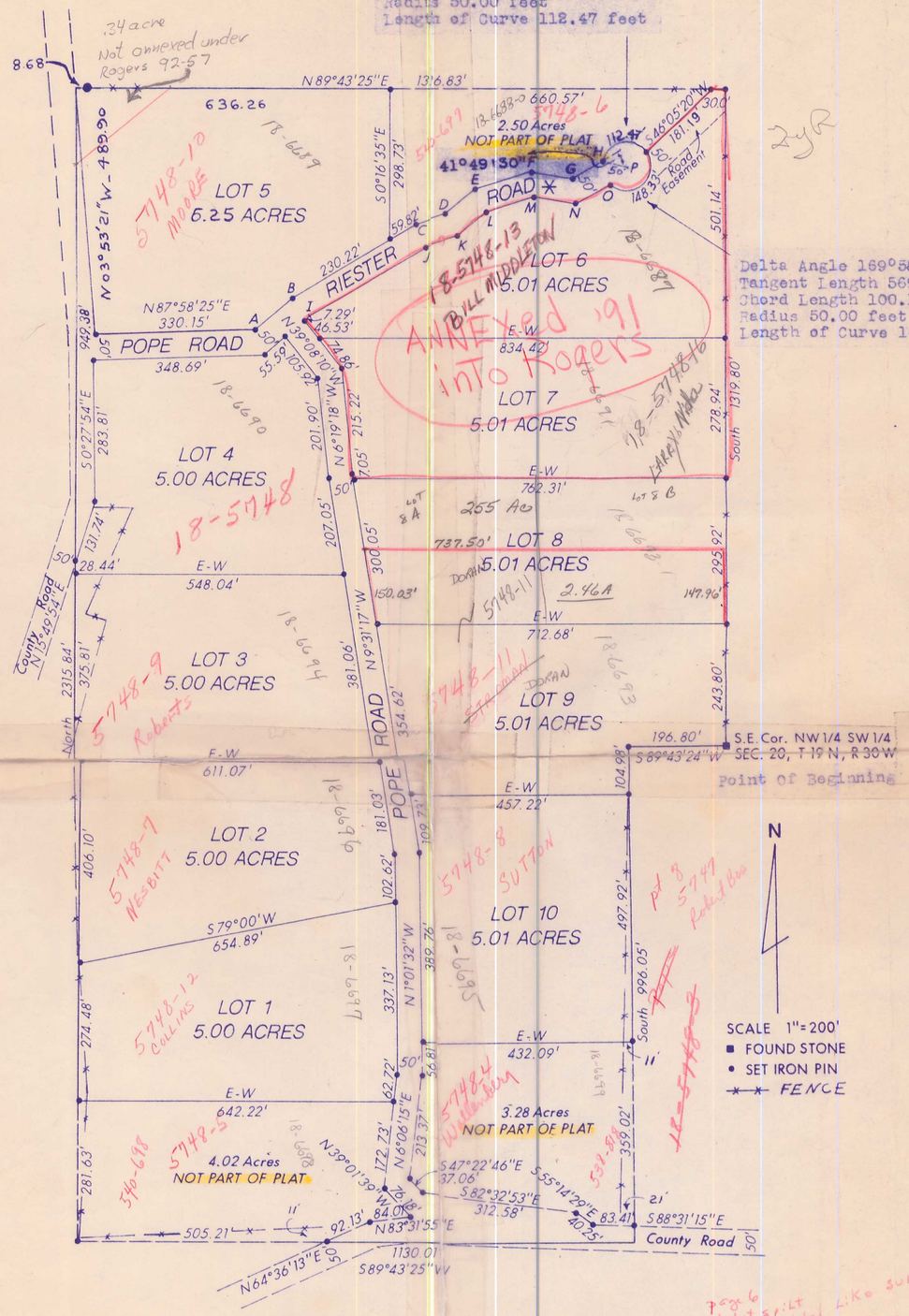
20-19-30

W-43



Page 6 if Lot split must treated like sub

✳ Riester Road Right-of-Way Bearings & Distances

A	N 50°01'04"E	99.79'	I	N 59°20'43"E	280.20'
B	N 59°20'43"E	290.04'	J	N 72°29'21"E	73.67'
C	N 72°29'21"E	69.69'	K	N 50°25'59"E	77.78'
D	N 50°25'59"E	77.85'	L	N 72°38'18"E	98.79'
E	N 72°38'18"E	120.86'	M	S 79°54'24"E	89.50'
F	S 79°54'24"E	84.22'	N	N 61°31'49"E	80.21'
G	N 61°31'49"E	72.96'	O	N 42°31'08"E	50.00'
H	S 76°06'53"E	50.00'	P		

Came from:

18-6687
6689
6690
6691
6692
6693
6693-1
6694
6695
6696
6697

Total Ac 51.19
3 areas in description but not in sub. 9.80
60.99
Roads → 5.05
66.04/Ac.

LIST OF DETAILED INFORMATION EFFECTING VARIOUS LOTS WITHIN OSAGE ACRES SUB'D.

(1.) LOT SIX is subject to a 50.00 foot wide Road and Utility Easement as indicated on the Plat, and this Easement is for the purpose of ingress and egress with regards to a passageway to and from the South 1/2 of the SE 1/4 of the NW 1/4 of Section 20, T -19- N, R -30- W.

(2) Utility Easement Information
LOT FIVE is subject to a 25.00 foot wide Utility Easement lying adjacent to and along the North side of the North right-of-way line of POPE and RIESTER ROADS.

LOT SIX is subject to a 25.00 foot wide Utility Easement lying adjacent to and along the South side of the South right-of-way line of RIESTER ROAD.

LOTS ONE, TWO, THREE, and FOUR are subject to a 25.00 foot wide Utility Easement lying adjacent to and along the West side of the West right-of-way line of POPE ROAD as said Road borders these LOTS on the East side.

(3) Building Set Back or Restriction Line Information
LOTS ONE, TWO, THREE, and FOUR have a Building Set Back Line of 35.00 feet, which line lays 35.00 feet West and adjacent to the West right-of-way Line of POPE ROAD.

LOT FOUR also has a Building Set Back Line of 35.00 feet, which line lays 35.0 feet South and adjacent to South right-of-way line of POPE ROAD.

LOT FIVE has a Building Set Back line of 35.00 feet, which line lays 35.00 feet North and adjacent to the North right-of-way line of POPE and RIESTER ROAD.

LOT SIX has a Building Set Back Line of 35.00 feet, which line lays 35.00 feet South and adjacent to the South right-of-way line of RIESTER ROAD.

LOTS SIX, SEVEN, EIGHT, NINE, and TEN have a Building Set Back line of 35.00 feet which line lays 35.00 feet East and adjacent to the East right-of-way line of POPE ROAD.

(4) There are three tracts of land enclosed within the perimeter subdivision legal description, which are not a part of the subdivision. One tract is located at the Northeast Corner of subdivision, and two tracts are located along the South line of subdivision.

(5) POPE and RIESTER ROADS both have a 50.00 foot in width right-of-way. The County Roads bordering on the South and West Boundaries of property have a 50.00 foot in width right-of-way in relation to where subdivision lot corners were set.

20-19-30

OSAGE ACRES SUBDIVISION
Benton County, Arkansas

LEGAL DESCRIPTION
All of the NW 1/4 of the SW 1/4 and a part of the SW 1/4 of the SW 1/4, with all being located in Section 20, T -19- N, R -30- W, in Benton County, Arkansas, and being more particularly described as follows, to wit:

BEGINNING at a FOUND STONE for the Southeast Corner of the NW 1/4 of the SW 1/4 of said described Section 20; thence
South 89°43'24" West - 196.80 feet; thence
South - 996.05 feet; thence
South 89°43'25" West - 1130.01 feet; thence
North - 2315.84 feet; thence
North 89°43'25" East - 1326.83 feet; thence
South - 1319.80 feet to the POINT OF BEGINNING, and containing 66.04 ACRES, more or less, subject to the right-of-way of County Roads along the West and South Boundaries of said described property.

OWNER'S CERTIFICATION and DEDICATION
We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all streets and easements for the use of the General Public and for installation of utilities.

Joseph L Rester

Jack Wallenberg

State of Arkansas
County of Benton
Subscribed and Sworn before me this 19 day of March, 1979.

Lee C Armstrong
NOTARY PUBLIC

My commission expires 3-15-81.

SURVEYOR'S CERTIFICATION
I hereby certify that the hereon platted and described survey was completed under my supervision on the 29th day of December, 1978, and that corners were set, as shown, to the best of my knowledge and ability. This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map.

Ronald L. Ridout

RONALD L. RIDOUT, R.L.S. # 529, Arkansas
Benton County Surveyor
Route # 1 (1812 South "J" Street)
Rogers, Arkansas 72756

RONALD L. RIDOUT
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 529
Ronald L. Ridout
SIGNATURE

66.04
2.50
4.02
3.28
75.84
5.00 in road
80.84

FILED FOR RECORD
At 3:55 O'clock P M.
MAR 19 1979
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.