2007-868

CURVE TABLE

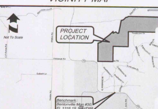
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	71.44'	300.00'	13°38'39"	35.89'	N42°33'44"E	71.27'
C2	133.86'	200.00'	38°20'58"	69.55'	S54°54'53"W	131.38'
C3	350.92'	590.00'	34°04'41"	180.82'	N57°03'02"E	345.77'
C4	111.12'	255.00'	24°58'03"	56.46'	N27°31'40"E	110.24'
C5	218.90'	487.00'	25°45'12"	111.33'	S27°55'14"W	217.06'
C6	352.77'	1012.00'	19°58'22"	178.19'	N30°48'40"E	350.99'
C7	292.36'	1757.00'	9°32'02"	146.52'	S25°35'30"W	292.02'
C8	257.47'	329.00'	44°50'22"	135.74'	S52°46'42"W	250.95'
C9	709.85'	2093.00'	19°25'56"	358.37'	N65°28'55"E	706.45'
C10	387.03'	732.00'	30°17'38"	198.15'	N42°21'46"E	382.54'
C11	266.54'	485.00'	31°29'18"	136.73'	N11°28'18"E	263.20'
C12	418.10'	410.00'	58°25'41"	229.27'	S24°56'30"W	400.22'
C13	249.01'	732.00'	19°29'26"	125.72'	S63°54'03"W	247.81'
C14	91.02'	265.00'	19°40'48"	45.96'	N63°48'22"E	90.58'
C15	86.48'	693.00'	7°08'59"	43.30'	N50°23'29"E	86.42'
C16	198.68'	407.00'	27°58'11"	101.36'	S60°48'05"W	196.72'
C17	530.74'	793.00'	38°20'49"	275.74'	N55°36'46"E	520.89'
C18	591.92'	275.00'	123°19'29"	509.93'	N81°53'54"W	484.09'
C19	481.83'	725.00'	38°04'41"	250.19'	S39°16'30"E	473.01'
C20	346.50'	7197.00'	2°45'31"	173.28'	N72°26'43"W	346.47'
C21	323.92'	944.00'	19°39'36"	163.57'	S80°53'46"E	322.33'
C22	193.05'	548.00'	20°11'04"	97.54'	N04°16'15"E	192.06'
C23	361.65'	892.00'	23°13'48"	183.34'	S05°47'37"W	359.18'
C24	83.17'	423.00'	11°15'55"	41.72'	N11°46'34"E	83.03'
C25	151.37'	107.00'	81°03'17"	91.48'	N34°23'03"W	139.06'
C26	299.12'	2378.00'	7°12'25"	149.76'	N78°30'54"W	298.92'
C27	266.97'	385.00'	39°43'52"	139.11'	S29°29'29"E	261.66'
C28	172.58'	369.00'	26°47'49"	87.90'	S03°46'21"W	171.01'
C29	313.66'	543.00'	33°05'48"	161.34'	S33°43'10"W	309.32'
C30	112.74'	200.00'	32°17'47"	57.91'	S66°24'58"W	111.25'
C31	219.05'	649.00'	19°20'18"	110.58'	N72°53'43"E	218.01'
C32	283.51'	1476.00'	11°00'19"	142.19'	N57°43'25"E	283.07'
C33	385.20'	200.00'	110°21'07"	287.50'	N02°57'18"W	328.36'
C34	301.34'	226.00'	76°23'49"	177.83'	S83°40'14"W	279.51'
C35	317.86'	674.00'	27°01'14"	161.94'	N58°58'57"E	314.92'
C36	345.58'	521.00'	38°00'17"	179.42'	S53°29'26"W	339.28'
C37	293.69'	938.00'	17°56'21"	148.05'	S25°31'06"W	292.49'
C38	131.67'	200.00'	37°43'18"	68.32'	S02°18'43"E	129.31'
C39	220.43'	108.00'	116°56'29"	176.04'	S29°34'04"W	184.11'
C40	220.33'	307.00'	41°07'11"	115.15'	N08°20'35"W	215.63'
C41	329.02'	468.00'	40°16'53"	171.64'	N52°39'48"W	322.29'
C42	323.49'	400.00'	46°20'10"	171.18'	N52°12'51"W	314.74'
C43	290.52'	400.00'	41°36'50"	152.00'	N24°49'44"E	284.18'
C44	226.21'	150.00'	86°24'16"	140.87'	N39°10'48"W	205.37'
C45	121.84'	150.00'	46°32'16"	64.50'	S59°06'48"E	118.51'
C46	179.86'	200.00'	51°31'34"	96.52'	N05°58'58"E	173.86'
C47	190.99'	300.00'	36°28'34"	98.86'	N17°27'13"W	187.78'
C48	199.88'	200.00'	57°15'37"	109.18'	S27°50'45"E	191.66'
C49	748.63'	2053.00'	20°53'34"	378.52'	N64°45'05"E	744.49'
C50	740.38'	2133.00'	19°53'16"	373.95'	N65°15'14"E	736.67'
C51	97.31'	696.24'	8°00'29"	48.73'	N50°18'04"E	97.23'
C52	354.28'	765.95'	26°30'05"	180.37'	N42°03'34"E	351.13'
C53	46.93'	696.24'	3°51'44"	23.48'	N35°44'57"E	46.92'
C54	17.39'	718.55'	1°23'12"	8.70'	S34°30'41"W	17.39'
C55	306.79'	454.57'	38°40'06"	159.49'	N15°52'14"E	301.00'
C56	213.54'	516.01'	23°42'37"	108.32'	N06°40'17"E	212.02'
C57	437.46'	435.00'	57°37'10"	239.24'	S25°20'45"W	419.25'
C58	261.32'	385.00'	38°53'25"	135.92'	S14°15'41"W	256.34'
C59	27.59'	385.00'	4°06'20"	13.80'	S52°06'10"W	27.58'
C60	63.53'	244.00'	14°55'08"	31.95'	S24°50'03"E	63.35'
C61	63.16'	106.00'	34°08'24"	32.55'	S49°21'49"E	62.23'
C62	9.54	56.00	9°45'31"	4.78	N61°33'15"W	9.53
C63	9.54'	56.00'	09°45'31"	4.78'	S61°33'15"E	9.53'
C64	116.73'	387.27'	17°16'11"	58.81'	S86°21'16"W	116.29'
C65	202.91'	164.51'	70°40'12"	116.63'	N50°25'30"W	190.29'
C66	45.32'	94.91'	27°21'28"	23.10'	N52°04'28"E	44.89'
C67	83.97'	129.00'	37°17'40"	43.53'	N57°02'34"E	82.49'
C68	64.23'	150.50'	24°27'16"	32.61'	S89°52'20"E	63.75'
C69	81.35'	111.00'	41°59'32"	42.60'	N81°21'32"E	79.54'
C70	60.05'	205.10'	16°46'33"	30.24'	N47°07'12"E	59.84'
C71	23.43'	205.10'	06°32'46"	11.73'	N70°48'59"E	23.42'
C72	82.26	244.00	19°19'00"	41.53	S80°47'16"E	81.87
C73	42.96	94.00	26°11'17"	21.86	N76°27'35"E	42.59

ENGINEER & SURVEYOR
MORRISON-SHIPLEY ENGINEERS, INC.
2407 SE Cottonwood Street
Bentonville, Arkansas 72712
(479) 273-2209
(479) 273-2553 (Fax)

2007-868.

OWNER & DEVELOPER
OAK TREE ASSOCIATES, LLC.
708 S.W. "C" Street, Suite 1
Bentonville, Arkansas 72712
(479) 254-2900
(479) 254-2911 (Fax)

VICINITY MAP



RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT

As reflected on this plat, the portion of the street right-of-way serving as the entrance to the Oak Tree Subdivision is hereby dedicated to the City of Centerton for ownership and maintenance. All other street rights-of-way shown on this plat are hereby reserved for the private use and benefit of the residents and property owners of the Oak Tree Subdivision as well as their guests, invitees and all public safety personnel and vehicles. The street rights-of-way noted on this plat shall be considered to be a common area to the Subdivision and shall at all times be maintained by the Oak Tree Property Owners Association ("POA") and not by the City of Centerton; provided, however, that such street rights-of-way shall also be dedicated as utility and access easements to the City of Centerton, and access easements to the franchised utility providers and cable television operators for the provision of public utilities as hereinafter provided. The utility easements reflected on this plat, unless otherwise noted, are hereby dedicated to the City of Centerton, franchised utility providers and cable television operators. Any designated "utility easement" and/or "access easement" shall be deemed to include all public utilities, franchised utilities and cable television. The respective utility and cable television companies shall have access through and along the easements for their personnel and equipment and such rights shall include the authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger the operations of such utilities and cable television. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easement shall be provided. All drainage easements shall be dedicated to the Oak Tree P.O.A. for access and maintenance. Lift station tracts "E" and "H" shall be dedicated to the City of Centerton for access and maintenance.

NOTES:

- All Distances Along Curves Are Chord Lengths.
- 1/2" Rebar w/cap #1369 set at all Property Corners (unless noted otherwise).
- All Lot Line Return Radii 25' Unless Noted Otherwise.
- Basis of Bearings: Bearings Are Grid, Arkansas North Zone, NAD83.
- All Setbacks Are Dedicated As Utility And Drainage Easements. Where Drainage Easements Are Specifically Indicated On Plat, Building Setback Shall Be 7' From Edge Of Easement, Unless Noted Otherwise.
- There Are No Known Wetlands On This Project. An Army Corps Of Engineers Determination Is In Progress.
- FLOOD INFORMATION: Based Upon Review Of FEMA FIRM: Benton County Arkansas And Incorporated Areas, Map No. 05007C0044F, Revised Date December 20, 2000, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone "X" Or Areas Determined To Be Outside The 500 Year Floodplain.
- Front Yard Setbacks = 25.0' For Lots 1-110 & 30.0' For Lots 111-200 Unless Otherwise Noted on Plat
  Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat.
  Side Yard Setbacks = 7.0' Except Along Street Side, Then 25.0'.
- Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space With A 5' Concrete Sidewalk On Both Sides Of Street.)
- Lot Owners Shall Not Interrupt Or Obstruct Water Flow Of Noted Drainage Easements And Natural Drainage Areas.
- The Portion Of Oak Tree Drive Within The Public Right-of-way Shall be Maintained By The City Of Centerton.
- No Fences Or Gates In 30' Easement For Fire Apparatus Access Road Between Lots 200/201.
- No Fences Within Side Setbacks Between Lots 33/34 And 34/35.
- No Fences Or Gates In 20' Access Easement To Lift Station, Tract "E".
- No Fences Or Gates Within Side Setbacks Between Lots 107/108.
- No Fences Or Gates Within Side Setbacks Between Lots 156/157.
- No Fences Or Gates Within 30' U/E & D/E Between Lots 170/171.
- No Fences Or Gates In 20' Access Easement To Lift Station, Tract "H".
- No Fences Or Gates Within Side Setbacks Between Lots 177/178.

OAK TREE FINAL PLAT

(Lots 1 Thru 20, 22 Thru 201 & Tracts A Thru I)

(A Single-Family Development)

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, PART OF THE SOUTH-HALF OF THE NORTHWEST QUARTER, AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, ALL IN T-20-N, R-31-W, CENTERTON, BENTON COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
MORRISON-SHIPLEY ENGINEERS, INC.
No. 281
ARKANSAS-ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1369
SIGNATURE
10-9-07
DOUGLAS R. WHITLOCK

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/868
Term/Cashier: CASH5/DJONES
10/23/2007 3:27:57PM
Tran 16691
Total Fees: $15.00
Book 2007 Page 868
Recorded in the Above
PLAT Book & Page
10/23/2007

Filing Block

PLAT CERTIFIED CORRECT: [signature]
DOUGLAS R. WHITLOCK
AR P.L.S. #1369

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted.

Owner: Steve Davis
Oak Tree Associates, LLC

Date: OCTOBER 16, 2007

STATE OF ARKANSAS
COUNTY OF Benton SWORN AND SUBSCRIBED BEFORE ME
THIS 16 DAY OF October, 2007.
Notary Public: Amber Peck
My Commission Expires: July 7, 2015

Amber Peck
My Comm. Exp.
Notary Public
July 7 2015
Benton County, Arkansas

CENTERTON PLANNING COMMISSION APPROVAL:
Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 8th Day Of October, 2007.

Chairperson: Judy Cappet

CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:
Water and Sewer Superintendent: [signature]

CENTERTON STREET DEPARTMENT APPROVAL:
Street Department Superintendent: Bert C Johnson

CENTERTON FIRE DEPARTMENT APPROVAL:
Fire Chief: [signature]

CENTERTON CITY COUNCIL ACCEPTANCE:
This Plat Is Hereby Accepted By The City Of Centerton City Council This 9 Day Of October, 2007.

Ordinance No. 07-19
Mayor: [signature]
City Recorder: Bonnie Griffith

BOUNDARY DESCRIPTION

Part of the East-Half of the Southeast Quarter of Section 21, Part of the Northwest Quarter of the Southwest Quarter, Part of the South-Half of the Northwest Quarter, and the Southwest Quarter of the Northeast Quarter of Section 22, all in Township 20 North, Range 31 West, Centerton, Benton County, Arkansas, being more particularly described as follows:

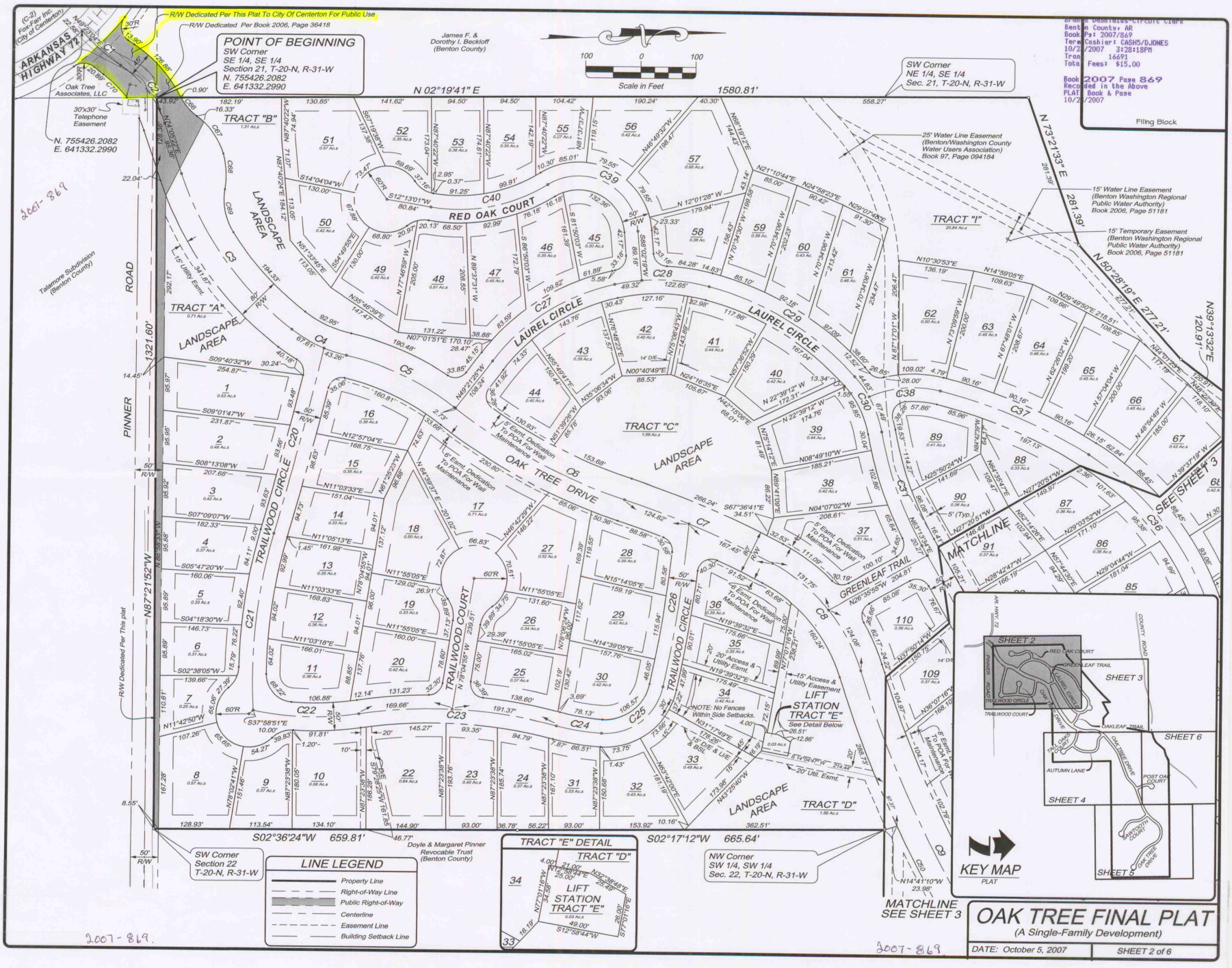
Beginning at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of said Section 21; Thence North 02°19'41" East, 1580.81 feet; Thence North 73°21'33" East, 281.39 feet; Thence North 50°28'19" East, 277.21 feet; Thence North 39°13'32" East, 120.91 feet; Thence North 53°28'42" East, 604.44 feet; Thence North 48°19'40" East, 427.93 feet; Thence South 02°28'25" West, 167.79 feet; Thence North 65°37'46" East, 266.81 feet; Thence South 44°56'38" East, 159.81 feet; Thence South 83°49'13" East, 128.75 feet; Thence North 13°20'40" East, 1122.45 feet; Thence North 77°23'25" East, 136.78 feet; Thence North 63°11'13" East, 108.28 feet; Thence North 44°44'35" East, 245.34 feet; Thence North 78°28'54" East, 139.71 feet; Thence North 63°53'16" East, 124.92 feet; Thence South 87°07'07" East, 1330.97 feet; Thence South 86°48'28" East, 1340.01 feet; Thence South 02°50'39" West, 1310.12 feet; Thence North 87°01'56" West, 2663.66 feet; Thence South 02°22'11" West, 1314.63 feet; Thence North 86°55'50" West, 1330.04 feet; Thence South 02°17'12" West, 665.64 feet; Thence South 02°36'24" West, 659.81 feet; Thence North 87°21'52" West, 1321.60 feet to the Point of Beginning, containing 199.88 acres, more or less.

ZONING CLASSIFICATION: R-2

2007-868

OAK TREE FINAL PLAT
(A Single-Family Development)

REVISION	DATE
Revised Per City Comments	8.3.07
Revised Per City Comments	9.10.07
Revised Per City Comments	10.5.07
DATE: October 5, 2007	SHEET 1 of 6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Benton County, AR
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Total Fees: $15.00
Book 2007 Page 869
Recorded in the Above
PLAT Book & Page
10/2/2007
Filing Block
R/W Dedicated Per This Plat To City Of Centerton For Public Use
R/W Dedicated Per Book 2006, Page 36418
POINT OF BEGINNING
SW Corner
SE 1/4, SE 1/4
Section 21, T-20-N, R-31-W
N. 755426.2082
E. 641332.2990
ARKANSAS HIGHWAY 72
(C-2) Fox-Fear Inc. (City of Centerton)
Oak Tree Associates, LLC
30'x30' Telephone Easement
N. 755426.2082
E. 641332.2990
James F. & Dorothy I. Beckloff (Benton County)
Scale in Feet
SW Corner
NE 1/4, SE 1/4
Sec. 21, T-20-N, R-31-W
N 02°19'41" E 1580.81'
N 73°21'33" E 281.39'
N 50°28'19" E 277.21'
N 36°13'32" E 120.91'
25' Water Line Easement (Benton/Washington County Water Users Association) Book 97, Page 094184
15' Water Line Easement (Benton Washington Regional Public Water Authority) Book 2006, Page 51181
15' Temporary Easement (Benton Washington Regional Public Water Authority) Book 2006, Page 51181
Talamore Subdivision (Benton County)
PINNER ROAD
N 87°21'52" W 1321.60'
TRACT "A"
TRACT "B"
TRACT "C"
TRACT "D"
TRACT "I"
LANDSCAPE AREA
RED OAK COURT
LAUREL CIRCLE
OAK TREE DRIVE
TRAILWOOD CIRCLE
TRAILWOOD COURT
GREENLEAF TRAIL
MATCHLINE
SEE SHEET 3
LIFT STATION TRACT "E"
See Detail Below
NOTE: No Fences Within Side Setbacks.
15' Access & Utility Easement
20' Access & Utility Esmt.
6' Esmt. Dedication To POA For Wall Maintenance
5' Esmt. Dedication To POA For Wall Maintenance
5' (Typ.)
20' Util. Esmt.
R/W Dedicated Per This plat
S 02°36'24" W 659.81'
S 02°17'12" W 665.64'
Doyle & Margaret Pinner Revocable Trust (Benton County)
SW Corner Section 22 T-20-N, R-31-W
NW Corner SW 1/4, SW 1/4 Sec. 22, T-20-N, R-31-W
MATCHLINE SEE SHEET 3
LINE LEGEND
Property Line
Right-of-Way Line
Public Right-of-Way
Centerline
Easement Line
Building Setback Line
TRACT "E" DETAIL
KEY MAP
PLAT
SHEET 2
SHEET 3
SHEET 4
SHEET 5
SHEET 6
OAK TREE FINAL PLAT
(A Single-Family Development)
DATE: October 5, 2007
SHEET 2 of 6
2007-869
2007-869

2007-870

NOTE: ANY FENCING FOR LOTS 111-129 191-196, AND 201 SHALL BE WROUGHT IRON FENCING WITH A 20' REMOVABLE SECTION PLACED OVER THE WATER LINE EASEMENT.

100 0 100
Scale in Feet

LINE LEGEND

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/869
Term/Cashier: CASH5/DJONES
10/23/2007 3:28:36PM
Tran: 16691
Total Fees: $15.00
Filing Block

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Benton County, AR
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Book 2007 Page 870
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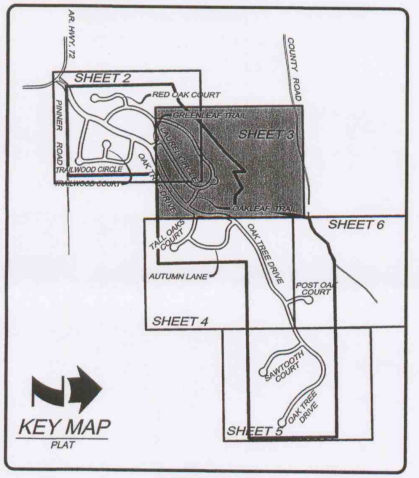

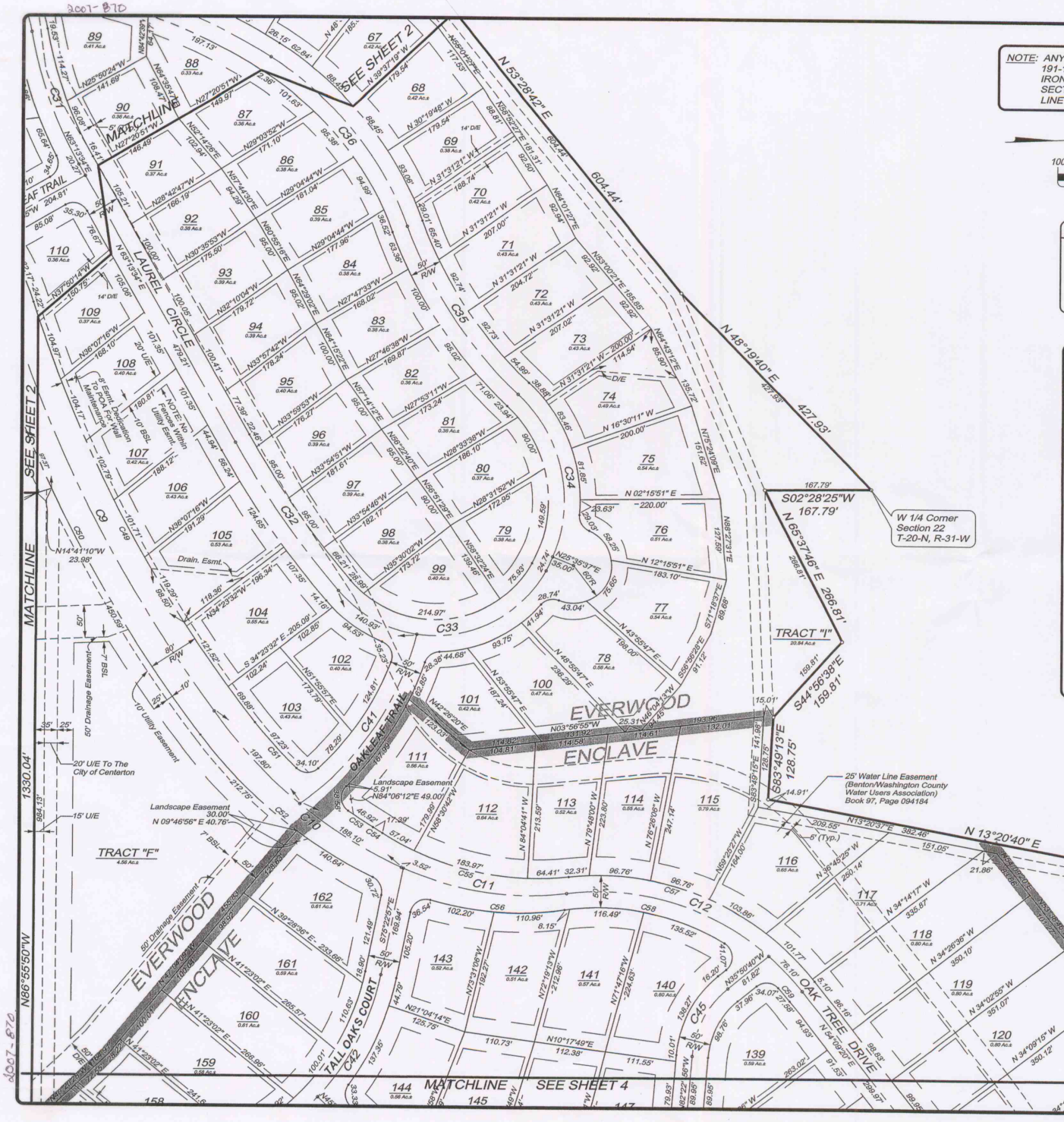

OAK TREE FINAL PLAT

(A Single-Family Development)

DATE: October 5, 2007 | SHEET 3 of 6

2007-871

Brenda DeShields-Circuit Clerk
Benton County, AR
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Total Fees: $15.00
Filing Block
Book 2007 Page 871
Recorded in the Above
PLAT Book & Page
10/23/2007

MATCHLINE SEE SHEET 3

TALL OAKS COURT

AUTUMN LANE

OAK TREE DRIVE

ENCLAVE ESTATES

POST OAK COURT

PRIVATE PARK

TRACT "I"

TRACT "G"

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 5

NOTE: No Fences Within Easement.

30' Access & Utility Esmt. & B.S.L.

25' Water Line Easement (Benton/Washington County Water Users Association) Book 97, Page 094184

Landscape Easement 24.00' N88°20'39"W 34.21'

Landscape Easement 25.00' N09°46'56"E 40.76'

50' D/E & B.S.L.

100' D/E & B.S.L.

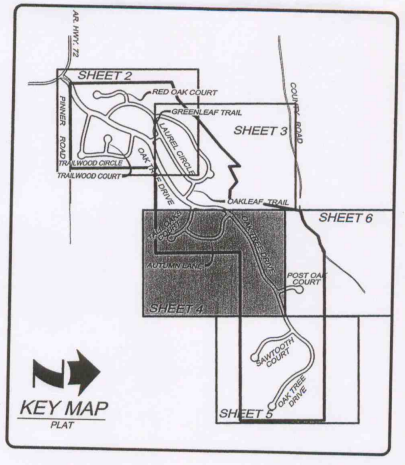
Doyle & Margaret Pinner Revocable Trust (Benton County)

SE Corner
NW 1/4, SW 1/4
Sec. 22, T-20-N, R-31-W

SW Corner
SE 1/4, NW 1/4
Sec. 22, T-20-N, R-31-W

S02°22'11"W 1314.63'

2663.66'



100 0 100
Scale in Feet

LINE LEGEND
- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

OAK TREE FINAL PLAT
(A Single-Family Development)

DATE: October 5, 2007

SHEET 4 of 6

2007-871

2007-872

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/872
Term/Cashier: CASH5/DJONES
10/23/2007 3:29:45PM
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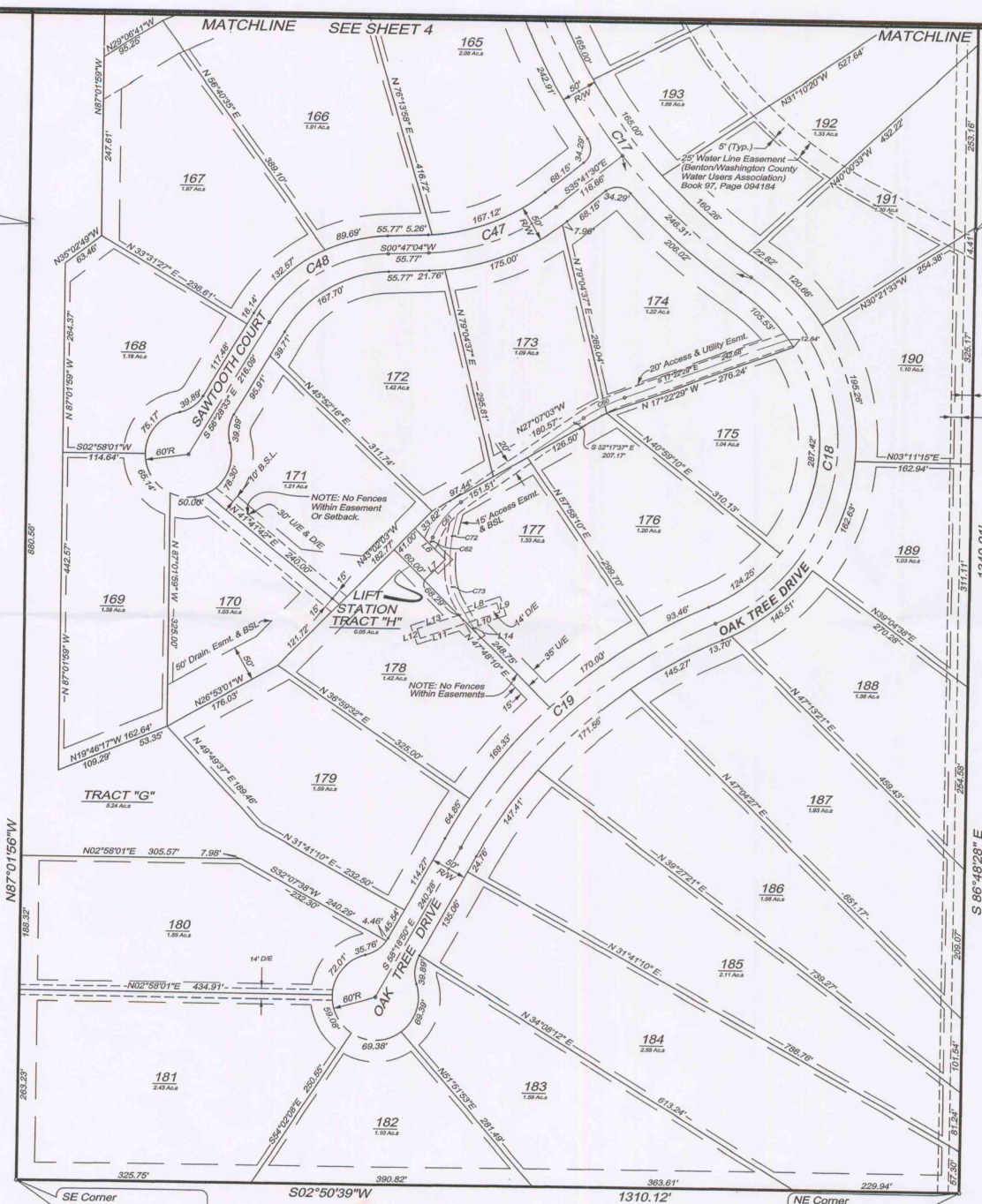
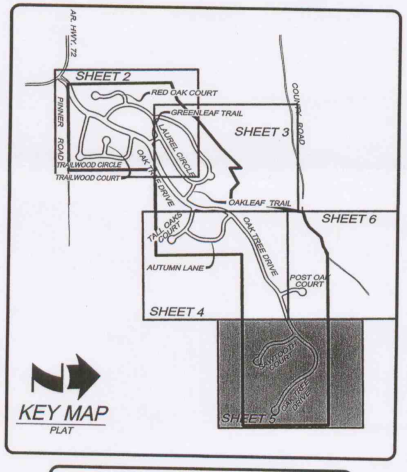
Total Fees: $15.00

Book 2007 Page 872
Recorded in the Above
Filing Clerk
10/23/2007



LINE LEGEND

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line



LINE TABLE		
LINE	LENGTH	BEARING
L6	60.60'	N47°48'10"E
L7	41.00'	S42°11'50"E
L8	55.49'	S16°07'13"E
L9	14.00'	S73°52'47"W
L10	48.63'	N16°07'13"W
L11	67.66'	N16°07'13"W
L12	14.00'	N73°52'47"E
L13	60.80'	S16°07'13"E
L14	58.62'	N 61°25'39" E

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OAK TREE FINAL PLAT

(A Single-Family Development)

DATE: October 5, 2007

SHEET 5 of 6

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