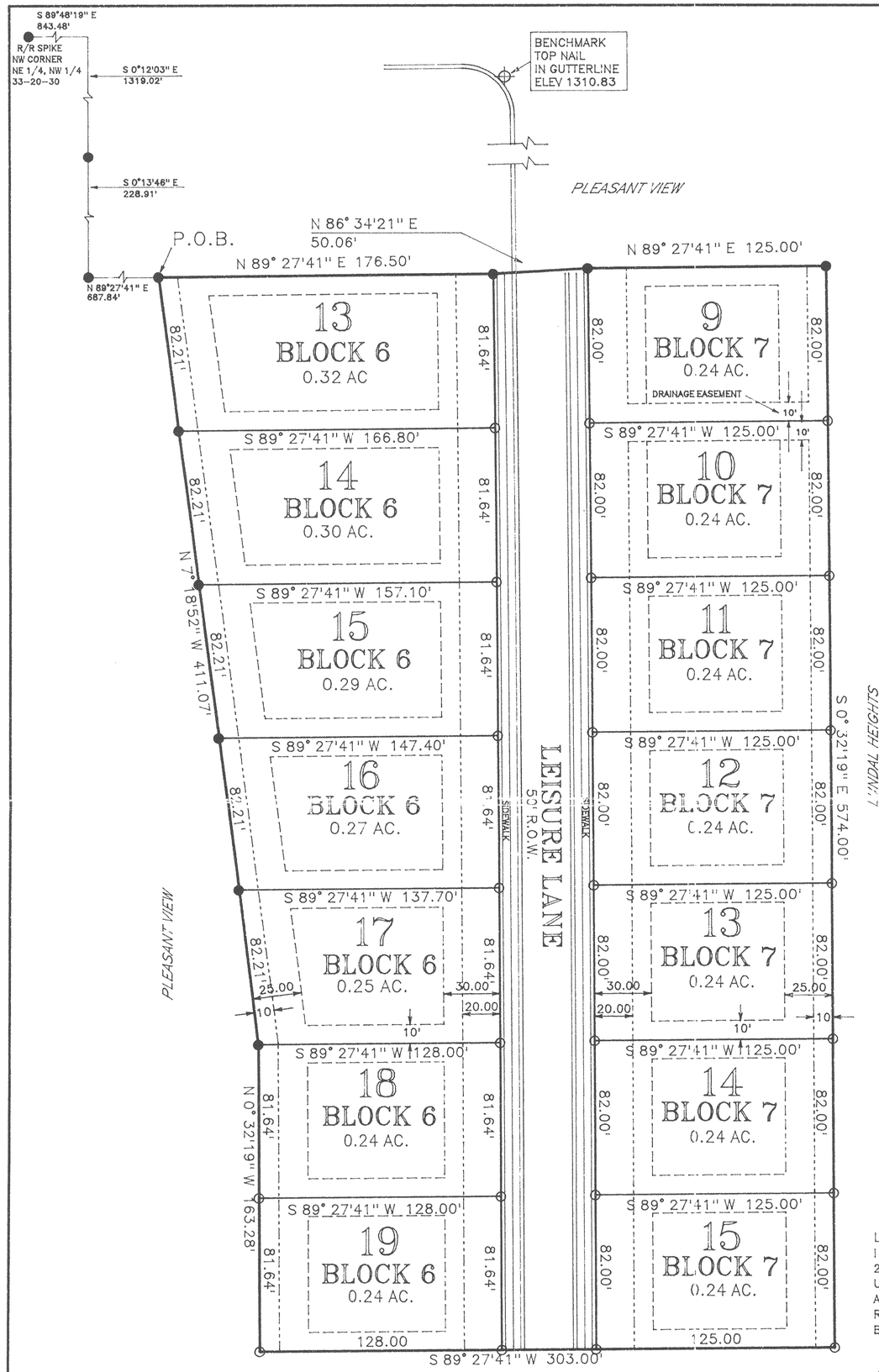


SCALE 1" = 50'

50 25 0 50

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK
  - 30' FRONT
  - 25' REAR
  - 10' SIDE
- UTILITY AND DRAINAGE EASEMENT
- SIDEWALK — SIDEWALK PER CITY ORDINANCE

P2 818

FILED FOR RECORD
At 10:29 O'Clock A M
MAR 03 2000
SUE HODGES

NOTE: NOTIFY THE PLANNING DEPARTMENT AT 271-3126 PRIOR TO POURING SIDEWALKS

FILED FOR RECORD
At 10:29 O'Clock A M
MAR 03 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0065 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

LEGAL DESCRIPTION (PLEASANT VIEW ESTATES, PHASE 5)
PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, BEING A FOUND RAILROAD SPIKE, THENCE S 89°48'19"E 843.48 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 TO A POINT AS SHOWN ON PLAT 17-220, THENCE S 0°12'03"E 1319.02 FEET, ALONG THE WEST LINE OF SAID PLAT 17-220 AND THE WEST LINE OF PLEASANT VIEW ESTATES BLOCK 3, BEING A FOUND IRON PIN ON THE SOUTHWEST CORNER OF SAID PLEASANT VIEW ESTATES BLOCK 3, THENCE S 0°13'46"E 228.91 FEET, THENCE N 89°27'41"E 687.84 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 11 OF PLEASANT VIEW ESTATES, BLOCK 6 FOR THE POINT OF BEGINNING, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 6, N 89°27'41"E 176.50 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 12 OF SAID BLOCK 6, THENCE ALONG THE SOUTH LINE OF SAID BLOCK 6, N 86°34'21"E 50.06 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 8A OF SAID BLOCK 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 8A OF BLOCK SEVEN, N 89°27'41"E 125.00 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 8A; THENCE S 0°32'19"E 574.00 FEET TO AN IRON PIN; THENCE S 89°27'41"W 303.00 FEET TO AN IRON PIN; THENCE N 0°32'19"W 163.28 FEET TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 6, OF SAID PLEASANT VIEW ESTATES; THENCE ALONG THE EAST LINE OF SAID BLOCK 6, THENCE N 7°18'52"W 411.07 FEET TO THE POINT OF BEGINNING, CONTAINING 4.21 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

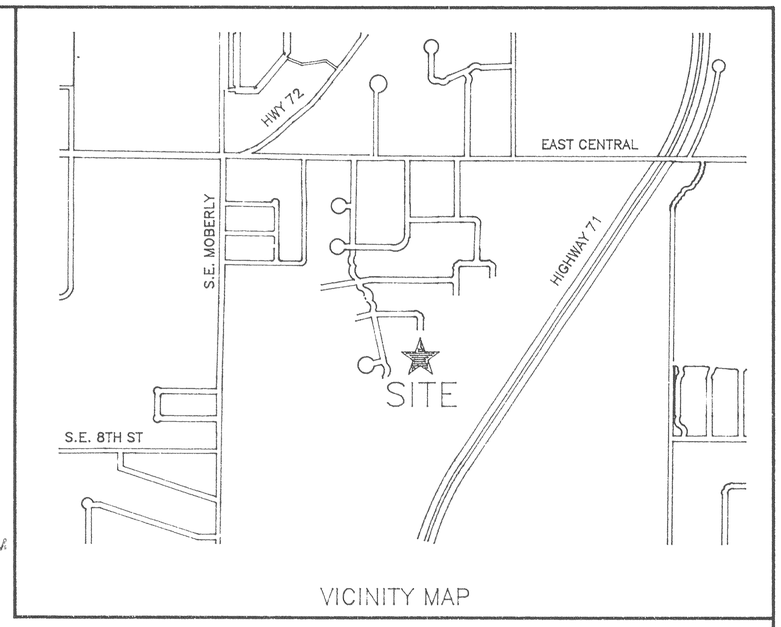
BASIS OF BEARING
THE RECORD BEARING OF S 00°12'03" E FOR THE WEST LINE OF PLEASANT VIEW ESTATES AS SHOWN ON PLAT 17-220

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT ON THE 26 DAY OF JAN 2000, THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W Copelin

THOMAS W. COPELIN REGISTERED LAND SURVEYOR 0944

REGISTERED
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN
PROFESSIONAL LAND SURVEYOR



VICINITY MAP

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Michael L Walker

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF February, 2000.

Diane Shastid
NOTARY PUBLIC

Diane Shastid
Notary Public, State of Arkansas
Benton County
My Commission Expires 02/14/06

MY COMMISSION EXPIRES 2/14/06

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 15th DAY OF February, 2000, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

Ann B Pope
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 22ND DAY OF February, 2000, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Mary Black Coberly — MAYOR

Suzanne Geider — CITY CLERK

SIGN-OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

OWNER/DEVELOPER
M & L DEVELOPMENT
RT. 4
BENTONVILLE, AR.
273-3467

SURVEYOR
COPELIN LAND SURVEYING
10636 W. HWY 72
BENTONVILLE, AR.
273-7015

ENGINEER
SAND CREEK ENGINEERING
1610 NW 12TH ST.
BENTONVILLE, AR.
464-9282

FINAL PLAT

SCALE: 1"=50'
DATE: 01/26/2000
APPROVED BY: THOMAS W. COPELIN
DRAWN BY: JCD

PLEASANT VIEW ESTATES
BLOCK 6, LOTS 13-19 & BLOCK 7, LOTS 9-15

COPELIN LAND SURVEYING 273-7015
THIS PROPERTY IS ZONED R-2
ATLAS PAGE 405
DRAWING NUMBER: 99075