

DATE OF PLAN PREPARATION: January 10, 2007  
DATE OF SURVEY PREPARATION: December 8, 2006

Scale 1" = 30'

MARK	FINISHED FLOOR ELEVATION	MARK	FINISHED FLOOR ELEVATION	MARK	FINISHED FLOOR ELEVATION
1211	72.12	1212	72.12	1213	72.12
1214	72.02	1215	72.02	1216	72.02
1217	72.02	1218	72.02	1219	72.02
1220	72.02	1221	72.02	1222	72.02
1223	72.02	1224	72.02	1225	72.02
1226	72.02	1227	72.02	1228	72.02
1229	72.02	1230	72.02	1231	72.02
1232	72.02	1233	72.02	1234	72.02
1235	72.02	1236	72.02	1237	72.02
1238	72.02	1239	72.02	1240	72.02
1241	72.02	1242	72.02	1243	72.02
1244	72.02	1245	72.02	1246	72.02
1247	72.02	1248	72.02	1249	72.02
1250	72.02	1251	72.02	1252	72.02

**BOUNDARY DESCRIPTION**

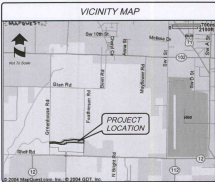
LOT 120 OF SHELBYVILLE FARM ESTATES PHASE I LOTS 1 & 208 RECORDED IN BOOK 2098, PAGE 1471 BEING PART OF THE SOUTHWEST QUARTER SW 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 19 NORTH, RANGE 9 WEST, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEING: AT THE NORTHWEST CORNER OF SAID LOT 120, SAID POINT BEING SOUTH 81°30'30" WEST 82.02 FEET AND NORTH 87°00'00" WEST 84.38 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SW 1/4 OF THE NORTHWEST QUARTER SW 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 19 NORTH, RANGE 9 WEST, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEING: AT THE NORTHWEST CORNER OF SAID LOT 120, SAID POINT BEING SOUTH 81°30'30" WEST 82.02 FEET AND NORTH 87°00'00" WEST 84.38 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SW 1/4 OF THE NORTHWEST QUARTER SW 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 19 NORTH, RANGE 9 WEST, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEING: AT THE NORTHWEST CORNER OF SAID LOT 120, SAID POINT BEING SOUTH 81°30'30" WEST 82.02 FEET AND NORTH 87°00'00" WEST 84.38 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SW 1/4 OF THE NORTHWEST QUARTER SW 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 19 NORTH, RANGE 9 WEST, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEING: AT THE NORTHWEST CORNER OF SAID LOT 120, SAID POINT BEING SOUTH 81°30'30" WEST 82.02 FEET AND NORTH 87°00'00" WEST 84.38 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER SW 1/4 OF THE NORTHWEST QUARTER SW 1/4 OF THE NORTHWEST 1/4 SECTION 11, TOWNSHIP 19 NORTH, RANGE 9 WEST, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:



**NOTES:**

- All Distances Along Curves are Chord Lengths.
- 1/2" Rubber Utility (RUBUT) set at Lot Corners (unless noted otherwise).
- All Lot Line Return Radii 25' Unless Noted Otherwise.
- Areas of Shading: Record Plat, RIVERWALK FARM Estates, Phase I, Lots 1-120
- The Site Does Not Have Any Wells.
- No Warrants Pending On The Site.
- No Fences Or Structures May Be Constructed Within Or Across Any Drainage Easement.
- FLOOD INFORMATION: Based Upon Review Of: (1) FEMA Flood Map, Benton County, Arkansas And Adjacent Areas; Flood Date Of 2002; Map Number 0803272213E; E Date: September 30, 1991; (2) LOMR # 04-06-014SP, Effective Date December 13, 2006; And By Graphic Overlay Policy.
- Lots 121-137 are Determined To Be In: Zone X - Areas Determined To Be Outside The 300-Year Floodplain.
- Zone 12A - Areas Determined To Be In: Zone X - Areas Determined To Be Outside The 300-Year Floodplain.
- Zone 12B - Areas Determined To Be In: Zone X - Areas Determined To Be Outside The 300-Year Floodplain.
- Zone 12C - Special Flood Hazard Areas: Flooded By 100-Year Flood; Base Flood Elevation Determined.
- Utilities Shall be Constructed by Home Builders And in Accordance With City of Bentonville's Minimum Standards. For Residential Streets, Streets Shall Be 5' in Width And 5' From Best Of Cut.
- City of Bentonville Aides Page No. 463.
- Each Lot Shall Have a Single 2-Unit Separate Owned by a Single Entry. The 2 Units Within A Structure May Not Be Split into Separate Ownership Entities.

RECORDING STAMP:

2007 288  
Recorded in the Book  
212 of Book 2098  
01-21-2007 10:45:50 AM  
Brent Seligson-Court Clerk  
Benton County, Arkansas

PLAT CERTIFIED CORRECT:

*Eric G. Sisk*

ASTA, 8653  
AR P.L.S. #1307

OWNER: *[Signature]*  
RIVERWALK FARM Estates, LLC

STATE OF ARKANSAS  
COUNTY OF SHELBY, SWORN AND SUBSCRIBED BEFORE ME

THIS 21 DAY OF March, 2007.

Notary Public: *[Signature]*  
My Commission Expires: 11/23/2011

BENTONVILLE PLANNING COMMISSION APPROVAL:  
Date: 3/10/2007

Chairman: *[Signature]*

BENTONVILLE CITY COUNCIL APPROVAL:  
Date: FEBRUARY 13, 2007

Mayor: *[Signature]*  
City Clerk: *[Signature]*

CURVE	LENGTH	RADIUS	CHORD TA	CHORD TB	CHORD	CHORD	LENGTH
CA	38.84'	25.00'	88°12'30"	24.28'	548°27'30"W	548°27'30"W	34.84'
CB	221.64'	3075.00'	3°11'15"	116.80'	186°33'30"W	221°11'	221.64'
CC	680.54'	4025.00'	0°40'30"	365.32'	202°51'00"W	680°58'	365.32'
CD	27.42'	50.00'	27°23'50"	14.50'	160°23'30"W	27°17'	14.50'
CE	126.30'	50.00'	64°49'13"	197.72'	542°39'30"W	126°30'	197.72'
CF	58.84'	30.00'	21°27'30"	6.83'	618°48'30"E	58.84'	6.83'

LINE	BEARING	LENGTH
L 1	N89°20'42"W	70.50'
L 2	S87°12'00"W	70.50'
L 3	S70°16'49"W	52.48'
L 4	N78°18'12"W	70.58'
L 5	N73°18'11"W	70.58'
L 6	N62°15'02"W	86.91'
L 7	N88°23'03"W	86.91'
L 8	S89°37'03"W	70.50'
L 9	N89°20'42"W	70.50'



OWNER & DEVELOPER: **RIVERWALK FARM ESTATES, LLC.**  
14209 W.R. Howell Loop, Fort Smith, AR 72938  
(479) 649-0089 (479) 649-0098 (479) 649-0099 (Fax)

ENGINEER & SURVEYOR: **MORRISON-SHIPLEY ENGINEERS, INC.**  
3709 Epler Lane, Suite 200, Morrilton, AR 72117  
(479) 452-1302 (479) 452-1303 (479) 452-1028 (Fax)

# RIVERWALK FARM ESTATES

## (Phase I, Lots 121 Thru 138)

A REPLAT OF LOT 120 OF RIVERWALK FARM ESTATES (Phase I, Lots 1 Thru 120)  
BEING A PART OF THE SW 1/4 OF THE NW 1/4, AND  
THE SE 1/4 OF THE NW 1/4 OF SECTION 11, T-19-N, R-31-W  
BENTONVILLE, BENTON COUNTY, ARKANSAS

ZONING CLASSIFICATION: R-2

1-21-2007

1-21-2007

**FINAL PLAT**

**RIVERWALK FARM ESTATES (Phase I)**  
(A Duplex-Family Residential Development)

REVISION	REV. NO.

REVISION: MORRISON-SHIPLEY ENGINEERS, INC.  
DATE: 01-21-07

**SHEET 1 of 2**



QUADRANGLE (PHASE I)  
 (CITY OF CENTERON)  
 NW 1/4 NW 1/4

REVERDALE FARM  
 ESTATES, L.L.C.  
 ZONED R-1

NE Corner  
 SE 1/4 NW 1/4  
 Section 11, T.19-N, R.31-W

2005 1473  
 Recorded in the Public  
 Land Book 1786  
 12-04-2005 2:05:08 PM  
 At the Office of the County Clerk  
 Benton County, OR

RECORDING STAMP

TRM  
 Cotton Picker Operator  
 At NW Corner  
 SE 1/4 NW 1/4  
 Sec. 11, T.19-N, R.31-W  
 Elev. = 1254.12



PAUL & BUE OLLAR  
 (BENTON COUNTY)

MICHIGAN 1749  
 (BENTON COUNTY)

MICHIGAN 1749  
 (BENTON COUNTY)

SW 1/4 SW 1/4

PAUL & BUE OLLAR  
 (BENTON COUNTY)

GREENHOUSE ROAD

REVERDALE FARM  
 ESTATES, L.L.C.  
 ZONED PUD

LEGEND

- Found Iron Pin
- Section Pin
- Property Line
- - - Right of Way Line
- Obstacle
- - - Easement Line
- ① Lot Address
- ②E Drainage Easement
- ③ Utility easement

SW Corner  
 SE 1/4 NW 1/4  
 Section 11, T.19-N, R.31-W

NE Corner  
 SE 1/4 NW 1/4  
 Section 11, T.19-N, R.31-W

MATCHLINE  
 SEE SHEET 3



NE Corner  
 SW 1/4 NE 1/4  
 Section 71, T-18-N, R-31-W

2005-1474  
 Recorded in the Book  
 174, Page 474  
 12-14-2005 03:06:05 on  
 World Wide Web at [www.clerk.state.ar.gov](http://www.clerk.state.ar.gov)  
 Benton County, AR

RECORDING STAMP



**LEGEND**

●	Found Iron Pin
○	Set Iron Pin
—	Property Line
- - -	Right-of-Way Line
— · — ·	Centerline
- - - - -	Estimated Line
— · — · — ·	Lot Address
— · — · — ·	Change Statement
— · — · — ·	Utility Statement

MATCHLINE  
 SEE SHEET 2

RIVERWALK FARM  
 ESTATES, L.L.C.  
 ZONED PUD

Land Line & Approximate  
 E Arkansas Highway 12  
 ARKANSAS HIGHWAY 12  
 (SW REGIONAL AIRPORT BLVD.)

SE Corner  
 SW 1/4 NE 1/4  
 Section 71, T-18-N, R-31-W

DATE OF PLAT PREPARATION: January 10, 2007  
 DATE OF SURVEY PREPARATION: December 9, 2006

DEVELOPER: BROWN  
 1001 W. 100th St.  
 NW 1/4, NW 1/4

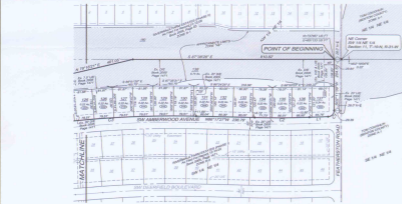
GREENGLASS PLANT  
 1001 W. 100th St.  
 NW 1/4, NW 1/4

2006 Cotton Fiber Saddle  
 A-MP Corner  
 NE 1/4 NW 1/4  
 Sec. 21, T. 194S, R. 21W  
 SW 1/4 of NE 1/4 of NW 1/4

NE Corner  
 SE 1/4 NW 1/4  
 Section 11, T. 194N, R. 21W

2007 2008  
 County of Brown  
 Plat No. 4  
 P. 10-207 (2) (1) (2) (3)  
 Brown Subdivision (1) (2) (3)  
 Brown County, WI

RECORDING STAMP



- LEGEND**
- ▲ Point of Beginning
  - Point of Reference
  - Section Corner
  - ◆ Cotton Fiber Saddle
  - Plat Corner
  - Right-of-Way Line
  - Street Centerline
  - Street Line
  - Easement Line
  - Lot Address
  - Existing Storage Enclosure
  - Existing Utility Enclosure
  - Approximate 1-inch Area "As Shown"