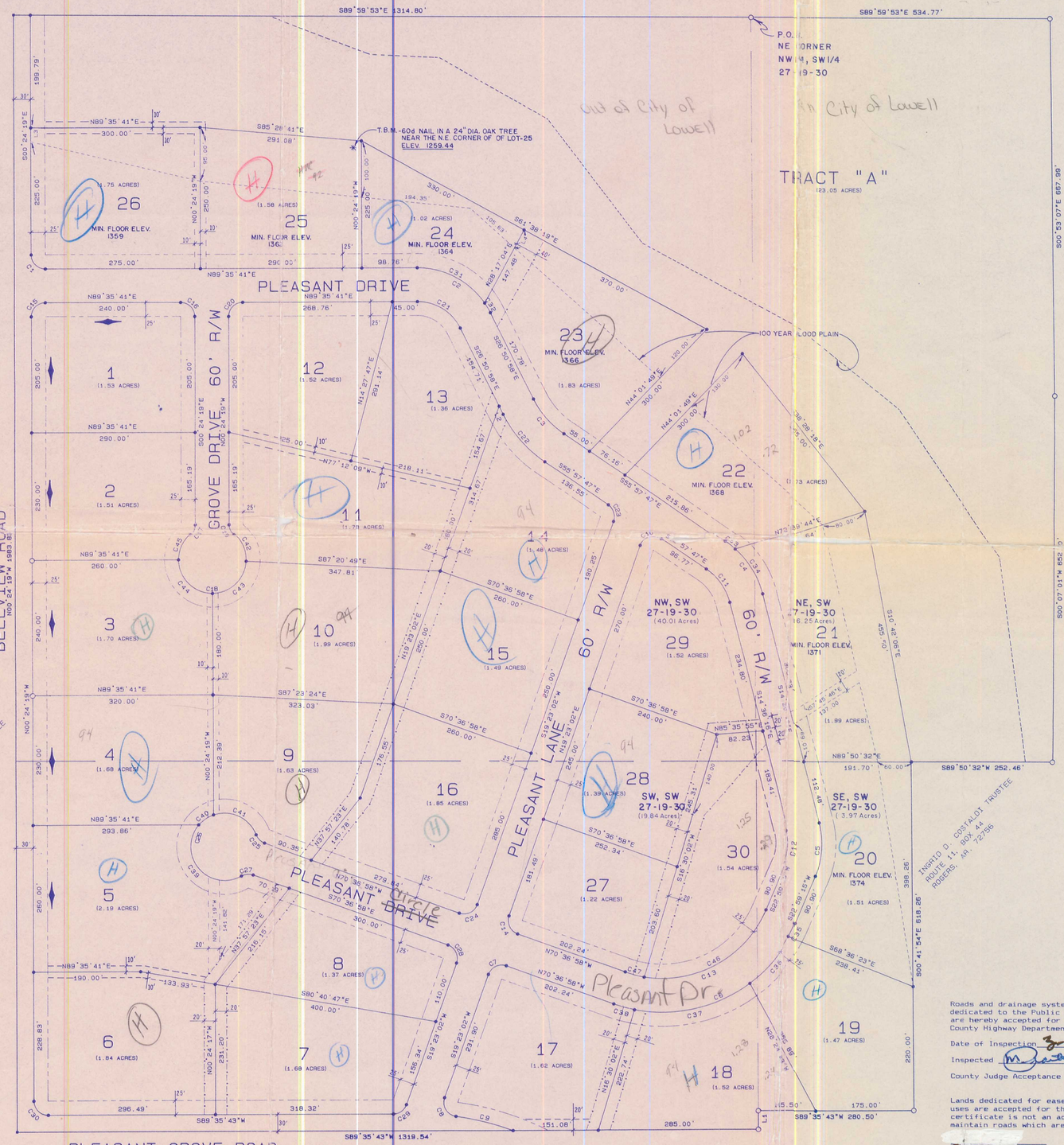
Bath < 12-00302-036 17.00A
18-06834-000 62.84A

A-15-101



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	89°59'60"	25.00	39.27	35.36	25.00	S45°24'19"E
2	83°33'21"	145.00	160.84	152.72	89.00	S58°37'39"E
3	29°06'49"	162.47	82.56	81.67	42.19	S41°24'22"E
4	41°21'31"	162.47	117.28	114.75	61.21	S35°17'01"E
5	37°35'31"	147.53	96.79	95.07	50.2[illegible]	S04°11'30"W
6	86°23'47"	260.00	392.05	355.95	244.[illegible]	S66°11'08"W
7	90°00'00"	25.00	39.27	35.36	25.00	S64°23'02"W
8	101°56'18"	25.00	44.48	38.84	30.81	S31°35'07"E
9	12°17'26"	490.57	105.23	105.03	52.82	S76°24'33"E
10	104°39'11"	25.00	45.66	39.58	32.18	N71°42'38"E
11	41°21'31"	102.47	73.97	72.37	38.69	S35°17'01"E
12	37°35'31"	87.53	57.43	56.40	29.79	S04°11'30"W
13	86°23'47"	200.00	301.56	273.81	187.80	S66°11'08"W
14	89°59'60"	25.00	39.27	35.36	25.00	S25°36'58"W
15	90°00'01"	25.00	39.27	35.36	25.10	N44°35'41"E
16	90°00'00"	25.00	39.27	35.36	25.10	S45°24'19"E
17	49°40'47"	25.00	21.68	21.00	11.57	S24°26'05"W
18	279°21'34"	60.00	292.54	77.65	50.92	N89°35'41"E
19	49°40'47"	25.00	21.68	21.00	11.57	N25°14'43"W
20	90°00'00"	25.00	39.27	35.36	25.00	N44°35'41"E
21	63°33'21"	85.00	94.29	89.53	52.56	S58°37'39"E
22	29°06'49"	222.47	113.04	111.83	57.77	S41°24'22"E
23	75°20'49"	25.00	32.88	30.56	19.10	S18°17'22"E
24	90°00'00"	25.00	39.27	35.36	25.00	S64°23'02"W
25	49°40'47"	25.00	21.68	21.00	11.57	N45°46'34"W
26	279°21'34"	60.00	292.54	77.65	50.92	S19°23'02"W
27	49°40'47"	25.00	21.68	21.00	11.57	N84°32'38"E
28	89°59'60"	25.00	39.27	35.36	25.10	S25°36'58"E
29	69°01'47"	25.00	30.12	28.33	17.19	S53°55'55"W
30	91°10'52"	25.00	39.79	35.72	25.52	N45°59'45"W
31	55°39'03"	145.00	140.84	135.37	76.63	S62°34'48"E
32	7°54'18"	145.00	20.01	19.99	10.02	S30°48'07"E
33	8°01'50"	162.47	22.77	22.75	11.40	S51°56'52"E
34	33°19'41"	162.47	94.51	93.18	48.63	S31°16'06"E
35	5°43'55"	260.00	26.01	26.00	13.02	S25°51'10"W
36	24°25'30"	260.00	110.84	110.00	56.37	S40°55'55"W
37	47°45'05"	260.00	216.69	210.47	115.08	S77°01'13"W
38	8°29'17"	260.00	38.52	38.48	19.29	N74°51'37"W
39	160°41'12"	60.00	168.27	119.30	352.82	N39°57'09"W
40	30°27'17"	60.00	31.89	31.52	16.33	N55°37'05"E
41	88°13'06"	60.00	92.38	83.52	58.16	S65°02'44"E
42	52°44'17"	60.00	55.23	53.30	29.74	S23°42'58"E
43	86°56'30"	60.00	91.05	82.56	56.38	S46°07'26"W
44	89°59'60"	60.00	94.25	84.85	60.00	N45°24'19"W
45	49°40'48"	60.00	52.02	50.41	27.77	N24°26'04"E
46	76°13'08"	200.00	266.05	246.87	156.87	S61°05'49"W
47	10°10'39"	200.00	35.53	35.48	17.81	N75°42'18"W

LINE	BEARING	DISTANCE
1	S00°41'54"E	33.00
2	S27°27'15"E	27.42
3	N00°24'19"W	25.00
4	N28°17'04"E	36.30

27-19-30

NOTE: ALL LOTS HAVE 25' FRONT (shown), 25' REAR AND 10' SIDE BUILDING SETBACK LINES. ALL SETBACK LINES SHALL BE DESIGNATED UTILITY EASEMENTS.

OWNER - DEVELOPER: MR. GIL BROOKS
27 BASORE DRIVE
BELLA VISTA, ARKANSAS

LEGAL DESCRITION

A PART OF THE SW1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, DESCRIBED AS:

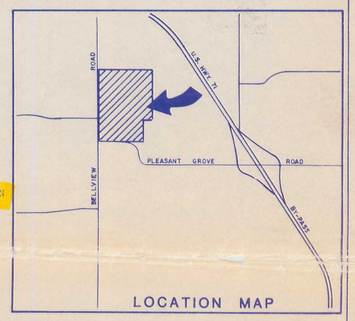
BEGINNING AT THE NE CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 27;
THENCE S89°59'53"E, 534.77 FEET;
THENCE S00°53'07"E, 667.99 FEET;
THENCE S00°07'01"W, 652.60 FEET;
THENCE S89°50'32"W, 252.46 FEET;
THENCE S00°41'54"E, 618.26 FEET;
THENCE S89°35'43"W, 280.50 FEET;
THENCE S00°41'54"E, 33.00 FEET;
THENCE S89°35'43"W, 1319.54 FEET TO AND ALONG THE CENTERLINE OF AN EXISTING COUNTY ROAD (PLEASANT GROVE ROAD) TO ITS INTERSECTION WITH THE CENTERLINE OF AN EXISTING COUNTY ROAD (BELLVIEW ROAD);
THENCE N00°24'19"W, 1983.83 FEET ALONG SAID EXISTING COUNTY ROAD CENTERLINE (BELLVIEW ROAD);
THENCE S89°59'53"E, 1314.80 FEET TO THE POINT OF BEGINNING CONTAINING 80.07 ACRES MORE OR LESS.

FILED FOR RECORD
At 1:43 O'clock P M
MAR 30 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

0 100 200 300

LEGEND:

FOUND IRON PIN ○
SET IRON PIN •
BUILDING SETBACK & UTILITY EASEMENT
UTILITY & DRAINAGE EASEMENT
UTILITY EASEMENT
DRAINAGE EASEMENT
LOTS 1 THRU 5 HOUSES TO FRONT ONLY ON BELLVIEW ROAD AND PLEASANT DRIVE AS INDICATED.



LOCATION MAP

LAND SURVEYOR'S CERTIFICATION

I hereby certify that on 3-29-90, the hereon platted and described survey was completed and iron pins were set as shown, to the best of my knowledge and belief.

Tom Hopper

REGISTERED
STATE OF ARKANSAS
NO. 791
SIGNATURE
THOMAS E. HOPPER
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATION AND DEDICATION

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted and described property and do hereby dedicate the roads and noted easements for the use of the general public and installation of utilities.

Gilbert L. Brooks Trustee
Eileen L. Brooks Trustee

State of Arkansas
County of Benton

Subscribed and sworn before me this 30 day of March 1990.

Barbara Melczarek
Notary Public

My Commission expires 9-25-90

NOTARY PUBLIC BARBARA MELCZAREK BENTON COUNTY

This plat has been reviewed by the Benton County Planning Board in accordance with Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

3-30-90 Robert Moegan
Date Signed
Chairman
Title

Roads and drainage systems in rights-of-way dedicated to the Public have been inspected and are hereby accepted for maintenance by the County Highway Department.

Date of Inspection 3-30-90

Inspected [illegible]

County Judge Acceptance 3-30-90 [illegible]

Lands dedicated for easements, rights-of-way and for other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in right-of-way.

Date County Judge

FINAL PLAT	REVISIONS		
PLEASANT ACRES	DATE	BY	DESCRIPTION
BENTON COUNTY, ARKANSAS			
Crafton, Tull & Associates Inc. Architects & Engineers Rogers, Ark.	DRAWN/DATE: KW 9-15-89	SCALE: 1"=150'	
	CHECK/DATE: JH 12/01/89	DRAWING NO: 76035	