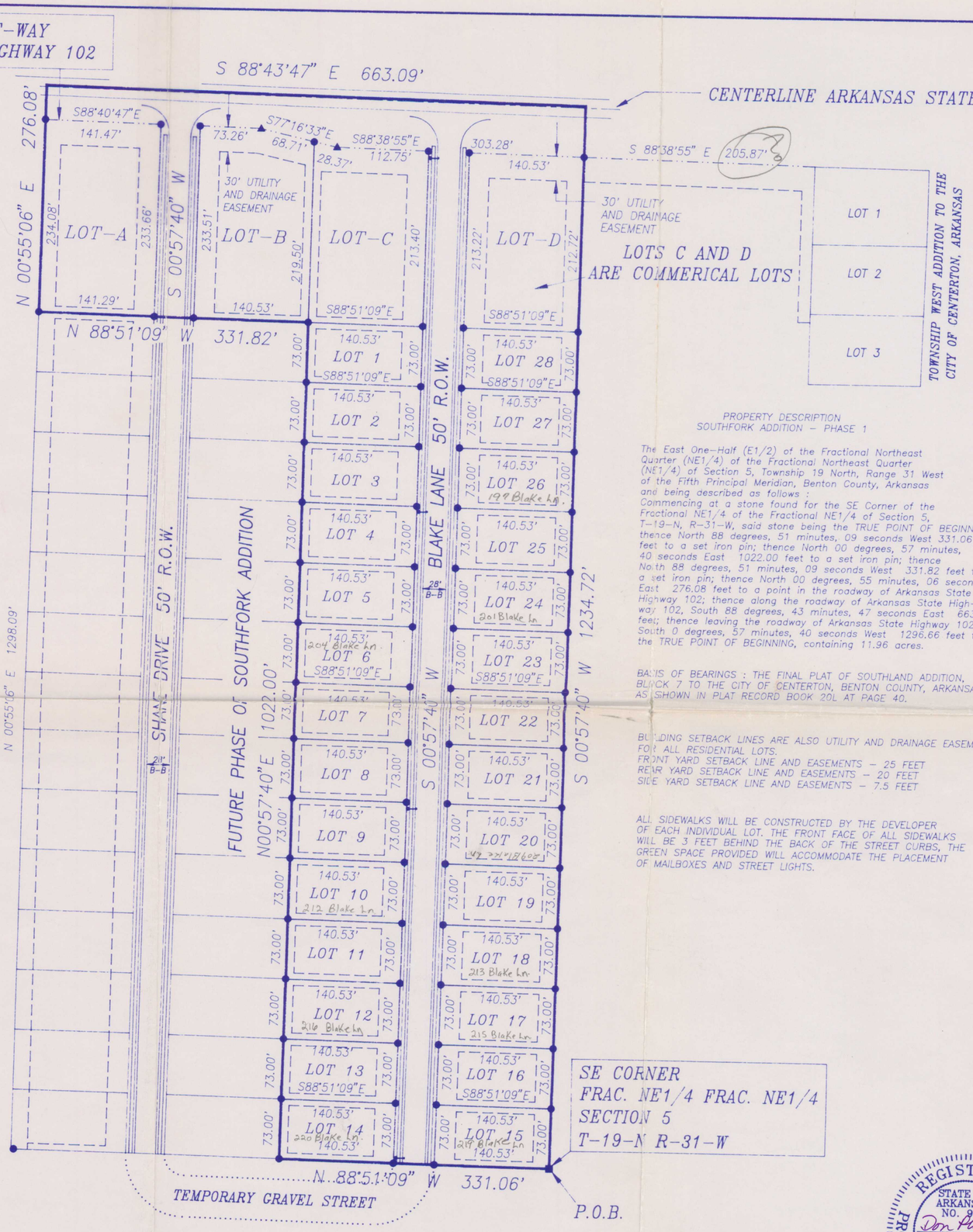
PLAT BOOK 23L, PAGE 77
PROTECTIVE COVENANTS FILED UNDER DOCUMENT NO. _____

FILED FOR RECORD
At 2:22 O'Clock P.M.
SEP 18 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



LOTS A AND B ARE COMMERICAL LOTS

LEGEND
- ● SET IRON PIN
- ○ FOUND IRON PIN
- ▲ FOUND RIGHT-OF-WAY MONUMENT
- ■ FOUND STONE
- ●— STREET LIGHT

N

SCALE IN FEET
100 50 0 100 200

PROPERTY DESCRIPTION
SOUTHFORK ADDITION – PHASE 1

The East One-Half (E1/2) of the Fractional Northeast Quarter (NE1/4) of the Fractional Northeast Quarter (NE1/4) of Section 5, Township 19 North, Range 31 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :
Commencing at a stone found for the SE Corner of the Fractional NE1/4 of the Fractional NE1/4 of Section 5, T-19-N, R-31-W, said stone being the TRUE POINT OF BEGINNING; thence North 88 degrees, 51 minutes, 09 seconds West 331.06 feet to a set iron pin; thence North 00 degrees, 57 minutes, 40 seconds East 1022.00 feet to a set iron pin; thence North 88 degrees, 51 minutes, 09 seconds West 331.82 feet to a set iron pin; thence North 00 degrees, 55 minutes, 06 seconds East 276.08 feet to a point in the roadway of Arkansas State Highway 102; thence along the roadway of Arkansas State Highway 102, South 88 degrees, 43 minutes, 47 seconds East 663.09 feet; thence leaving the roadway of Arkansas State Highway 102, South 0 degrees, 57 minutes, 40 seconds West 1296.66 feet to the TRUE POINT OF BEGINNING, containing 11.96 acres.

BASIS OF BEARINGS : THE FINAL PLAT OF SOUTHLAND ADDITION, BLOCK 7 TO THE CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK 20L AT PAGE 40.

BUILDING SETBACK LINES ARE ALSO UTILITY AND DRAINAGE EASEMENTS FOR ALL RESIDENTIAL LOTS.
FRONT YARD SETBACK LINE AND EASEMENTS – 25 FEET
REAR YARD SETBACK LINE AND EASEMENTS – 20 FEET
SIDE YARD SETBACK LINE AND EASEMENTS – 7.5 FEET

ALL SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT. THE FRONT FACE OF ALL SIDEWALKS WILL BE 3 FEET BEHIND THE BACK OF THE STREET CURBS. THE GREEN SPACE PROVIDED WILL ACCOMMODATE THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, 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 CENTERTON 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 CENTERTON, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Sept 11, 1997 DATED
Sept 11, 1997 DATED
DATED
DATED

STATE OF ARKANSAS)
COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF September, 1997.

MY COMMISSION EXPIRES : 5/20/2007
Valerie A. Haney
NOTARY PUBLIC

OFFICIAL SEAL
VALERIE A. HANEY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 05-20-2007

CITY OF CENTERTON ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF CENTERTON, ARKANSAS, THIS 11th DAY OF September, 1997.

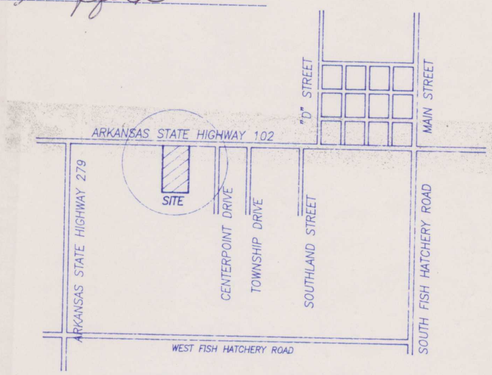
Jeffrey C. Rudlman
CHAIRMAN

CITY OF CENTERTON ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 16th DAY OF September, 1997 BY THE CENTERTON CITY COUNCIL.

Truman Kenyon
MAYOR

Bonnie Griffith
CITY CLERK



VICINITY MAP

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 992
Don Phillips
SIGNATURE
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET 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 ABOVE.

This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Centerton, Arkansas. Community Panel NO. 050399 0135 E; Effective Date: September 18, 1991.

FINAL PLAT – SOUTHFORK ADDITION – PHASE 1
CENTERTON, ARKANSAS 72719

SCALE : 1" = 100'	DATE : SEPT. 11, 1997	DRAWN BY : D.P.
JOB NO. SOFORK-1 ZDisk 97-01	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754)	
STATE RECORDING NO. N/A		