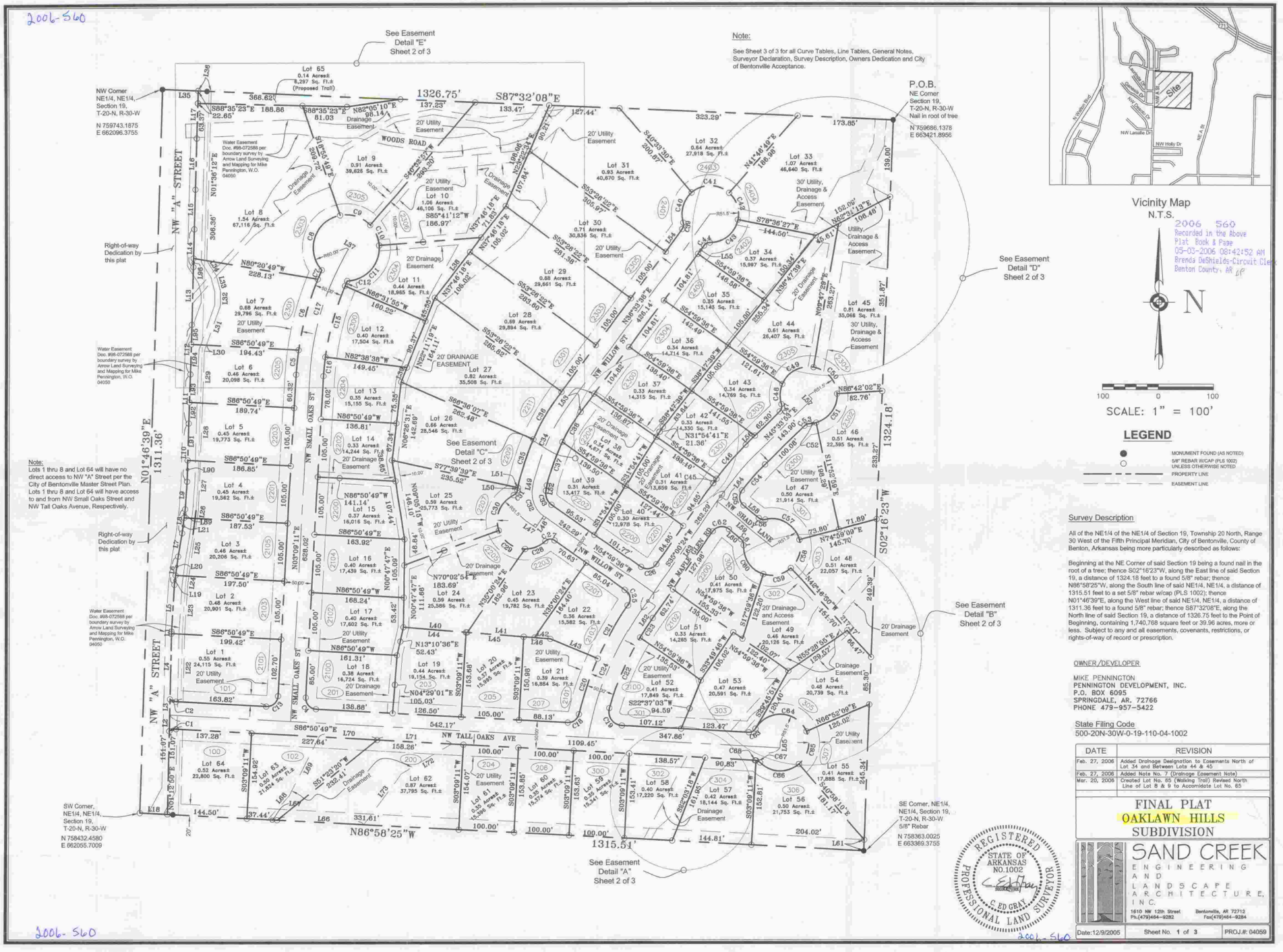
2006-560



2006 560
Recorded in the Above Plat Book & Page
05-03-2006 08:42:52 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

Survey Description

All of the NE1/4 of the NE1/4 of Section 19, Township 20 North, Range 30 West of the Fifth Principal Meridian, City of Bentonville, County of Benton, Arkansas being more particularly described as follows:

Beginning at the NE Corner of said Section 19 being a found nail in the root of a tree; thence S02°16'23"W, along the East line of said Section 19, a distance of 1324.18 feet to a found 5/8" rebar; thence N86°58'25"W, along the South line of said NE1/4, NE1/4, a distance of 1315.51 feet to a set 5/8" rebar w/cap (PLS 1002); thence N01°46'39"E, along the West line of said NE1/4, NE1/4, a distance of 1311.36 feet to a found 5/8" rebar; thence S87°32'08"E, along the North line of said Section 19, a distance of 1326.75 feet to the Point of Beginning, containing 1,740,768 square feet or 39.96 acres, more or less. Subject to any and all easements, covenants, restrictions, or rights-of-way of record or prescription.

OWNER/DEVELOPER

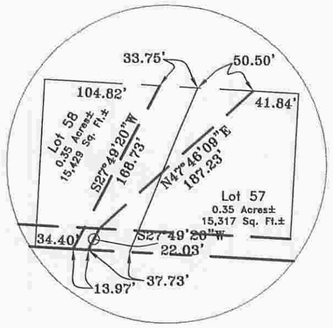
MIKE PENNINGTON
PENNINGTON DEVELOPMENT, INC.
P.O. BOX 6095
SPRINGDALE, AR. 72766
PHONE 479-957-5422

State Filing Code
500-20N-30W-0-19-110-04-1002

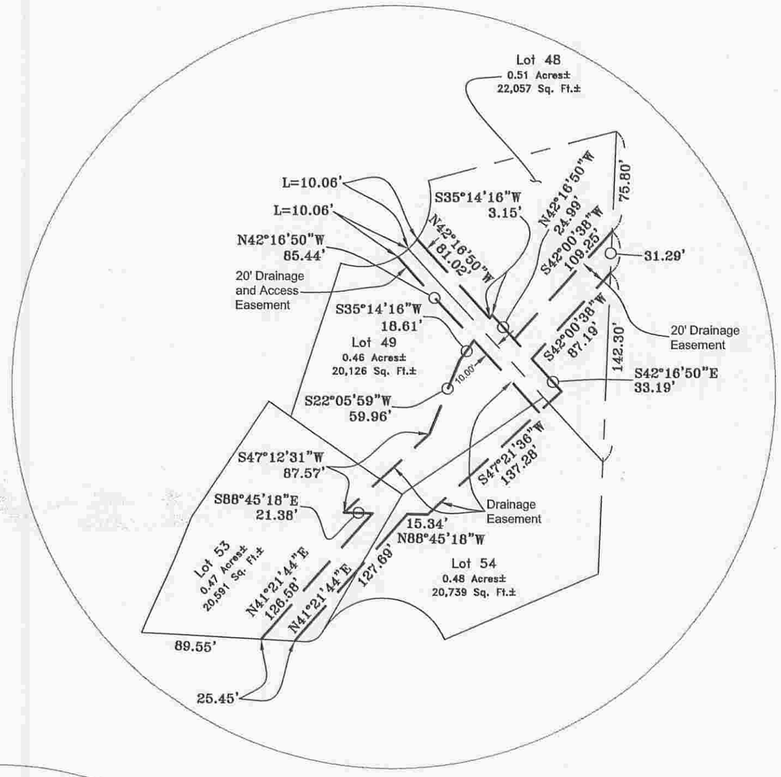
DATE	REVISION
Feb. 27, 2006	Added Drainage Designation to Easements North of Lot 34 and Between Lots 44 & 45
Feb. 27, 2006	Added Note No. 7 (Drainage Easement Note)
Mar. 20, 2006	Created Lot No. 85 (Walking Trail) Revised North Line of Lot 8 & 9 to Accomidate Lot No. 85

FINAL PLAT
OAKLAWN HILLS SUBDIVISION

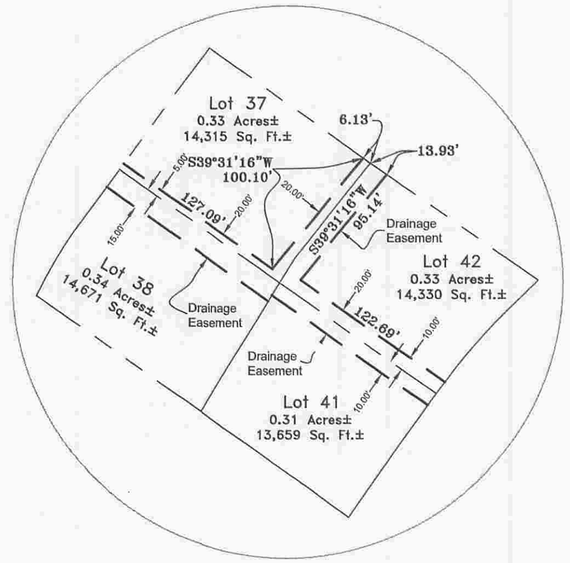
2006-560



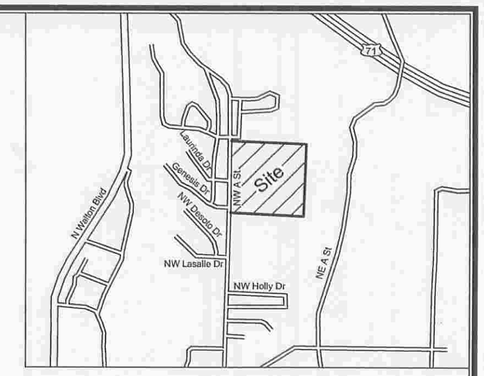
Easement Detail "A"
1"=100'



Easement Detail "B"
Not To Scale



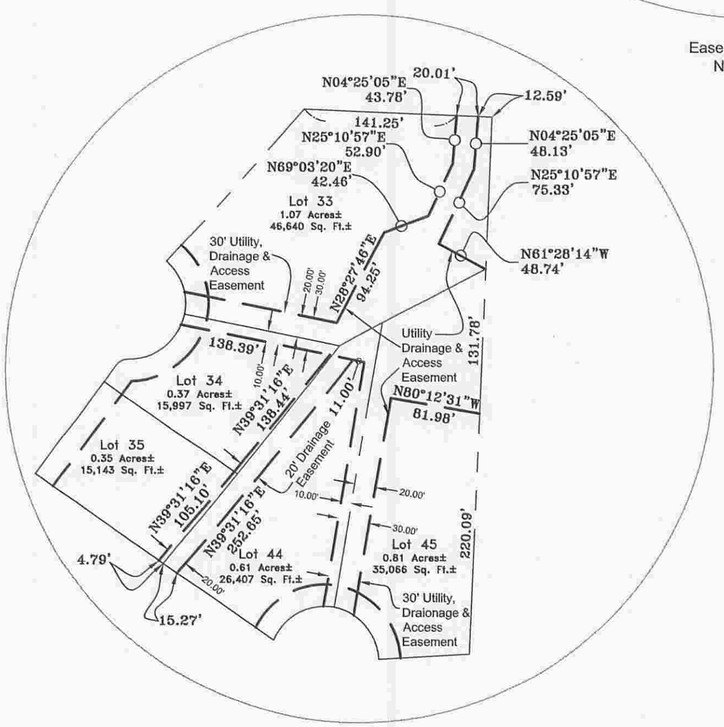
Easement Detail "C"
Not To Scale



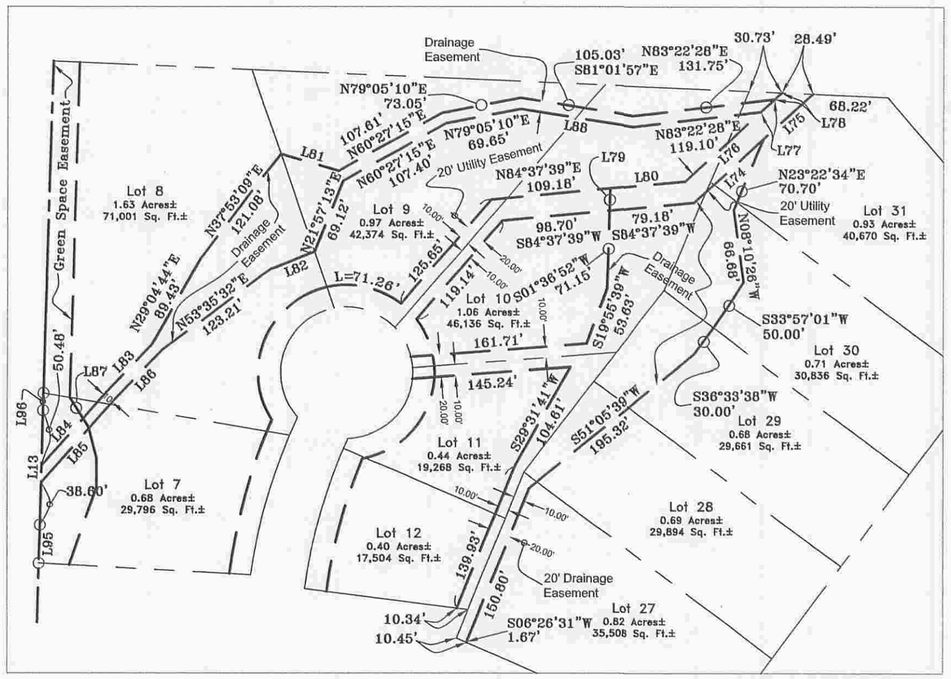
Vicinity Map
N.T.S.

100 0 100

SCALE: 1" = 100'



Easement Detail "D"
1"=100'



Easement Detail "E"
1"=100'

LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR W/CAP (PLS 1002) UNLESS OTHERWISE NOTED
- PROPERTY LINE
- EASEMENT LINE

2006 561
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Plat Book & Page
05-03-2006 08:47:18 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

OWNER/DEVELOPER

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FINAL PLAT
OAKLAWN HILLS SUBDIVISION

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1002
SIGNATURE
C. ED GRAY

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

Date:12/9/2005 | Sheet No. 2 of 3 | PROJ.#: 04059

2006-562

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.54	N01°12'50"E
L2	29.27	N01°12'50"E
L3	28.70	N01°12'50"E
L4	119.08	N01°12'50"E
L5	84.64	N03°35'52"E
L6	51.54	N07°53'43"E
L7	42.87	N09°58'19"E
L8	43.87	N07°14'57"E
L9	50.45	N03°53'11"E
L10	105.55	N01°33'03"E
L11	89.13	N01°37'26"E
L12	89.51	N01°38'28"E
L13	104.63	N01°31'08"E
L14	68.32	N01°34'43"E
L15	71.92	N01°38'19"E
L16	92.78	N01°33'16"E
L17	86.01	N01°51'03"E
L18	49.87	S87°13'08"E
L19	16.88	N07°53'43"E
L20	34.66	N07°53'43"E
L21	27.96	N07°14'57"E
L22	122.77	N01°12'50"E
L23	87.09	N03°29'33"E
L24	17.99	N08°19'53"E
L25	105.43	N08°19'53"E
L26	14.72	N08°19'53"E
L27	90.36	N02°10'55"E
L28	105.02	N02°10'55"E
L29	93.99	N01°37'55"E
L30	11.61	N19°33'56"E
L31	75.40	N19°33'56"E
L32	26.74	N00°00'00"E
L33	29.09	N14°38'00"W
L34	32.06	N32°35'34"W
L35	64.65	S87°32'08"E
L36	23.75	S87°32'08"E
L37	4.27	N59°12'00"W
L38	138.22	N37°46'18"E
L39	28.20	N22°11'19"E
L40	117.24	S85°22'38"E
L41	121.72	S85°22'38"E
L42	29.14	S85°22'38"E
L43	93.52	S87°16'22"E
L44	114.97	S85°22'38"E
L45	105.03	S85°22'38"E
L46	48.09	S85°22'38"E
L47	21.59	S54°59'36"E
L48	25.36	N35°00'24"E
L49	9.89	N12°20'21"E
L50	4.91	N12°20'21"E
L51	14.85	N12°20'21"E
L52	9.89	N12°20'21"E
L53	40.84	N36°33'38"E
L54	50.89	N36°33'38"E
L55	18.73	N36°33'38"E
L56	23.77	N45°33'53"E
L57	9.32	S44°26'07"E
L58	38.01	N50°14'18"W
L59	129.85	S50°14'18"E
L60	28.94	S50°14'18"E
L61	20.60	S02°16'23"W
L62	37.79	N35°00'24"E
L63	201.82	N35°00'24"E
L64	22.68	N35°00'24"E
L65	9.58	S03°09'11"W
L66	148.25	N86°58'25"W
L67	23.23	N86°59'33"W
L68	31.50	N42°02'08"E
L69	120.23	N26°57'47"E
L70	105.50	S86°50'49"E
L71	135.59	S86°50'49"E
L72	107.53	S59°26'10"W
L73	89.96	S36°26'18"W
L74	86.64	N47°52'12"E
L75	61.06	N47°52'12"E
L76	94.63	N47°52'12"E
L77	17.22	N47°52'12"E
L78	8.92	N47°52'12"E
L79	20.15	N01°36'52"E
L80	70.09	N84°37'30"E
L81	54.92	S73°42'52"E
L82	42.81	N67°51'53"E
L83	58.88	N43°37'44"E
L84	90.63	N41°31'23"E
L85	102.86	N41°31'23"E
L86	62.07	N43°37'44"E
L87	22.82	S32°38'34"E
L88	104.65	S81°01'57"E
L89	15.71	N07°14'57"E
L90	38.90	N01°33'03"E
L91	68.65	N01°33'03"E
L92	36.39	N01°37'26"E
L93	50.74	N01°37'26"E
L94	54.30	N01°38'28"E
L95	35.21	N01°38'28"E
L96	15.71	N01°34'43"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta Angle	Chord Bearing	Chord Distance
C1	13.29'	20.00'	38°03'35"	S74°07'24"W	13.04'
C4	31.42'	20.00'	90°00'00"	S41°50'49"E	28.28'
C5	44.73'	525.00'	4°52'54"	S05°35'38"W	44.72'
C6	132.99'	525.00'	14°30'49"	S15°17'29"W	132.63'
C7	18.13'	525.00'	1°58'43"	S23°32'15"W	18.13'
C8	126.83'	60.00'	121°06'33"	S18°23'39"W	104.50'
C9	60.38'	60.00'	57°39'47"	N72°13'11"W	57.87'
C10	40.92'	60.00'	39°04'29"	N23°51'03"W	40.13'
C11	97.27'	60.00'	92°53'20"	N42°07'31"E	86.96'
C12	9.93'	475.00'	1°11'52"	S24°04'01"W	9.93'
C15	133.57'	475.00'	16°06'42"	S15°24'44"W	133.13'
C16	34.85'	475.00'	4°12'12"	S05°15'17"W	34.84'
C17	241.27'	500.00'	27°38'50"	S16°58'36"W	238.93'
C18	27.78'	20.00'	79°31'06"	N53°23'38"E	25.58'
C19	44.93'	25.00'	102°57'56"	S35°21'51"E	39.12'
C20	106.07'	600.00'	10°07'44"	S18°41'58"W	105.93'
C21	110.76'	600.00'	10°34'30"	S29°03'07"W	110.60'
C22	139.01'	550.00'	14°28'51"	S23°21'33"W	138.64'
C23	42.31'	550.00'	4°24'26"	S32°48'11"W	42.29'
C24	251.72'	575.00'	25°04'56"	S22°27'54"W	249.71'
C25	31.18'	20.00'	89°20'02"	N16°19'36"W	28.12'
C26	31.42'	20.00'	90°00'00"	N80°00'24"E	28.28'
C27	17.89'	13.00'	78°41'41"	S85°39'33"W	16.48'
C28	40.06'	51.50'	44°35'15"	N68°36'20"E	39.07'
C29	62.11'	51.50'	69°06'56"	S54°31'34"E	58.45'
C30	76.44'	51.50'	85°02'33"	S22°34'10"W	69.61'
C31	11.97'	13.00'	52°45'08"	N38°42'53"E	11.55'
C32	58.76'	50.00'	67°19'57"	S21°19'38"E	55.44'
C33	29.38'	25.00'	67°19'57"	S21°19'38"E	27.72'
C34	158.53'	375.00'	24°13'17"	S24°26'39"W	157.36'
C35	77.21'	400.00'	11°03'33"	S17°52'07"W	77.09'
C36	91.89'	400.00'	13°09'44"	S29°58'46"W	91.69'
C37	83.72'	350.00'	13°42'16"	S19°11'29"W	83.52'
C38	64.24'	350.00'	10°31'01"	S31°18'07"W	64.15'
C39	12.23'	13.00'	53°54'13"	N09°36'31"E	11.78'
C40	60.03'	51.50'	66°47'04"	S16°02'57"W	56.69'
C41	74.01'	51.50'	82°20'19"	N89°23'21"W	67.80'
C42	53.58'	51.50'	59°36'44"	N18°24'49"W	51.20'
C43	71.07'	51.50'	79°04'17"	N50°35'42"E	65.57'
C44	12.23'	13.00'	53°54'13"	S63°30'44"W	11.78'
C45	10.19'	560.59'	1°02'31"	N35°02'24"E	10.19'
C46	81.95'	517.72'	9°04'09"	S40°56'31"W	81.86'
C47	14.53'	13.10'	63°32'51"	N13°47'27"E	13.80'
C48	37.50'	51.50'	41°16'14"	S02°39'09"W	36.37'
C49	68.76'	51.50'	76°30'13"	S61°32'22"W	63.77'
C50	69.13'	51.50'	76°54'33"	N41°45'15"W	64.06'
C51	69.28'	51.50'	77°04'42"	N35°14'23"E	64.17'
C52	13.11'	51.50'	14°35'10"	N81°04'23"E	13.08'
C53	9.71'	13.00'	42°48'10"	S60°37'38"W	9.49'
C54	63.35'	450.00'	8°03'57"	S41°31'54"W	63.30'
C55	30.63'	20.00'	87°44'14"	S06°22'11"E	27.72'
C56	12.23'	13.00'	53°54'13"	S77°11'24"E	11.78'
C57	80.20'	51.50'	89°19'46"	N59°28'36"W	72.40'
C58	56.21'	51.50'	62°31'53"	N16°27'14"E	53.46'
C59	54.18'	51.50'	60°16'25"	N77°51'23"E	51.71'
C60	68.02'	51.50'	75°40'19"	S34°10'15"E	63.18'
C61	12.23'	13.00'	53°54'13"	N23°17'12"W	11.78'
C62	33.08'	20.00'	94°45'18"	S82°23'03"W	29.43'
C63	14.49'	13.00'	63°51'09"	N51°13'36"E	13.73'
C64	114.53'	51.50'	127°25'06"	N86°59'24"W	92.38'
C65	64.84'	51.50'	72°08'08"	N12°47'13"E	60.64'
C66	77.99'	51.50'	86°46'11"	S87°45'37"E	70.75'
C67	8.12'	13.00'	35°47'06"	N62°16'05"W	7.99'
C68	1.52'	13.00'	6°41'11"	N83°30'14"W	1.52'

OWNERS DEDICATION:

We the Undersigned, do hereby swear that I/we are the sole owners of the hereon platted property and hereby dedicate all easements and Rights-Of-Way to the City of Bentonville for the installation and maintenance of Utilities and Drainage Systems.

Mike Pennington 4-27-06
Mike Pennington — Date
Pennington Development, Inc.
Springdale, AR 72766

Subsribed and Sworn Before me this 27th day of April 2006

Lisa M. Morris — Mar. 02, 2015
Notary Public — My Commission Expires

City of Bentonville Acceptance:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution 4-12-06

Bentonville Planning Commission Chairman

Terry Black Coberly
Mayor City of Bentonville

Suzanne Grider
City Clerk, City of Bentonville

Surveyor's Declaration:

I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

C. Ed Gray 4/27/06
C. Ed Gray, Ark. PLS #1002 — DATE

LISA M. MORRIS
Benton County
Notary Public - Arkansas
My Commission Expires Mar 2, 2015

2006-562

Notes:

1. 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:
2. 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.
3. 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.
4. Basis of Bearings: City of Bentonville GIS Monumentation (NAD 83)
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
7. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
8. No Fences or other structures may be constructed on or across Drainage Easements as shown hereon.
9. The hereon described property is classed urban.
10. This property is zoned R-1 (single-family residential). Building setbacks for zone R-1 are as follows:

Front (Garage)	30 feet
Front	20 feet
Side(Interior)	7 feet
Side(Exterior)	20 feet
Rear	25 feet

11. Lot 65 is dedicated to the City of Bentonville for the construction of a walking path.
12. Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is not within a special flood hazard area inundated by 100-year flood. This property is within Zone X, areas determined to be outside the 500-year floodplain, as per FEMA FIRM Map Community Panel Number 05007C0063 F, dated December 20, 2000 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines. This information is correct to the best of my knowledge and belief.

Vicinity Map
N.T.S.

N

100 0 100
SCALE: 1" = 100'

Survey Description

All of the NE1/4 of the NE1/4 of Section 19, Township 20 North, Range 30 West of the Fifth Principal Meridian, City of Bentonville, County of Benton, Arkansas being more particularly described as follows:

Beginning at the NE Corner of said Section 19 being a found nail in the root of a tree; thence S02°16'23"W, along the East line of said Section 19, a distance of 1324.18 feet to a found 5/8" rebar; thence N86°58'25"W, along the South line of said NE1/4, NE1/4, a distance of 1315.51 feet to a set 5/8" rebar w/cap (PLS 1002); thence N01°46'39"E, along the West line of said NE1/4, NE1/4, a distance of 1311.36 feet to a found 5/8" rebar; thence S87°32'08"E, along the North line of said Section 19, a distance of 1326.75 feet to the Point of Beginning, containing 1,740,768 square feet or 39.96 acres, more or less. Subject to any and all easements, covenants, restrictions, or rights-of-way of record or prescription.

LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR W/CAP (PLS 1002) UNLESS OTHERWISE NOTED
- PROPERTY LINE
- EASEMENT LINE

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