

BENTON COUNTY PLANNING BOARD:

This plat is hereby approved by the Benton County Planning Board this 16th day of January 2004

Melana Ewing
Planning Coordinator

OWNER'S CERTIFICATION

As owners, we hereby certify that we have caused the land to be surveyed, divided, platted, dedicated and access rights reserved as represented on this plat and attachments.

Tim Ellis 11-30-05
Owner Date
TIM ELLIS
MIDWEST BUILDING & DEVELOPMENT
P.O. BOX 1183
GENTRY, ARKANSAS, 72734
(479) 238-4740 OR (479) 633-2273

Chris Berger 11-30-05
Owner Date
CHRIS BERGER

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 30th day of NOVEMBER, 2005

My commission expires _____

[Signature]
Notary Public
Micheal E. James
County Of Benton
Notary Public - Arkansas
My Commission Exp. 03/05/2014

GENTRY PLANNING COMMISSION:

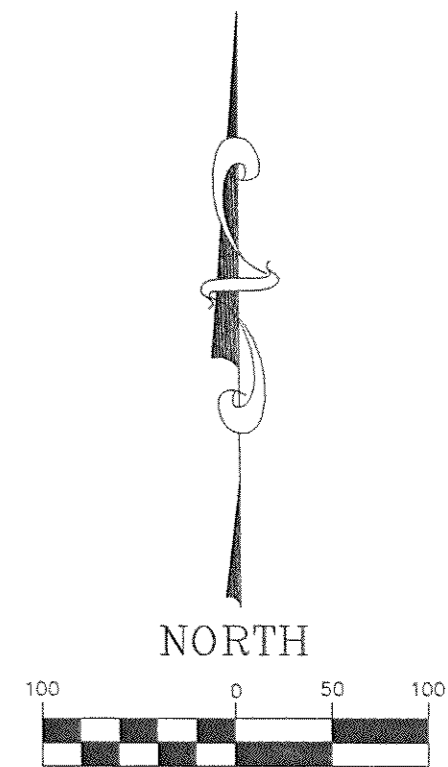
This plat is hereby approved by the Gentry Planning Commission this 15th day of December 2005

[Signature]
Secretary

GENTRY CITY COUNCIL:

This plat is hereby approved by the Gentry City Council this 2nd day of January 2006

[Signature]
Councilman
[Signature] Finance Director



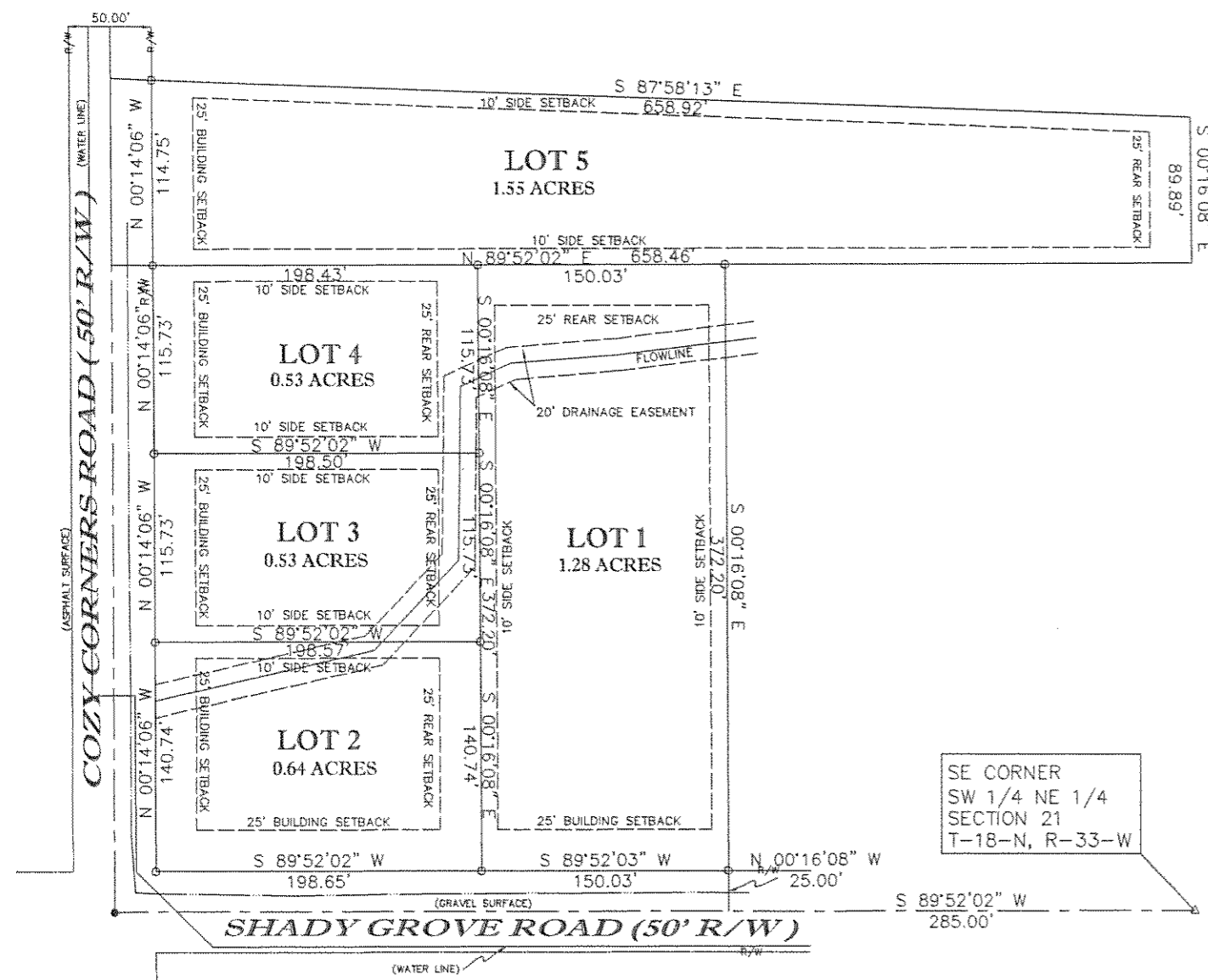
(IN FEET)
1 inch = 100 ft.

LEGEND

These standard symbols will be found in the drawing.

- FOUND STONE
- ⊕ ALUMINUM MONUMENT
- FOUND IRON PIN
- SET IRON PIN
- △ FOUND RAILROAD SPIKE
- ⊗ WATER METER
- ⊙ GAS METER
- ⊕ POWER POLE
- ⊖ PROPANE TANK
- ⊙ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- SETBACK LINE

SETBACK TABLE	
FRONT	25'
REAR	25'
SIDE	10'



LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS S89°52'02"W 285.00 FEET AND N 00°16'08" W 25.00' FROM THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 21, THENCE S89°52'02"W 348.68 FEET, THENCE N00°14'06"W 486.01 FEET, THENCE S 87°58'13" E 633.90 FEET, THENCE S00°16'08"E 89.89 FEET, THENCE S 89°52'02" W 285.00 FEET, THENCE S 00°16'08" E 372.20 FEET TO THE POINT OF BEGINNING CONTAINING 4.46 ACRES±, THIS PROPERTY IS SUBJECT TO THE RIGHT-OF-WAY OF COZY CORNERS ROAD AND SHADY GROVE ROAD AS SHOWN HEREON.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 05007C0225 E. REVISED DATE: SEPTEMBER 18, 1991.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED AND MONUMENTS WERE FOUND OR SET AS SHOWN ON MAY 23, 2005.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: PLAT BY MICHEAL E. JAMES DATED MARCH 17, 1999.
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. NO CURRENT ABSTRACT OR TITLE OPINION WAS FURNISHED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THEREFORE ALL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS, OF RECORD, MAY NOT BE SHOWN HEREON.
5. APPROVAL OF THIS PLAT DOES NOT CARRY ASSURANCE THAT THESE TRACTS WILL QUALIFY FOR SEPTIC PERMITS FROM THE ARKANSAS DEPARTMENT OF HEALTH.

Set Back ok [Signature]

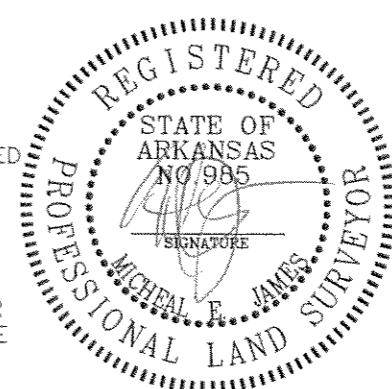
2006 33
Recorded in the Above
Plat Book & Page
01-06-2006 11:59:34 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

500-18N-33W-0-21-130-04-985

**FINAL PLAT
FOR
SHADY GROVE ESTATES
PHASE 1**

PART OF THE SW1/4 OF THE NE1/4
SECTION 21, TOWNSHIP 18 NORTH, RANGE 33 WEST
BENTON COUNTY, ARKANSAS

James Surveying & Consulting Inc. P.O. Box 617 Gentry, Arkansas 72734 (479)736-8416 Fax (479)736-8838	DATE: MAY 23, 2005 SCALE: 1"= 100' JOB NUMBER: JSI3339A FILE NAME: JSI3339A.DWG
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IF THE SIGNATURE ON THIS SEAL 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 TO THE SIDE.