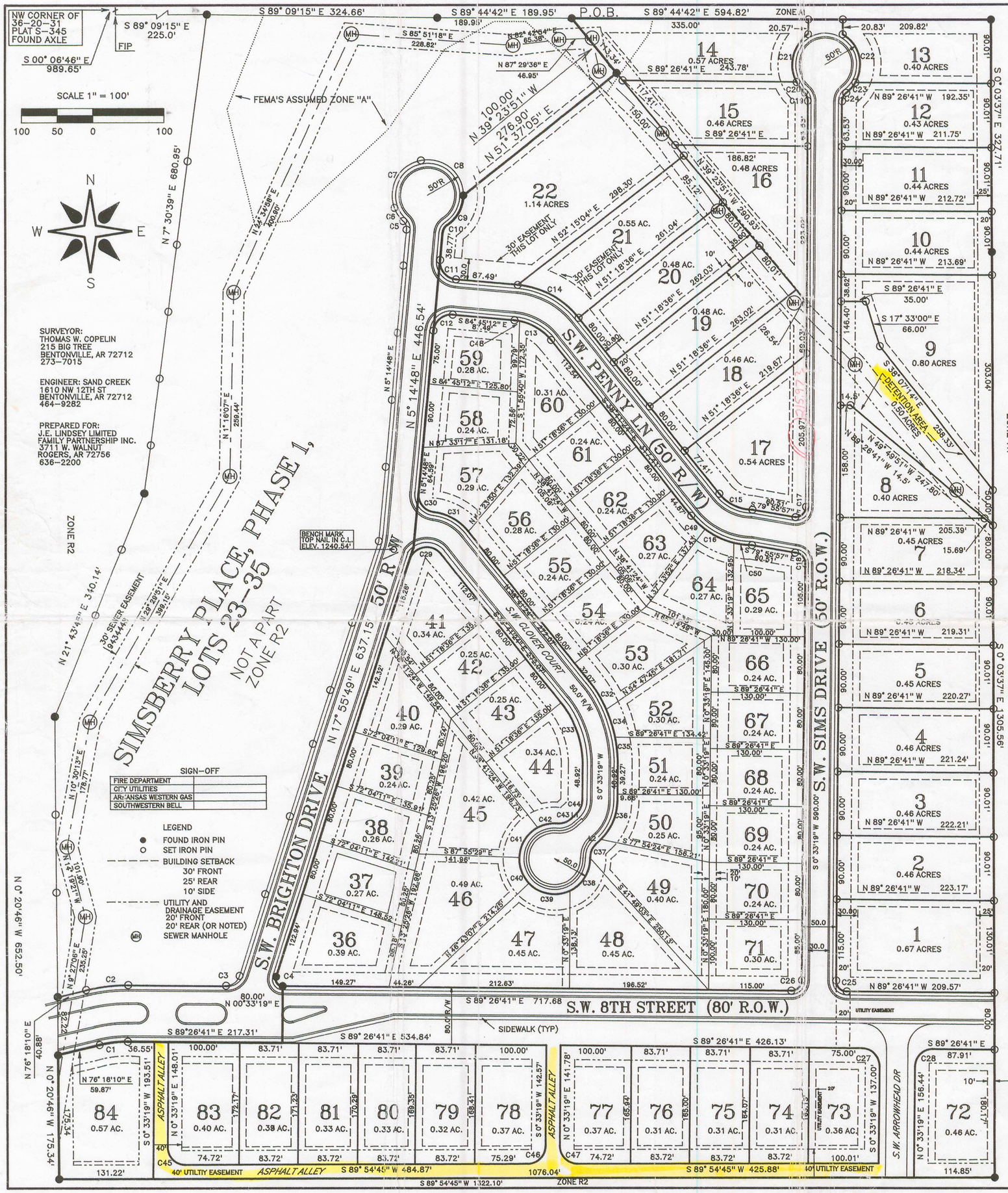


SURVEYOR:
THOMAS W. COPELIN
215 BIG TREE
BENTONVILLE, AR 72712
273-7015

ENGINEER: SAND CREEK
1610 NW 12TH ST
BENTONVILLE, AR 72712
464-9282

PREPARED FOR:
J.E. LINDSEY LIMITED
FAMILY PARTNERSHIP INC.
3711 W. WALNUT
ROGERS, AR 72756
636-2200

SIGN-OFF

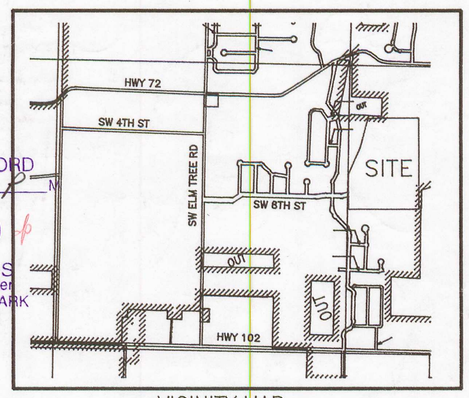
FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK 30' FRONT 25' REAR 10' SIDE
- UTILITY AND DRAINAGE EASEMENT 20' FRONT 20' REAR (OR NOTED)
- SEWER MANHOLE

CURVE DATA

CURVE #	ARC	RADIUS
C1	39.80	160.00
C2	59.70	240.00
C3	25.35	20.00
C4	18.74	10.00
C5	13.62	15.00
C6	22.66	50.00
C7	87.22	50.00
C8	88.50	50.00
C9	49.49	50.00
C10	13.62	15.00
C11	39.27'	25.00'
C12	39.27'	25.00'
C13	52.75'	75.00'
C14	100.49'	125.00'
C15	53.15'	60.00'
C16	44.86'	110.00'
C17	23.56'	15.00'
C18	23.56'	15.00'
C19	13.62'	15.00'
C20	19.48'	50.00
C21	78.27'	50.00'
C22	78.27'	50.00'
C23	19.48'	50.00'
C24	13.62'	15.00'
C25	23.56'	15.00'
C26	23.56'	15.00'
C27	39.27'	25.00'
C28	39.27'	25.00'
C29	53.83'	25.00'
C30	38.20'	25.00'
C31	57.10'	75.00'
C32	48.07'	190.00'
C33	95.89'	140.00'
C34	41.02'	190.00'
C35	41.05'	190.00'
C36	60.43'	75.00'
C37	21.03'	25.00'
C38	57.50'	50.00'
C39	63.09'	50.00
C40	39.58'	50.00
C41	52.48'	50.00
C42	28.53'	50.00
C43	21.03'	25.00'
C44	20.14'	25.00'
C45	39.55'	25.00'
C46	38.99'	25.00'
C47	39.55'	25.00'
C48	7.55'	75.00'
C49	27.03'	110.00'
C50	27.55'	110.0'

L 1	S 46° 43'07" W 10.88'
L 2	S 46° 43'07" W 10.88'



VICINITY MAP
N.T.S.

FILED FOR RECORD
At 2:35 O'Clock P M
JUL 03 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

P3-127

PROPERTY DESCRIPTION
PART OF NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 NORTH, RANGE 31 WEST, OF THE FIFTH PRICIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, BEING A FOUND AXLE, AS SHOWN ON PLATS S-345 AND 19-66, THENCE ALONG THE WEST LINE OF SAID PLAT 19-66 S 0°06'46"E 989.65 FEET, TO A FOUND IRON PIN AT THE SOUTHWEST CORNER OF SAID PLAT 19-66, THENCE ALONG THE SOUTH LINE OF SAID PLAT 19-66, S 89°09'15"E 225.00 FEET, TO AN IRON PIN, AT THE NORTHWEST CORNER OF LOT 24 OF SIMSBERRY PLACE PHASE 1, SHOWN ON PLAT P2-749, THENCE ALONG THE SOUTH LINE OF SAID PLAT 19-66, ALSO BEING THE NORTH LINE OF SAID LOT 24, AND LOT 23 OF SIMSBERRY PLACE PHASE 1, S 89°09'15"E 324.66 FEET, TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SAID PLAT 19-66, ALSO BEING THE SOUTHWEST CORNER OF TRACT 1 OF LEHMAN SUBDIVISION AS SHOWN ON PLAT 4-289, AND ON THE NORTH LINE OF SAID LOT 23, THENCE ALONG THE SOUTH LINE OF SAID TRACT 1 OF LEHMAN SUBDIVISION, PLAT 4-289, AND THE NORTH LINE OF SAID LOT 23, S 89°44'42"E 189.95 FEET, TO AN IRON PIN, AT THE NORTHEAST CORNER OF SAID LOT 23, FOR THE POINT OF BEGINNING, THENCE ALONG THE EAST SIDE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, S 39°23'51"E 100.00 FEET TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, S 51°37'05"W 276.90 FEET TO AN IRON PIN, AT THE SOUTHEAST CORNER OF SAID LOT 23, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 56°42'42" HAVING A RADIUS OF 50.00 FEET AND A ARC LENGTH OF 49.49 FEET, WITH A CHORD BEARING AND DISTANCE OF S 28°54'40"W 47.49 FEET, TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 52°01'12" HAVING A RADIUS OF 15.00 FEET AND A ARC LENGTH OF 13.62 FEET, WITH A CHORD BEARING AND DISTANCE OF S 31°15'25"W 13.16 FEET, TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, S 5°14'48"W 446.54 FEET, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, S 17°55'49"W 637.15 FEET TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 107°22'30" HAVING A RADIUS OF 10.00 FEET AND A ARC LENGTH OF 18.74 FEET, WITH A CHORD BEARING AND DISTANCE OF S 35°45'26"E 16.12 FEET, TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, S 0°33'19"W 80.00 FEET, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, N 89°26'41"W 217.31 FEET TO AN IRON PIN, THENCE ALONG THE EAST LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-749, ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 14°15'09" HAVING A RADIUS OF 160.00 FEET AND A ARC LENGTH OF 39.80 FEET, WITH A CHORD BEARING AND DISTANCE OF S 83°25'45"W 39.70 FEET, TO AN IRON PIN,
THENCE ALONG THE SOUTH LINE OF SIMSBERRY PLACE, PHASE 1, PLAT P2-74
S 76°18'10" W 59.87 FEET, TO AN IRON PIN, ON THE WEST LINE OF THE
NORTHWEST 1/4 OF SECTION 36, S 0°20'46"E 175.34 FEET, TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, OF SAID SECTION 36, AS SHOWN ON SAID PLAT P2-749, ALSO PLAT 4-181, THENCE ALONG THE NORTH LINE OF SAID PLAT 4-181, N 89°54'45"E 1322.10 FEET, TO A FOUND IRON PIN AT THE SOUTHEAST CORNER OF SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, ALSO BEING THE NORTHEAST CORNER OF SAID PLAT 4-181, ALSO BEING THE SOUTHWEST CORNER OF PLAT 14-225, THENCE ALONG THE WEST LINE OF PLAT 14-225, N 0°03'37"W 1305.56 FEET, TO AN IRON PIN AT THE SOUTHEAST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, THENCE N 0°03'37"W 327.71 FEET, TO A 5/8 INCH IRON PIN AT THE SOUTHEAST CORNER OF PLAT 4-289, THENCE ALONG THE SOUTH LINE OF SAID PLAT 4-289, N 89°44'42"W 594.82 FEET, TO THE POINT OF BEGINNING CONTAINING 33.34 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

THE ALLEY IS PRIVATE AND IS TO BE MAINTAINED BY THE P.O.A. OF LOTS 73-84.

THE MINIMUM FLOOR ELEVATION SHALL BE ESTABLISHED BY THE CONTRACTOR. TO ESTABLISH THE FFE, THE EXISTING SEWER SERVICE SHALL BE EXPOSED TO DETERMINE THE INVERT ELEVATION. THIS ELEVATION SHALL BE PROJECTED TO THE BUILDING SETBACK LINE AT A MINIMUM SLOPE ONE QUARTER INCH PER FOOT TO THE BUILDING SETBACK. THE FFE SHALL BE A MINIMUM OF 2 FEET ABOVE THE PROJECTED SEWER INVERT AT THE BUILDING SETBACK.

SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE THE DEVELOPER OF EACH LOT SHALL CONSTRUCT A SIDEWALK ALONG THE STREET, 5' FROM THE BACK OF CURB, 4" THICK, 5' WIDE, ON COMPACTED SUBGRADE. THIS SIDEWALK MUST BE IN PLACE BEFORE THE UTILITY SERVICE CAN BE OBTAINED AND BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
CONTACT PLANNING DEPT. AT 271 3126 PRIOR TO POUR.

ZONING
THIS PROPERTY IS ZONED R-1

FLOOD ZONE CERTIFICATION
A PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0044 F, MAP REVISED PRELIMINARY, MARCH 31, 1998.

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT ON THE 26 DAY OF June 2000, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Thomas W. Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944

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

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 26TH DAY OF June 2000
Diana Hill
NOTARY PUBLIC
Diana Hill
Notary Public, State of Arkansas
Benton County
My Commission Expires 03/07/06

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 20th DAY OF June 1999
BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.
CHAIRMAN

CITY COUNCIL ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF June 2000
BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.
MAYOR
CITY CLERK

FINAL PLAT
SIMSBERRY PLACE, PHASE 2 - Bentonville

SCALE: 1"=100'	APPROVED BY: THOMAS W. COPELIN	DRAWN BY: T.W.C.
DATE: 05/04/2000		

SIMSBERRY PLACE
PHASE 2, LOTS 1-22 AND 36-84

COPELIN LAND SURVEYING 273-7015
ATLAS PAGE 401
DRAWING NUMBER: 2000106