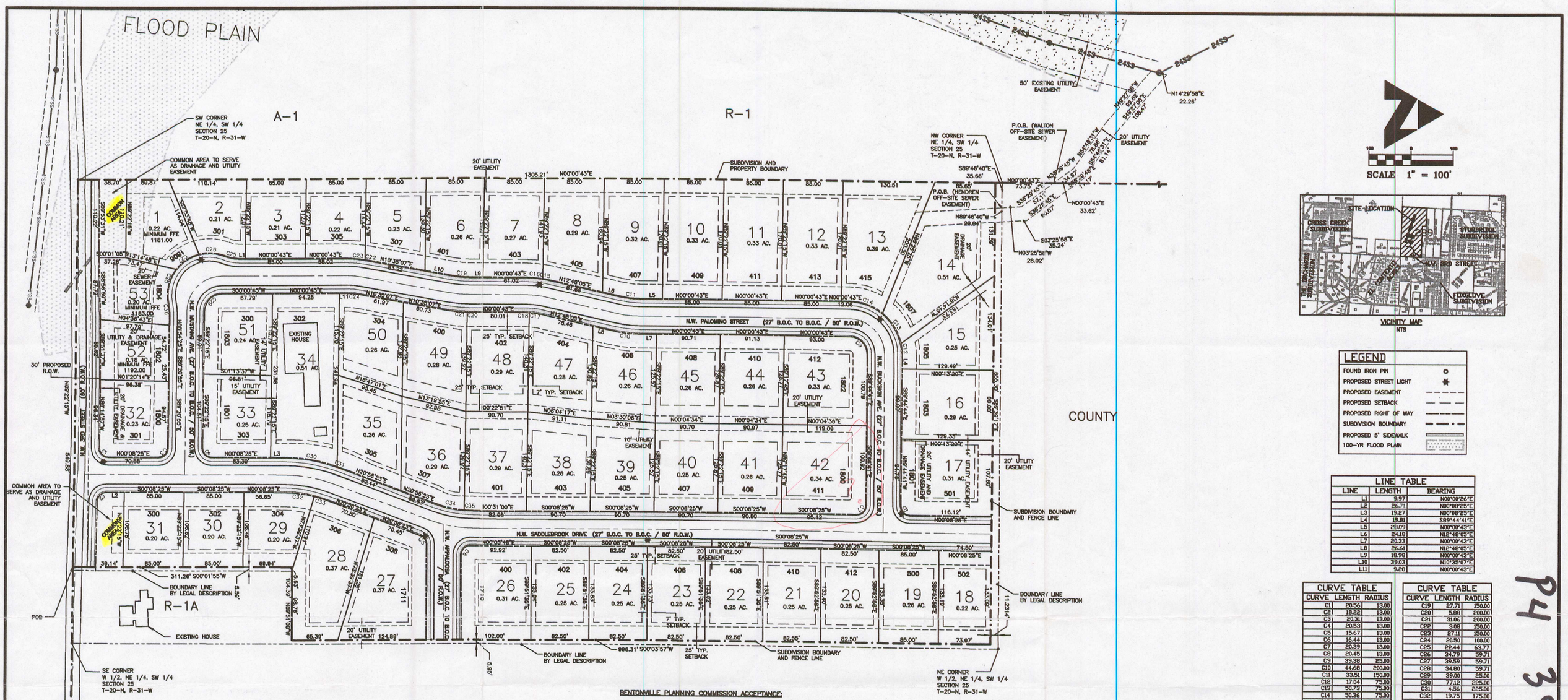

NOTES:
ALL LOTS ADJACENT TO THE 100-YR FLOOD PLAIN ARE TO HAVE A FINISHED FLOOR ELEVATION A MINIMUM OF 3 FEET ABOVE THE 100-YR FLOOD PLAIN ELEVATION.

LEGEND

- FOUND IRON PIN
- PROPOSED STREET LIGHT
- PROPOSED EASEMENT
- PROPOSED SETBACK
- PROPOSED RIGHT OF WAY
- SUBDIVISION BOUNDARY
- PROPOSED 5' SIDEWALK
- 100-YR FLOOD PLAIN

LINE TABLE

LINE	LENGTH	BEARING
L1	9.97	N00°00'26"E
L2	26.71	N00°08'25"E
L3	19.27	N00°08'25"E
L4	19.81	S89°44'41"E
L5	28.09	N00°00'43"E
L6	24.18	N12°48'05"E
L7	20.33	N00°00'43"E
L8	26.61	N12°48'05"E
L9	18.98	N00°00'43"E
L10	39.03	N10°35'07"E
L11	9.28	N00°00'43"E

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	20.56	13.00
C2	18.22	13.00
C3	20.31	13.00
C4	20.53	13.00
C5	15.67	13.00
C6	16.44	13.00
C7	20.39	13.00
C8	20.45	13.00
C9	39.38	25.00
C10	44.68	200.00
C11	33.51	150.00
C12	17.04	75.00
C13	30.73	75.00
C14	50.36	75.00
C15	5.25	150.00
C16	24.06	150.00
C17	14.10	100.00
C18	4.82	100.00

CURVE TABLE

CURVE	LENGTH	RADIUS
C19	27.71	150.00
C20	5.86	200.00
C21	31.06	200.00
C22	3.08	150.00
C23	27.11	150.00
C24	20.50	100.00
C25	22.44	63.77
C26	34.79	59.71
C27	39.59	59.71
C28	34.80	59.71
C29	39.00	25.00
C30	77.12	225.00
C31	4.56	225.00
C32	19.75	175.00
C33	43.77	175.00
C34	48.44	150.00
C35	7.76	150.00
C36	14.50	63.44

PH 38

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 17 DAY OF July, 2001.

Ralph C Venable
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 24th DAY OF July, 2001 BY THE BENTONVILLE CITY COUNCIL.

Gary Coleman
MAYOR

Suzanne Geisler
CITY CLERK

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER — DATE 7-27-01

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 27th DAY OF July, 2001.

Kelly Langley
NOTARY PUBLIC

My commission Expires: 3/4/2010

OWNER:
BOB BOLAIN
1702 N.W. 3RD STREET
BENTONVILLE, AR 72712

ENGINEER / SURVEYOR:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712

SUBDIVISION NAME:
SADDLEBROOK SUBDIVISION

PROPERTY ZONING:
R-1A (SINGLE FAMILY RESIDENTIAL)

BUILDING SETBACKS:
FRONT YARD– 25' OR AS SHOWN
REAR YARD – 25' OR AS SHOWN
SIDE YARD – 7' OR AS SHOWN

EASEMENTS:
FRONT YARD – 20'
REAR YARD –AS SHOWN
SIDE YARD – AS SHOWN

LEGAL DESCRIPTION:

A PART OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 25, T-20-N R-31-W, BENTON COUNTY, ARKANSAS, AND LOT 2 OF THE BEATY SUBDIVISION TO BENTONVILLE, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE IN N.W. 3RD STREET FOR THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 25, THENCE ALONG SAID ROAD N89°22'15"W 763.63' TO THE POINT OF BEGINNING:
THENCE N89°22'15"W 549.88' TO THE SW CORNER OF THE NE 1/4 OF THE SW 1/4, THENCE LEAVING SAID ROAD N00°00'43"E 1305.21'; THENCE S89°39'17"E 655.30'; THENCE S00°03'57"W 996.31'; THENCE N89°51'08"W 104.39', THENCE S00°01'55"W 311.26' TO THE POINT OF BEGINNING, CONTAINING 18.89 ACRES MORE OR LESS, SUBJECT TO A 20' UTILITY EASEMENT AND THE RIGHT OF WAY OF N.W. 3RD STREET ON THE SOUTH, AND ANY OTHER EASEMENTS OF RECORD OR FACT.

FLOOD CERTIFICATION

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTONVILLE, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0044 F EFFECTIVE DATE DECEMBER 20, 2000.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE, THIS DAY, COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THIS SURVEY MEETS ARKANSAS MINIMUM STANDARDS.

NOTES:

1. SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDERS / LOT OWNERS, SIDEWALKS FOR LOTS NOT SOLD 3 YEARS AFTER DATE OF FINAL PLAT WILL BE CONSTRUCTED BY OWNER OF LOT.
2. SIDEWALKS TO BE 5' WIDE, LOCATED 5' BEHIND BACK OF CURB. SIDEWALKS TO BE CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS, HANDICAP RAMPS TO BE CONSTRUCTED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.
3. HOMEBUILDER/ LOT OWNER SHALL CONTACT CITY OF BENTONVILLE PLANNING DEPARTMENT WHEN SIDEWALK FORMS ARE SET PRIOR TO POURING CONCRETE. NO SIDEWALK IS TO BE CONSTRUCTED UNTIL FORMS ARE APPROVED BY CITY OF BENTONVILLE.

FILED FOR RECORD
At 10:25 O'Clock A M
JUL 27 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
(501) 271 – 0906
Bentonville, Arkansas 72712
(501) 271-8144 Fax

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1301 — TERRY L. GING

CERTIFICATE OF AUTHORIZATION — NORTHSTAR No. 74 — ARKANSAS ENGINEER

CALL BEFORE YOU DIG! 1-800-482-8998 ARKANSAS ONE-CALL SYSTEM

SADDLEBROOK SUBDIVISION

NW 3RD STREET
BENTONVILLE, ARKANSAS

FINAL PLAT
ATLAS PAGE# 360

CHECKED:	TLG 07/12/01
DRAWN:	JEI 07/13/01
FILE NAME:	138-02Final Plat
PROJECT No.:	138-02
PLOT DATE:	07/18/01
REV.:	

SHEET 1 of 1