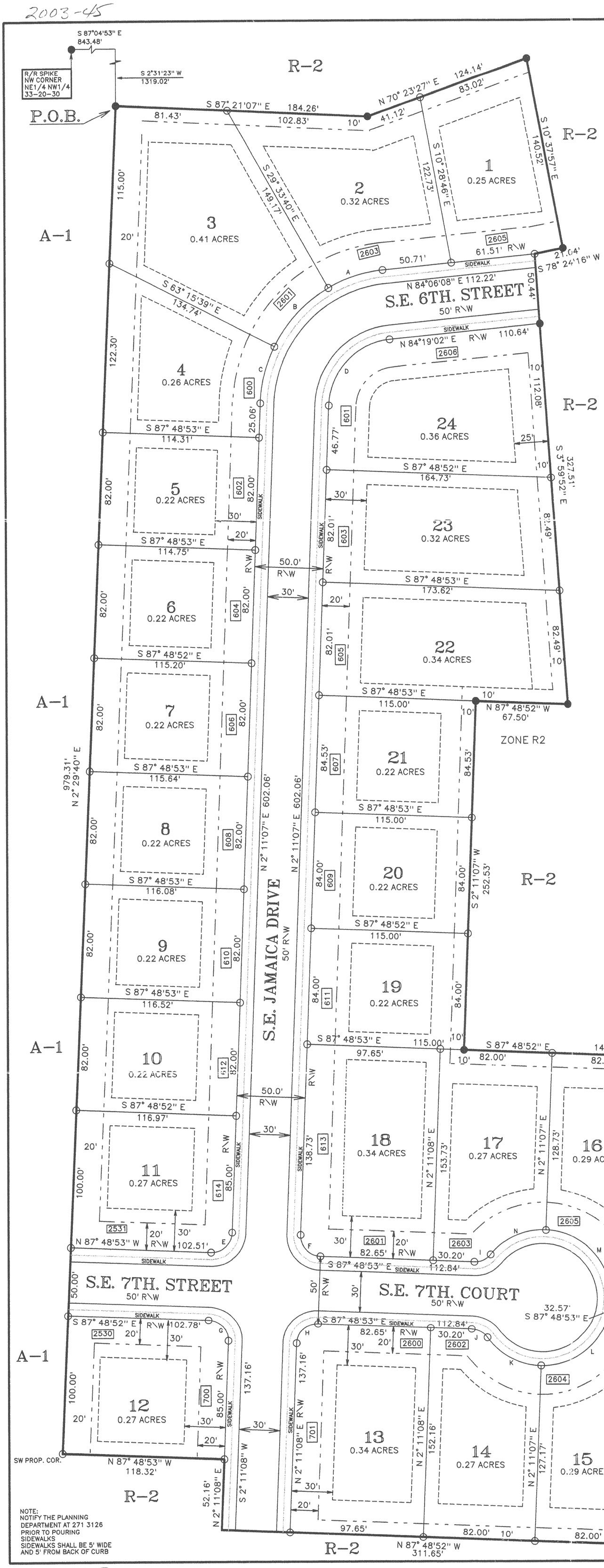
2003-45



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

CURVE TABLE

C-A
Radius = 100.00'
Delta = 24°06'26"
Length = 42.07'
Chord = 41.77'
Chd.Brg. = S 72°09'20" W

C-B
Radius = 100.00'
Delta = 33°33'16"
Length = 58.56'
Chord = 57.73'
Chd.Brg. = S 43°19'29" W

C-C
Radius = 100.00'
Delta = 24°21'44"
Length = 42.52'
Chord = 42.20'
Chd.Brg. = S 14°21'59" W

C-D
Radius = 50.00'
Delta = 82°01'25"
Length = 71.58'
Chord = 65.62'
Chd.Brg. = N 43°11'50" E

C-E
Radius = 15.00'
Delta = 90°00'00"
Length = 23.56'
Chord = 21.21'
Chd.Brg. = S 47°11'07" W

C-F
Radius = 15.00'
Delta = 90°00'00"
Length = 23.56'
Chord = 21.21'
Chd. Brg. = N 42°48'52" W

C-G
Radius = 15.00'
Delta = 90°00'00"
Length = 23.56'
Chord = 21.21'
Chd.Brg. = S 42°48'53" E

C-H
Radius = 15.00'
Delta = 90°00'00"
Length = 23.56'
Chord = 21.21'
Chd.Brg. = N 47°11'07" E

C-I
Radius = 15.00'
Delta = 52°01'12"
Length = 13.62'
Chord = 13.16'
Chd.Brg. = S 66°10'31" W

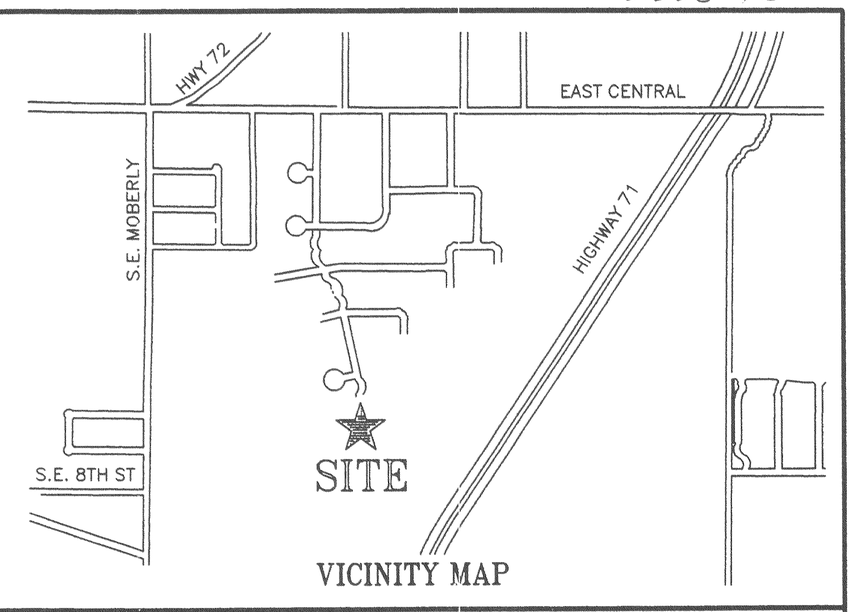
C-J
Radius = 15.00'
Delta = 52°01'12"
Length = 13.62'
Chord = 13.16'
Chd.Brg. = S 61°48'16" E

C-K
Radius = 50.00'
Delta = 52°40'24"
Length = 45.97'
Chord = 44.36'
Chd.Brg. = S 62°07'52" E

C-L
Radius = 50.00'
Delta = 89°20'49"
Length = 77.97'
Chord = 70.31'
Chd.Brg. = N 46°51'32" E

C-M
Radius = 50.00'
Delta = 89°20'49"
Length = 77.97'
Chord = 70.31'
Chd.Brg. = N 42°29'17" W

C-N
Radius = 50.00'
Delta = 52°40'24"
Length = 45.97'
Chord = 44.36'
Chd.Brg. = S 66°30'07" W



VICINITY MAP

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

TIE TO CITY OF BENTONVILLE COOR SYS.

1. FROM THE SOUTHWEST PROPERTY CORNER, N 50°06'01" W 3747.8021 FEET TO THE CITY OF BENTONVILLE MONUMENT 52.
2. FROM THE SOUTHEAST PROPERTY CORNER, N 53°10'53" W 4125.6066 FEET TO THE CITY OF BENTONVILLE MONUMENT 52.
3. FROM THE SOUTHWEST PROPERTY CORNER, S 61°28'11" W 5648.9363 FEET TO THE CITY OF BENTONVILLE MONUMENT 66.
4. FROM THE SOUTHEAST PROPERTY CORNER, S 63°59'49" W 5997.7723 FEET TO THE CITY OF BENTONVILLE MONUMENT 66.

ARKANSAS STATE PLANE COOR.'S
1. THE SW PROPERTY CORNER, 746476.4098, 670335.0841
2. THE SE PROPERTY CORNER, 746407.8898, 670762.7462
3. THE CITY MONUMENT 52, 748880.4230, 667459.8900
4. THE CITY MONUMENT 66, 743778.3590, 665372.1210

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.

LEGAL DESCRIPTION (PLEASANT VIEW ESTATES, BLOCK 9)
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, FOR THE POINT OF BEGINNING, THENCE S 87°21'07"E 184.26 FEET, TO AN IRON PIN, THENCE N 70°23'27"E 124.14 FEET, TO AN IRON PIN, THENCE S 10°37'57"E 140.52 FEET, TO AN IRON PIN, THENCE S 78°24'16"W 21.04 FEET, TO AN IRON PIN, THENCE S 3°59'52"E 327.51 FEET, TO AN IRON PIN, THENCE N 87°48'52"W 67.50 FEET, TO AN IRON PIN, THENCE S 2°11'07"W 252.53 FEET, TO AN IRON PIN, THENCE S 87°48'52"E 146.65 FEET, TO AN IRON PIN, THENCE S 2°11'07"W 355.89 FEET, TO AN IRON PIN, THENCE N 87°48'52"W 311.65 FEET, TO AN IRON PIN, THENCE N 2°11'08"E 52.16 FEET, TO AN IRON PIN, THENCE N 87°48'53"W 118.32 FEET, TO AN IRON PIN, THENCE N 2°29'40"E 979.31 FEET, TO THE POINT OF BEGINNING CONTAINING 8.23 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

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

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

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

N
W E
S
SCALE 1" = 50'
50 25 0 50

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 7th DAY OF JANUARY 2003

NOTARY PUBLIC

MY COMMISSION EXPIRES 2-14-04

DIANE SHASTID
NOTARY PUBLIC
My Commission Expires 02-14-04
BENTON COUNTY, ARKANSAS

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 7th DAY OF Jan, 2003, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF Jan. 2003, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

MAYOR CITY CLERK

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

IF THE SIGNATURE CONTAINED HEREIN IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

2003 45
Recorded in the Above
Plat Book & Page
01-24-2003 12:20:37 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

FINAL PLAT
PLEASANT VIEW ESTATES BLOCK 9

SCALE: 1"=50'	SURVEY FOR:	DRAWN BY:
DATE: 12/16/2002	MIKE WALDEN	TOM COPELIN

PLEASANT VIEW ESTATES
BLOCK 9 LOTS 1- 24

COPELIN LAND SURVEYING 273-7015
THIS PROPERTY IS ZONED R-2 ATLAS PAGE 405
DRAWING NUMBER: 2002043

2003-45

2003-45
33-20-30