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LEGEND

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

N
W E
S

SCALE 1" = 50'

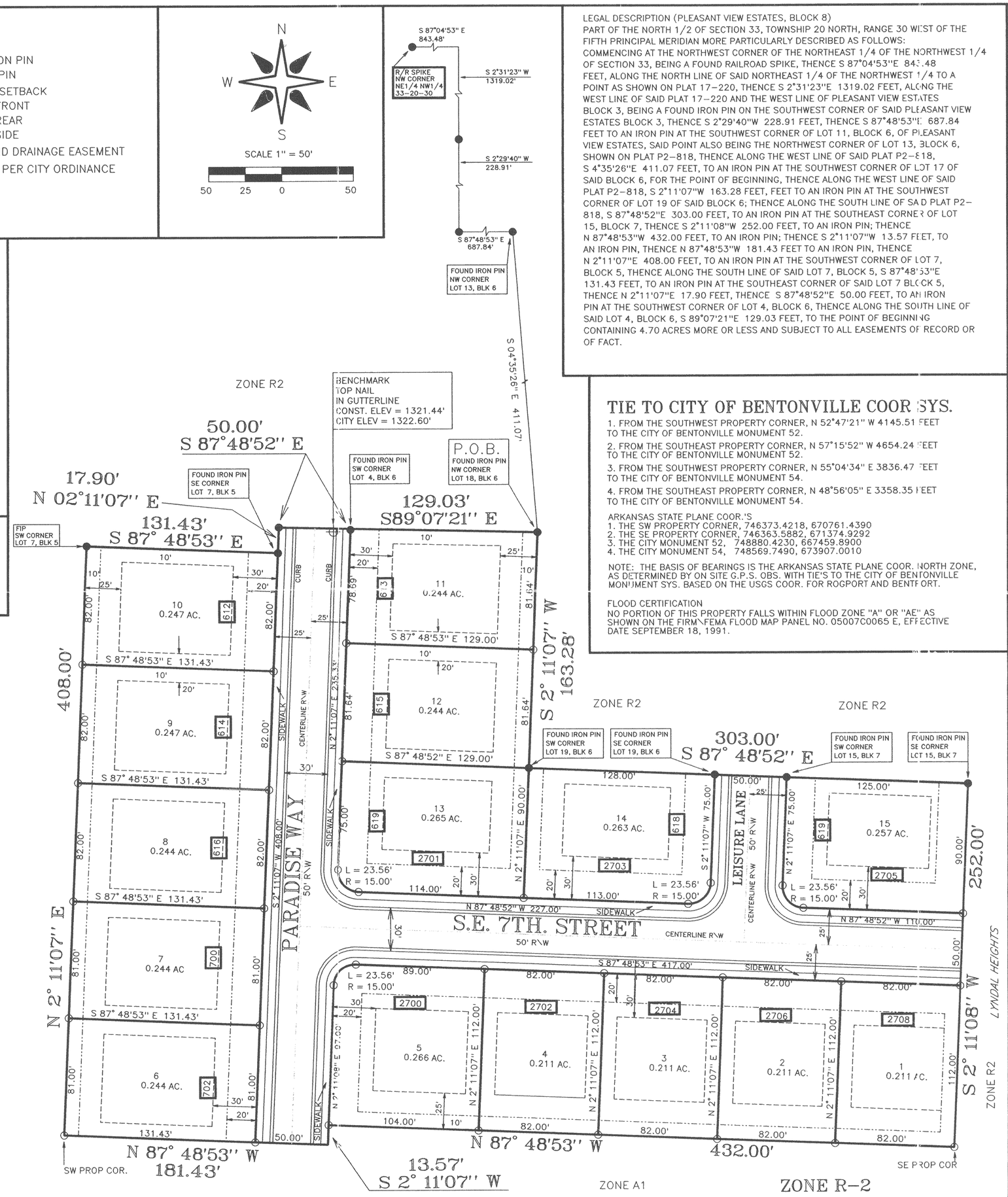
50 25 0 50

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

NOTE:
NOTIFY THE PLANNING DEPARTMENT AT 271 3126 PRIOR TO POURING SIDEWALKS
SIDEWALKS SHALL BE 5' WIDE AND 5' FROM BACK OF CURB



LEGAL DESCRIPTION (PLEASANT VIEW ESTATES, BLOCK 8)
PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN 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 87°04'53"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 2°31'23"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 2°29'40"W 228.91 FEET, THENCE S 87°48'53"E 687.84 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 6, OF PLEASANT VIEW ESTATES, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 13, BLOCK 6, SHOWN ON PLAT P2-818, THENCE ALONG THE WEST LINE OF SAID PLAT P2-818, S 4°35'26"E 411.07 FEET, TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 17 OF SAID BLOCK 6, FOR THE POINT OF BEGINNING, THENCE ALONG THE WEST LINE OF SAID PLAT P2-818, S 2°11'07"W 163.28 FEET, FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 19 OF SAID BLOCK 6; THENCE ALONG THE SOUTH LINE OF SAID PLAT P2-818, S 87°48'52"E 303.00 FEET, TO AN IRON PIN AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 7, THENCE S 2°11'08"W 252.00 FEET, TO AN IRON PIN; THENCE N 87°48'53"W 432.00 FEET, TO AN IRON PIN; THENCE S 2°11'07"W 13.57 FEET, TO AN IRON PIN, THENCE N 87°48'53"W 181.43 FEET TO AN IRON PIN, THENCE N 2°11'07"E 408.00 FEET, TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 5, THENCE ALONG THE SOUTH LINE OF SAID LOT 7, BLOCK 5, S 87°48'53"E 131.43 FEET, TO AN IRON PIN AT THE SOUTHEAST CORNER OF SAID LOT 7 BLOCK 5, THENCE N 2°11'07"E 17.90 FEET, THENCE S 87°48'52"E 50.00 FEET, TO AN IRON PIN AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 6, THENCE ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 6, S 89°07'21"E 129.03 FEET, TO THE POINT OF BEGINNING CONTAINING 4.70 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

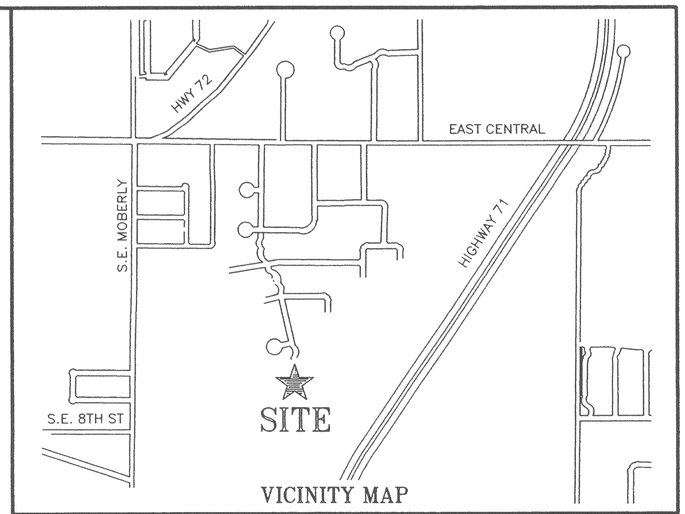
TIE TO CITY OF BENTONVILLE COOR SYS.

1. FROM THE SOUTHWEST PROPERTY CORNER, N 52°47'21" W 4145.51 FEET TO THE CITY OF BENTONVILLE MONUMENT 52.
2. FROM THE SOUTHEAST PROPERTY CORNER, N 57°15'52" W 4654.24 FEET TO THE CITY OF BENTONVILLE MONUMENT 52.
3. FROM THE SOUTHWEST PROPERTY CORNER, N 55°04'34" E 3836.47 FEET TO THE CITY OF BENTONVILLE MONUMENT 54.
4. FROM THE SOUTHEAST PROPERTY CORNER, N 48°56'05" E 3358.35 FEET TO THE CITY OF BENTONVILLE MONUMENT 54.

ARKANSAS STATE PLANE COOR.'S
1. THE SW PROPERTY CORNER, 746373.4218, 670761.4390
2. THE SE PROPERTY CORNER, 746363.5882, 671374.9292
3. THE CITY MONUMENT 52, 748880.4230, 667459.8900
4. THE CITY MONUMENT 54, 748569.7490, 673907.0010

NOTE: THE BASIS OF BEARINGS IS THE ARKANSAS STATE PLANE COOR. NORTH ZONE, AS DETERMINED BY ON SITE G.P.S. OBS. WITH TIE'S TO THE CITY OF BENTONVILLE MONUMENT SYS. BASED ON THE USGS COOR. FOR ROGPORT AND BENTPORT.

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.



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.

SUBSCRIBED AND SWORN BEFORE ME THIS 21st DAY OF Dec., 2001.

Diane Shastid
NOTARY PUBLIC

MY COMMISSION EXPIRES

DIANE SHASTID NOTARY PUBLIC My Commission Expires 12-14-02 BENTON COUNTY, ARKANSAS

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 4th DAY OF Dec 2001, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

Ralph C Ussell
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 11th DAY OF December, 2001, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Terry Black Cobb Suzanne Heider
MAYOR CITY CLERK

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

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY WAY AN ENGINEERING DOCUMENT BEARING THE SEAL OF A PROFESSIONAL ENGINEER. ALTERATION OF A DOCUMENT BEARING THE SEAL OF A PROFESSIONAL ENGINEER SHALL NOT APPLY TO ANY CODES, ACT OR ORDINANCE CHANGED BY THE LEGISLATURE OR GOVERNING BODY OF THE PROFESSIONAL ENGINEER WHOSE SEAL IS AFFIXED.

FILED FOR RECORD
At 4:10 O'Clock P M
DEC 21 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

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FINAL PLAT
PLEASANT VIEW ESTATES BLOCK 8

SCALE: 1"=50'	SURVEY FOR:	DRAWN BY:
DATE: 10/20/2001	MIKE WALDEN	TOM COPELIN

PLEASANT VIEW ESTATES - Bentonville
BLOCK 8 LOTS 1- 15

COPELIN LAND SURVEYING	273-7015	DRAWING NUMBER:
THIS PROPERTY IS ZONED R-2	ATLAS PAGE 405	2001118

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