'56"W	72.34'
L23	S02°26'56"W	72.34'
L24	S02°26'56"W	72.35'
L25	S02°26'56"W	72.35'
L26	S02°26'56"W	72.35'
L27	S02°26'56"W	72.36'
L28	S02°26'56"W	72.36'
L29	S02°26'59"W	59.36'
L30	S02°26'59"W	59.37'
L31	S02°26'56"W	72.37'
L32	S02°26'56"W	72.37'
L33	S02°26'56"W	72.38'
L34	S02°26'56"W	72.38'
L35	S02°26'56"W	72.38'
L36	S02°26'56"W	72.38'
L37	S02°26'56"W	72.39'
L38	S02°26'56"W	72.39'
L39	S02°26'56"W	72.39'
L40	S87°33'04"E	58.47'
L41	S87°33'04"E	63.00'
L42	S87°33'04"E	63.00'
L43	S87°33'04"E	63.00'
L44	S87°33'04"E	67.00'
L45	S87°33'04"E	67.00'
L46	S87°33'04"E	63.00'
L47	S87°33'04"E	63.00'
L48	S87°33'04"E	63.00'
L49	S87°33'04"E	63.00'
L50	S87°33'04"E	37.69'
L51	N87°33'04"W	38.05'
L52	N87°33'04"W	63.00'
L53	N87°33'04"W	63.00'
L54	N87°33'04"W	63.00'
L55	N87°33'04"W	63.00'
L56	N87°33'04"W	54.00'
L57	N87°33'04"W	54.00'
L58	N87°33'04"W	63.00'
L59	N87°33'04"W	63.00'
L60	N87°33'04"W	63.00'
L61	N87°33'04"W	58.47'
L62	S87°33'04"E	39.00'
L63	S87°33'04"E	39.00'
L64	S87°33'04"E	39.00'
L65	S87°33'04"E	39.00'
L66	S87°33'04"E	39.00'
L67	S87°33'04"E	39.00'
L68	S87°33'04"E	39.00'
L69	S87°33'04"E	39.00'
L70	S87°33'04"E	30.00'
L71	S87°33'04"E	30.00'
L72	S87°33'04"E	39.00'
L73	S87°33'04"E	39.00'
L74	S87°33'04"E	39.00'
L75	S87°33'04"E	39.00'
L76	S87°33'04"E	39.00'
L77	S87°33'04"E	39.00'
L78	S87°33'04"E	39.00'
L79	S87°33'04"E	41.30'
L80	N87°33'20"W	41.66'
L81	N87°33'20"W	39.00'
L82	N87°33'20"W	39.00'
L83	N87°33'20"W	39.00'
L84	N87°33'20"W	39.00'
L85	N87°33'20"W	39.00'
L86	N87°33'20"W	39.00'
L87	N87°33'20"W	39.00'
L88	N87°33'20"W	43.00'
L89	N87°33'20"W	50.00'
L90	N87°33'20"W	43.00'
L91	N87°33'20"W	39.00'
L92	N87°33'20"W	39.00'
L93	N87°33'20"W	39.00'
L94	N87°33'20"W	39.00'
L95	N87°33'20"W	39.00'
L96	N87°33'20"W	39.00'
L97	N87°33'20"W	39.00'
L98	N87°33'20"W	39.00'
L99	N02°09'05"E	50.00'
L100	S02°09'56"W	50.00'
L101	S02°09'56"W	50.00'
L102	N02°09'05"E	50.00'
L103	S87°38'52"E	76.45'
L104	S02°26'59"W	20.93'
L105	S13°58'40"E	25.09'

Notes:

- Except as specifically stated or shown on this plat, the 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, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a boundary survey of the parcels set forth in Warranty Deed, Book 2010, Page 56375 of Benton County Records in Bentonville, Arkansas.
- Basis of Bearings: Plat 2006-1075
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas minimum standards for property boundary surveys and plats".
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. A title search was not conducted by a certified title company. All documents were provided by the client/clients and/or researched by Bill Gagner, and may be subject to recorded/unrecorded, easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal.
- Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions, subsequent owners or assigns.
- The hereon described property is classed urban.
- This property is zoned PUD (Planned Unit Development).
Note:
The developer shall submit specific information as to the setbacks, building height, coverage factors and other elements necessary for all perimeter lots that are adjacent to the boundary of the PUD District or adjacent to any boundary or perimeter street right-of-way.
- No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
- (By Graphical Plotting Only)
This property is located in Flood Zone "X" areas determined to be outside the 0.2% chance floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255J. Effective Date: September 28, 2007.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Utility and Drainage Easements lines for Lots 13 - 41 are as follows:
18.5' Utility Easement along SW Arbor Road (Front)
9' Utility Easement along rear of lots
Lots 17, 32 & 33 - 10' Utility Easement along SW Buckeye St.
Lot 18 - Utility/Drainage Easement along SW Buckeye St. (as shown hereon)
Lot 26 - Temporary Non-buildable
- Building setbacks for lots 5 - 10 are as follows:
50' with parking lot (Front)
30' with out parking lot (Front)
7' (Side)
20' adjacent non-residential (Rear)
30' adjacent residential (Rear)
- All easements dedicated by this plat unless otherwise noted.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14.50'	7.59'	7.51'	N20°32'47"W	29°59'54"
C2	39.50'	37.50'	36.11'	N29°39'11"E	54°24'02"
C3	35.50'	9.08'	9.05'	S09°46'34"W	14°38'49"
C4	14.50'	3.71'	3.70'	N09°46'34"E	14°38'49"
C5	24.50'	38.36'	34.56'	N42°23'51"W	89°42'01"
C6	24.50'	38.61'	34.74'	S47°36'09"W	90°17'59"
C7	24.00'	37.57'	33.85'	S42°23'51"E	89°42'01"
C8	24.00'	37.82'	34.03'	N47°36'09"E	90°17'59"
C9	175.00'	45.83'	45.70'	N05°02'57"W	15°00'14"
C10	225.00'	58.92'	58.75'	N05°02'57"W	15°00'14"
C11	175.00'	45.82'	45.69'	S05°03'03"E	15°00'03"
C12	225.00'	58.91'	58.74'	S05°03'03"E	15°00'03"
C13	13.00'	20.42'	18.38'	N42°33'03"W	90°00'03"
C14	13.00'	20.42'	18.38'	S47°26'57"W	89°59'57"
C15	13.00'	20.42'	18.38'	N42°33'03"W	90°00'03"
C16	13.00'	20.42'	18.38'	N47°26'57"E	89°59'57"
C17	200.00'	52.37'	52.22'	N05°02'57"W	15°00'14"
C18	200.00'	52.36'	52.21'	S05°03'03"E	15°00'03"

PARENT TRACT DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 4 OF HARBIN POINTE ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS FILED FOR RECORD IN PLAT BOOK 2005 AT PAGE 349 IN THE OFFICE OF THE CIRCUIT CLERK, BENTON COUNTY, ARKANSAS ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a found 1/2 rebar being the Southwest Corner, Northeast 1/4, Southeast 1/4, Section 11, T-19-N, R-31-W; Thence N87°33'20"W 24.52 feet to a found 1/2" rebar and the Point of Beginning; Thence N02°09'05"E 1272.08 feet to a set 5/8" rebar on the South Right of Way Line of Arkansas Highway 12; Thence along the above said South Line S87°38'52"E 1024.07 feet to a set 5/8" rebar; Thence leaving the above said South Line S02°09'56"W 1273.73 feet to a found 1/2" rebar; Thence N87°33'20"W 1023.76 feet to the Point of Beginning and containing 1,303,335 square feet or 29.92 acres more or less.

Owner's for Wildwood Subdivision, Phase 4	
Parcel #01-12694-000 Tommy Walker Construction Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 22, 2502 SW Astor	Parcel #01-12700-000 Robert & Daria Roe 2702 SW Astor Bentonville, Arkansas 72712 Location: Lot 28, 2702 SW Astor
Parcel #01-12695-000 Antonio Camacho 2504 SW Astor Bentonville, Arkansas 72712 Location: Lot 23, 2504 SW Astor	Parcel #01-12701-000 Tommy Walker Construction Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 29, 2704 SW Astor
Parcel #01-12696-000 Tommy Walker Construction Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 24, 2600 SW Astor	Parcel #01-12702-000 Tommy Walker Construction, Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 30, 2800 SW Astor
Parcel #01-12697-000 Tommy Walker Construction Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 25, 2602 SW Astor	Parcel #01-12703-000 Charlton Development Co, LLC 905 SE 28th Street, STE. 2 Bentonville, Arkansas 72712 Location: Lot 31, 2802 SW Astor
Parcel #01-12698-000 Tommy Walker Construction Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 26, 4005 SW Buckeye	Parcel #01-12704-000 Charlton Development Co, LLC 905 SE 28th Street, STE. 2 Bentonville, Arkansas 72712 Location: Lot 32, 2804 SW Astor
Parcel #01-12699-000 Tommy Walker Construction, Inc. P.O. Box 1157 Rogers, Arkansas 72757 Location: Lot 27, 4004 SW Buckeye	Parcel #01-12705-000 Charlton Development Co, LLC 905 SE 28th Street, STE. 2 Bentonville, Arkansas 72712 Location: Lot 33, 2806 SW Astor

Building Setbacks for Lot 13-27					
Lot	Front	Rear	Side (West)	Side (East)	Type
13	18.5 feet	9 feet	6 feet	6 feet	Multi-Family
14	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
15	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
16	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
17	18.5 feet	9 feet	0 feet	10 feet	Multi-Family
18	18.5 feet	9 feet	10 feet	0 feet	Multi-Family
19	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
20	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
21	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
22	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
23	18.5 feet	9 feet	0 feet	10 feet	Multi-Family
24	18.5 feet	9 feet	0 feet	10 feet	Multi-Family
25	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
26	0 feet	0 feet	0 feet	0 feet	Non-Buildable
27	18.5 feet	9 feet	0 feet	6 feet	Multi-Family

Building Setbacks for Lot 28-42					
Lot	Front	Rear	Side (West)	Side (East)	Type
28	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
29	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
30	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
31	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
32	18.5 feet	9 feet	10 feet	0 feet	Multi-Family
33	18.5 feet	9 feet	0 feet	10 feet	Multi-Family
34	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
35	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
36	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
37	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
38	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
39	18.5 feet	9 feet	0 feet	6 feet	Multi-Family
40	18.5 feet	9 feet	6 feet	0 feet	Multi-Family
41	18.5 feet	9 feet	6 feet	6 feet	Multi-Family
42	0 feet	0 feet	0 feet	0 feet	Common Area

SQUARE FEET & ACRES FOR LOTS 13 - 41		
Lot #	Sq. Ft.	Acres
Lot 13	4,239	0.10
Lot 14	4,568	0.10
Lot 15	4,568	0.10
Lot 16	4,568	0.10
Lot 17	4,821	0.11
Lot 18	4,821	0.11
Lot 19	4,821	0.11
Lot 20	4,568	0.10
Lot 21	4,568	0.10
Lot 22	4,568	0.10
Lot 23	2,746	0.06
Lot 24	3,001	0.07
Lot 25	2,821	0.06
Lot 26	2,821	0.06
Lot 27	2,822	0.06
Lot 28	2,821	0.06
Lot 29	2,822	0.06
Lot 30	2,822	0.06
Lot 31	2,822	0.06
Lot 32	3,075	0.07
Lot 33	3,076	0.07
Lot 34	2,823	0.06
Lot 35	2,823	0.06
Lot 36	2,823	0.06
Lot 37	2,823	0.06
Lot 38	2,823	0.06
Lot 39	2,823	0.06
Lot 40	2,823	0.06
Lot 41	2,823	0.06

Branda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2011/88
Term/Cashier: CASH4/Mistie Hance
03/04/2011 11:04:28AM
Tran: 145513
Total Fees: \$5.00

Book 2011 Page 88
Recorded in the Above
PLAT Book & Page
03/04/2011

Owner:
WFC LLC.
401 West Walnut St.
Rogers, AR 72756
Farmers Bank and Trust
Magnolia, Arkansas

Owner's Certification

We or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon platting property and do hereby cause said lands to be surveyed and platted and do hereby dedicate all easements for use by the general public and for the installation of utilities.

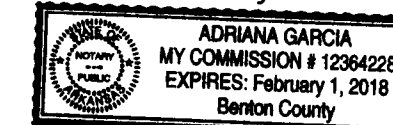
John C. Howell per WFC LLC 2-24-11
Owner's Name Date
Robert & Daria Roe per Farmers Bank & Trust 2/24/11
Owner's Name Date

State of Arkansas
County of Benton

On this the 24th day of February, 2011, before me, Adriana Garcia,
the undersigned notary, personally appeared John C Howell and LL Kincaid

known to me (or satisfactorily proven) to be the person who subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Adriana Garcia
Notary Public

My Commission Expires: _____

Certificate of Approval

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approvals having been completed, this documents is hereby accepted. This certificate is hereby executed under the authority of the rules and regulations.

Date of Execution: 2-3-11

Signed: *J.R. St...*
Bentonville Planning Commission Chairman

Signed: *Bob McCarroll*
Mayor, City of Bentonville

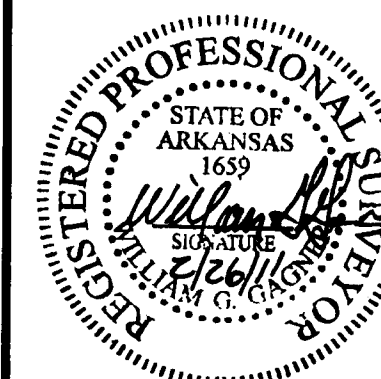
Signed: *Linda Spence*
City Clerk, City of Bentonville

State Code: 500-19N-31W-0-11-200-04-1659

Certificate of Survey

I, William G. Gagner, do hereby certify that this plat correctly represents a boundary survey made and that boundary markers and lot corners as shown hereon do actually exist. Their location, type and material are correctly shown.

William G. Gagner 2/26/11
William G. Gagner AR, PLS #1659 Date
Registered Land Surveyor



Final Plat		Project Data	
Harbin Pointe Addition Phase 2		Project #:	2007-84
AR Hwy 12 / SW Regional Airport Road Bentonville, Arkansas 72712		Drawing Name:	07-84Plat
Bill Gagner		Date:	12/27/10
2730 N. Woods Ln. Rogers, AR 72756		System:	City Cont.
Mobil. : (479) 531-9184			

Legend

- Property Line (Subject)
- Adjoining Property Line
- Easement Line (Per this Plat)
- Existing Easement Line
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- Underlying Property Line
- Old Property Line
- Bearing Change
- Found Monument as Noted
- Section Corner
- Set 5/8" Rebar (#1659)

Lot	Front	Rear	Side (West)	Side (East)	Type
45	18.5 feet	9 feet	10 feet	0 feet	Single-Family
46	18.5 feet	9 feet	10 feet	0 feet	Single-Family
47	18.5 feet	9 feet	10 feet	0 feet	Single-Family
48	18.5 feet	9 feet	10 feet	0 feet	Single-Family
49	18.5 feet	9 feet	10 feet	0 feet	Single-Family
50	18.5 feet	9 feet	10 feet	0 feet	Single-Family
51	18.5 feet	9 feet	10 feet	10.47'	Single-Family
52	18.5 feet	9 feet	14.20'	10 feet	Single-Family
53	18.5 feet	9 feet	0 feet	10 feet	Single-Family
54	18.5 feet	9 feet	0 feet	10 feet	Single-Family
55	18.5 feet	9 feet	0 feet	10 feet	Single-Family
56	18.5 feet	9 feet	0 feet	10 feet	Single-Family
57	18.5 feet	9 feet	0 feet	10 feet	Single-Family
58	18.5 feet	9 feet	0 feet	10 feet	Single-Family
59	18.5 feet	9 feet	0 feet	10 feet	Single-Family
60	18.5 feet	9 feet	0 feet	10 feet	Single-Family
61	18.5 feet	9 feet	0 feet	10 feet	Single-Family
62	18.5 feet	9 feet	0 feet	10 feet	Single-Family
63	18.5 feet	9 feet	0 feet	10 feet	Single-Family
64	18.5 feet	9 feet	0 feet	10 feet	T.N.B.
65	18.5 feet	9 feet	0 feet	10 feet	Single-Family
66	18.5 feet	9 feet	0 feet	10 feet	Single-Family
67	18.5 feet	9 feet	0 feet	10 feet	Single-Family
68	18.5 feet	9 feet	0 feet	10 feet	Single-Family
69	18.5 feet	9 feet	0 feet	10 feet	Single-Family
70	18.5 feet	1 feet	15.37'	10 feet	Single-Family
71	18.5 feet	1 feet	10 feet	13 feet	Single-Family
72	18.5 feet	9 feet	10 feet	0 feet	Single-Family
73	18.5 feet	9 feet	10 feet	0 feet	Single-Family
74	18.5 feet	9 feet	10 feet	0 feet	Single-Family
75	18.5 feet	9 feet	10 feet	0 feet	Single-Family
76	18.5 feet	9 feet	10 feet	0 feet	Single-Family
77	18.5 feet	9 feet	10 feet	0 feet	Single-Family
78	18.5 feet	9 feet	10 feet	0 feet	Single-Family
79	0 feet	9 feet	10 feet	0 feet	Single-Family

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C13	13.00'	20.42'	18.38'	N42°33'03"W	90°00'03"
C14	13.00'	20.42'	18.38'	S47°26'57"W	89°59'57"
C15	13.00'	20.42'	18.38'	N42°33'03"W	90°00'03"
C16	13.00'	20.42'	18.38'	N47°26'57"E	89°59'57"

LINE	BEARING	DISTANCE
L89	N87°33'20"W	50.00'
L101	S02°09'56"W	50.00'

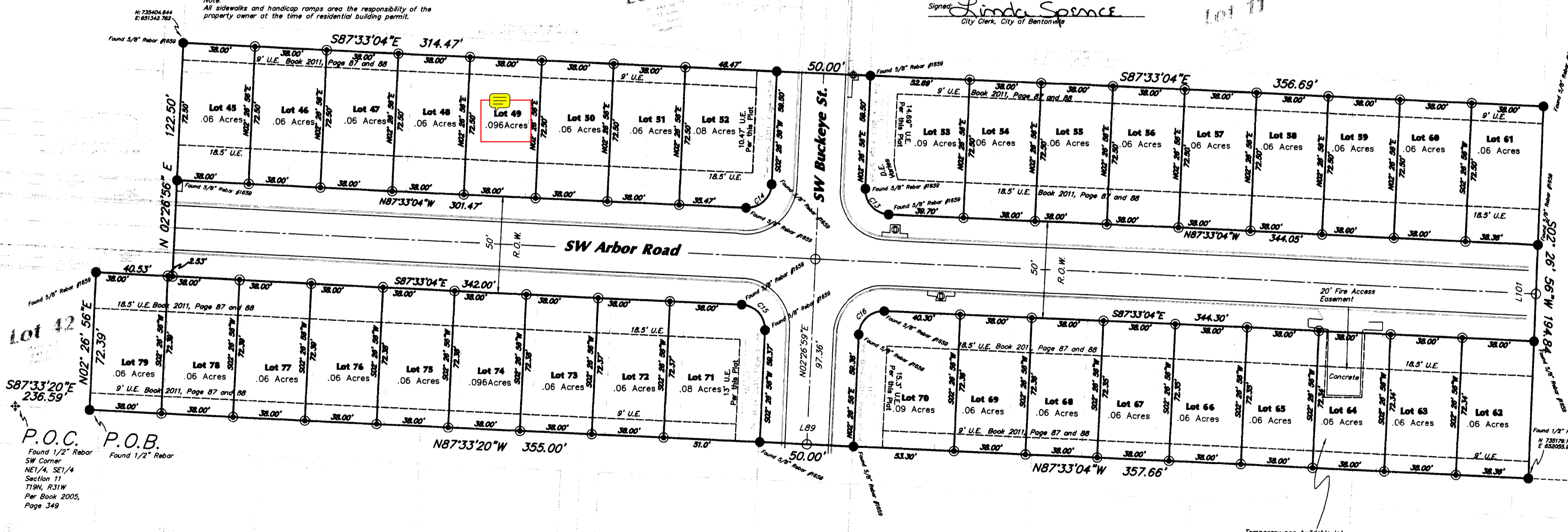
Harbin Pointe Addition Phase Two

Book 2011, Page 87
Book 2011, Page 88

Parcel #01-12834-000

Note: Lot 64 is a temporary non buildable lot (T.N.B.). Fire access easement is to be vacated when connection is made for a through street.

Note: All sidewalks and handicap ramps are the responsibility of the property owner at the time of residential building permit.



P.O.C. Found 1/2" Rebar SW Corner NE 1/4, SE 1/4 Section 11 T19N, R31W Per Book 2005, Page 349

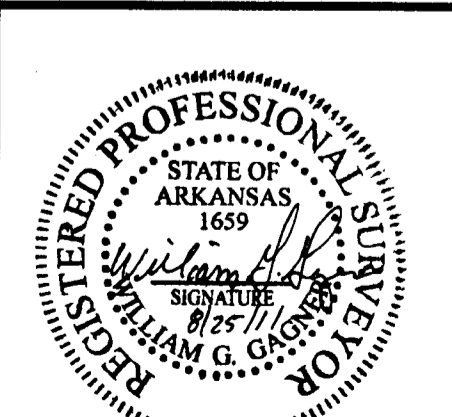
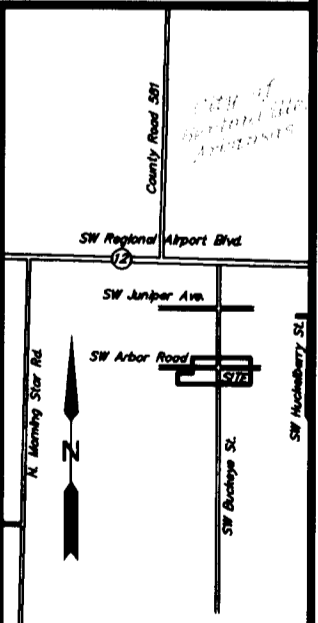
PARENT TRACT DESCRIPTION
A TRACT OF LAND BEING PART OF OF HARBIN POINTE ADDITION PHASE TWO TO THE CITY OF BENTONVILLE, ARKANSAS FILED FOR RECORD IN PLAT BOOK 2011 AT PAGE 87 IN THE OFFICE OF THE CIRCUIT CLERK, BENTON COUNTY, ARKANSAS ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
Commencing at a found 1/2 rebar being the Southwest Corner, Northeast 1/4, Southeast 1/4, Section 11, T-19-N, R-31-W; Thence N87°33'20"W 236.59 feet to a found 5/8" rebar and the Point of Beginning; Thence N02°26'56"E 72.39 feet to a found 5/8" rebar; Thence S87°33'04"E 40.53 feet to a set 5/8" rebar; Thence N02°26'56"E 122.50 feet to a found 1/2" rebar; Thence N87°33'04"W 72.16 feet found 5/8" rebar; Thence S02°09'56"W 194.84 feet to a found 5/8" rebar; Thence N87°33'04"W 762.66 feet to the POINT OF BEGINNING containing 143,556 square feet or 3.30 acres more or less, and subject to any easement or right of ways of record or fact.

Owner's Certification
We or I, the undersigned, do hereby certify that we are or I am sole owner(s) of the hereon platted property and do hereby cause said lands to be surveyed and platted and do hereby dedicate all easements for use by the general public and for the installation of utilities.
Owner's Name: WPC LLC Date: 8-25-11
State of Arkansas
County of Benton
On this 25th day of August 2011, before me, DEBRA L. HART, the undersigned, personally appeared John Powell known to me (or satisfactorily proven) to be the person who subscribed to the
In witness whereof I hereunto set my hand and official seal.
My Commission Expires: DEBRA L. HART
MY COMMISSION # 12375881
EXPIRES: May 1, 2020
Benton County
Notary Public
Certificate of Approval
Pursuant to the Bentonville Subdivision Regulations and all other conditions and approvals having been completed, this documents is hereby accepted. This certificate is hereby executed under the authority of the rules and regulations.
Date of Execution: 8-16-11
Signed: [Signature]
Bentonville Planning Commission, Chairman
Date of Execution: 8-23-11
Signed: Bob McCarline
Mayor, City of Bentonville
Signed: Linda Spence
City Clerk, City of Bentonville

- Notes:
- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
Easements, other than those 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, or any other facts which an accurate and current title search may disclose.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
 - This plat represents a boundary survey of the parcels set forth in Warranty Deed, Book 2010, Page 56375 of Benton County Records in Bentonville, Arkansas.
 - Basis of Bearings: Plat 2011-87
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current "Arkansas minimum standards for property boundary surveys and plats".
 - No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. A title search was not conducted by a certified title company. All documents were provided by the client/clients and/or researched by Bill Gagner, and may be subject to recorded/unrecorded, easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, and regulations or other facts which an accurate and current title search may reveal.
 - Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions, subsequent owners or assigns.
 - The hereon described property is classed urban.
 - This property is zoned PUD (Planned Unit Development).
Note: The developer shall submit specific information as to the setbacks, building height, coverage factors and other elements necessary for all perimeter lots that are adjacent to the boundary of the PUD District or adjacent to any boundary or perimeter street right-of-way.
 - No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
 - (By Graphical Platting Only)
This property is located in Flood Zone "X" areas determined to be outside the 0.2% chance floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 05007C0255. Effective Date: September 28, 2007.
 - Subsurface and environmental conditions were not examined nor considered a part of this survey.
 - No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
 - All easements dedicated by this plat unless otherwise noted.

Brent a DeShields-Circuit Clerk
Bent n County AR
Book Pa: 2011/392
Term Cashier: CASH5/Ron Penninsto
09/0 /2011 10:46AM
Tran 164198
Total Fees: \$15.00
Book 2011 Page 392
Rec'd in the Above
PLAT Book & Page
09/0 /2011

Owner:
WFC LLC
401 West Walnut St.
Rogers, AR 72756



Final Plat
Corrected
Harbin Pointe Addition
Phase II Replat

AR. Hwy. 12 / SW Regional Airport Road
Bentonville, Arkansas 72712

Bill Gagner

2730 N. Woods Ln. Rogers, Arkansas 72756
Fax: (479) 936-7616
Mobile: (479) 531-9184

Project Data
Project #: 2011-02
Drawing Name: 07-8-replat
Date: 08/25/11
System: City Cont.
Field Op.: N.S.R.
Drawn By: N.S.R.
Checked By: W.G.G.

Scale 1" = 40'
Sheet 1 of 1
Revision 0

Certificate of Survey
I, William G. Gagner, do hereby certify that this plat correctly represents a boundary survey made and that boundary markers and lot corners as shown hereon do actually exist. Their location, type and material are correctly shown.
William G. Gagner 8/25/11
Date
William G. Gagner, AR, PLS #1659
Registered Land Surveyor