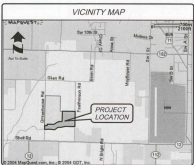


DATE OF PLAT PREPARATION: December 30, 2006  
 DATE OF SURVEY PREPARATION: December 30, 2006

MINIMUM STRUCTURE FINISHED FLOOR ELEVATIONS											
NO.	DATE	CONTRACTOR	NO.	DATE	CONTRACTOR	NO.	DATE	CONTRACTOR	NO.	DATE	CONTRACTOR
1	01/01/01	...	11	01/01/01	...	21	01/01/01	...	31	01/01/01	...
2	01/01/01	...	12	01/01/01	...	22	01/01/01	...	32	01/01/01	...
3	01/01/01	...	13	01/01/01	...	23	01/01/01	...	33	01/01/01	...
4	01/01/01	...	14	01/01/01	...	24	01/01/01	...	34	01/01/01	...
5	01/01/01	...	15	01/01/01	...	25	01/01/01	...	35	01/01/01	...
6	01/01/01	...	16	01/01/01	...	26	01/01/01	...	36	01/01/01	...
7	01/01/01	...	17	01/01/01	...	27	01/01/01	...	37	01/01/01	...
8	01/01/01	...	18	01/01/01	...	28	01/01/01	...	38	01/01/01	...
9	01/01/01	...	19	01/01/01	...	29	01/01/01	...	39	01/01/01	...
10	01/01/01	...	20	01/01/01	...	30	01/01/01	...	40	01/01/01	...



RECORDING STAMP:

2006 AR  
 Book 101 in the  
 11-12-2006 02:48:58 AM  
 State Surveyor's Office  
 Bentonville, AR

PLAT CERTIFIED CORRECT:

DAVID L. WATSON  
 AR PLS #1309

STATE OF ARKANSAS  
 COUNTY OF Sheridan, SWORN AND SUBSCRIBED BEFORE ME  
 THIS 04 DAY OF January, 2006  
 Notary Public: Brian S. Shaw  
 My Commission Expires: 7-16-14  
 OWNER: Mark  
 Riverwalk Farm Estates, LLC



BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), ALL IN SECTION 14, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF THE NE 1/4, THENCE S 02°18'00" W, 131.72 FEET ALONG THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4, THENCE N 87°32'28" W, 360.00 FEET, THENCE S 79°16'21" W, 401.00 FEET, THENCE N 87°02'00" W, 258.00 FEET, THENCE S 54°44'35" W, 268.00 FEET, THENCE N 61°34'00" W, 428.00 FEET, THENCE S 80°23'28" W, 467.81 FEET TO A POINT ON THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, THENCE N 02°20'00" E, 203.27 FEET TO THE NORTHWEST CORNER OF SAID SW 1/4 OF THE NW 1/4, THENCE N 02°31'04" E, 53.28 FEET ALONG THE WEST LINE OF SAID NW 1/4 OF THE NW 1/4, THENCE S 47°28'00" E, 62.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 30.00 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S 42°33'00" E AND A LENGTH OF 26.40 FEET, THENCE S 47°28'00" E, 66.00 FEET, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N 47°29'00" E AND A LENGTH OF 36.38 FEET, THENCE S 67°31'04" E, 80.00 FEET, THENCE N 02°22'00" E, 79.39 FEET, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 26.01 FEET, THENCE S 67°31'04" E, 88.00 FEET, THENCE N 47°29'00" E, 61.00 FEET, THENCE N 87°32'00" E, 167.00 FEET, THENCE S 65°15'00" E, 203.14 FEET, THENCE N 79°28'30" E, 110.23 FEET, THENCE S 87°22'00" E, 226.48 FEET, THENCE N 07°18'00" E, 360.00 FEET, THENCE N 02°08'00" E, 384.00 FEET, THENCE N 02°11'00" E, 419.57 FEET TO A POINT ON THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4, THENCE S 67°31'04" E, 116.13 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 2,760,223.67 SQUARE FEET OR 63.05 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND PUBLIC RIGHTS OF WAY OF RECORD.

NOTES:

- All Distances Along Curves Are Chord Lengths.
- 10" Fiber optic #1369 set at all Property/Lot Corners (unless noted otherwise).
- All Lot Line Return Roads 2'± Unless Noted Otherwise.
- Basis of Bearings: Arkansas State Plane Coordinate System, North Zone.
- The Site Does Not Have Any Mills.
- No Holdings Present On The Site.
- No Easements Or Encroachments May Be Constructed Within Or Across Any Drainage Easement.
- 0.0000 INFORMATION: Part of This Property is in Flood Zone "A", and is Inside The 100 Year Special Flood Hazard Area As Shown On The National Flood Insurance Program's FIRM Panel Number 15007C0103C, Dated September 16, 1991.
- Sidewalk Shall Be Constructed By Home Builders And in Accordance With City of Bentonville's Minimum Standards. For Residential Streets, Sidewalk Shall Be 5'± Wide And 5'± From Face of Curb.
- City of Bentonville Asses Property No. 403.
- No Lots Shall Have Direct Access To Greenhouse Road, Featherstone Road, And SW 200 Street - All Changes Shall Be On A Residential Street Or Private Drive.

ZONING CLASSIFICATION: R-1



ENGINEER & SURVEYOR  
 MORRISON-SHIPLEY ENGINEERS, INC.  
 2407 SE Commerce Street  
 Bentonville, AR 72716  
 (479) 271-2000  
 (479) 271-2003 (fax)

OWNER & DEVELOPER  
 RIVERWALK FARM ESTATES, LLC.  
 1601 Highway Loop  
 Fort Smith, AR 72909  
 (479) 644-5000  
 (479) 644-5000 (fax)

BENTONVILLE PLANNING COMMISSION APPROVAL:  
 Date: \_\_\_\_\_  
 Chairman: \_\_\_\_\_  
 BENTONVILLE CITY COUNCIL APPROVAL:  
 Date: January 10, 2006  
 Mayor: John Brantley  
 City Clerk: \_\_\_\_\_  
 FILED FOR RECORD: THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 AT \_\_\_\_\_  
 O'CLOCK \_\_\_\_\_ M., CIRCUIT CLERK AND EX-OFFICIO RECORDER  
 BY: \_\_\_\_\_

RIGHT-OF-WAY AND EASEMENT DEDICATION STATEMENT

The right-of-way are shown on this plat is hereby dedicated to the public for public use. The easements are shown on this plat are hereby provided by the property owner for public utilities, handover utilities, cable TV, drainage, access and other purposes. Any designated "utility easements" shall include public utilities, handover utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, bushes and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easement shall be provided.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C-1	360.00	250.00	37.0000°	58.00	N79°28'30"E	269.37
C-2	268.00	250.00	37.0000°	44.00	N47°29'00"E	203.27
C-3	39.27	25.00	87.0000°	26.40	S42°33'00"E	36.38
C-4	62.00	25.00	87.0000°	26.40	S42°33'00"E	36.38
C-5	203.27	25.00	37.0000°	58.00	N79°28'30"E	269.37
C-6	36.38	25.00	61.9637°	12.67	N67°00'00"E	34.21

# RIVERWALK FARM ESTATES

## (Phase II, Lots 1 Thru 160)

PART OF THE NW 1/4 OF THE NE 1/4, PART OF THE SW 1/4 OF THE NE 1/4, PART OF THE SE 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 2, ALL IN T-19-N, R-31-W BENTONVILLE, BENTON COUNTY, ARKANSAS

FINAL PLAT  
**RIVERWALK FARM ESTATES (Phase II)**  
 (A Single-Family Residential Development)

REVISION	REV. NO.

REVISION/SHIPLEY ENGINEERS, INC.  
 DATE: 12-30-06

SHEET 1 of 3

DATE OF PLAT PREPARATION: December 30, 2005  
 DATE OF SURVEY PREPARATION: December 9, 2005

2006-14

PURVIS SUBDIVISION  
 (BENTON COUNTY)

QUARMSIDE  
 (CITY OF CENTERTON)

BENTON COUNTY

TIME Cotton Picker Sprinkler  
 4" NW Corner  
 SE 1/4 NW 1/4  
 Sec. 17, T14N, R23W  
 Blk. 1224, 12

SW Corner  
 SE 1/4 SW 1/4  
 Section 2, T. 14N, R. 23W

2006 64  
 Record 2 to 6  
 1st 2nd 3  
 7-17-2005 204911 PG  
 State Subdivs-Central Div  
 Benton County, AR

RECORDING STAMP

GREENHOUSE ROAD

GREENHOUSE ROAD



LEGEND	
●	Found Iron Pin
○	Marked Pin
---	Property Line
- - -	Right-of-Way Line
---	Centerline
---	Easement Line
Ⓜ	Lot Address
Ⓜ	Chimney Easement
---	Utility Easement



MATCHLINE - SEE SHEET 3 -

2006-14

SHEET 2 of 3

MATCHLINE - SEE SHEET 2

BENTON COUNTY

SE Corner  
S2 1st SW 1/4  
Section 2, T-19-N, R-31-W

2006  
Recorded in the Office  
of the State Tax  
Commission  
12-12-2006 10:51:25 AM  
Project: 2006-16-1000-0000  
Benton County, AR



**LEGEND**

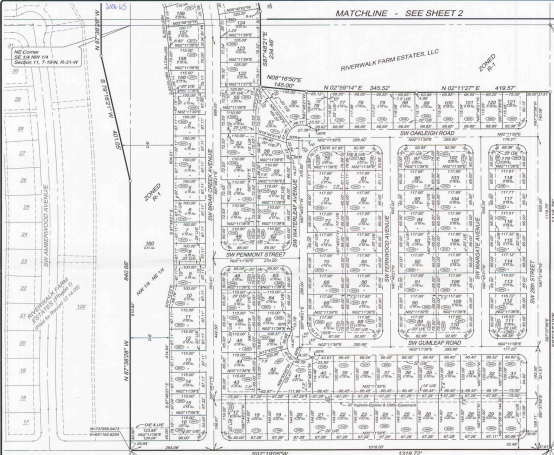
- Paved Iron Pipe
- Not Iron Pipe
- Property Line
- - - Right of Way Line
- - - - - Easement Line
- L&A Address
- Distance Easement
- Utility Easement

FEATHERSTON FARMS  
LIMITED PARTNERSHIP  
(BENTON COUNTY)

NE Corner  
NW 1/4 NE 1/4  
Section 17, T-19-N, R-31-W

RECORDING STAMP

2006-6-5  
SHEET 3 of 3



SE 1/4 NE 1/4  
TOM COUGHLIN  
(BENTON COUNTY)

NE 1/4 NE 1/4  
TOM COUGHLIN  
(BENTON COUNTY)

DATE OF PLAT PREPARATION: December 30, 2005  
DATE OF SURVEY PREPARATION: December 3, 2005  
2006-6-5