

SURVEY DESCRIPTION:

A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS N02°18'42"E 602.69 FEET FROM THE SE CORNER OF THE NW1/4 OF SAID SECTION 35; THENCE N87°12'19"W 332.98 FEET; THENCE N02°18'13"E 654.35 FEET; THENCE S87°11'46"E 333.13 FEET; THENCE S02°19'01"W 654.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.003 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF ELM TREE ROAD ON THE EAST, AND ANY RIGHTS-OF-WAY, EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.

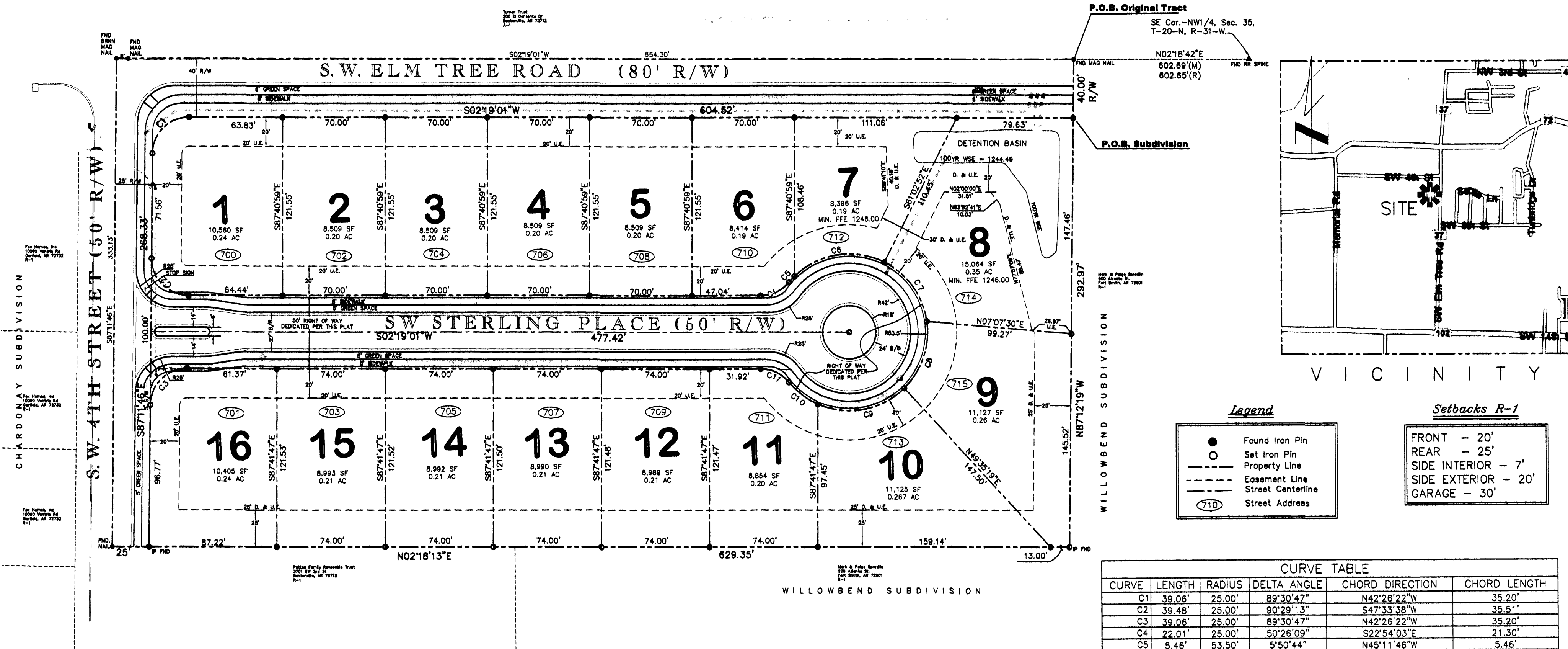
SUBDIVISION DESCRIPTION:

A PART OF THE SE1/4 OF THE NW1/4 OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT WHICH IS N02°18'42"E 602.69 FEET AND N 87°12'19" W 40.00 FEET FROM THE SE CORNER OF THE NW1/4 OF SAID SECTION 35; THENCE WITH A BEARING OF N 87°12'19" W A DISTANCE OF 292.97 FEET TO A POINT, THENCE WITH A BEARING OF N 02°18'13" E A DISTANCE OF 629.35 FEET TO A POINT, THENCE WITH A BEARING OF S 87°11'46" E A DISTANCE OF 268.33 FEET TO A POINT, THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, HAVING A CHORD BEARING OF S 42°26'22" E AND A CHORD DISTANCE OF 35.20, HAVING AN INTERIOR ANGLE OF 89°30'47" AND AN ARC LENGTH OF 39.06 TO A POINT; THENCE WITH A BEARING OF S 02°19'01" W A DISTANCE OF 604.52 FEET TO A POINT, TO THE POINT OF BEGINNING. CONTAINING 184285.62 SQUARE FEET OR 4.231 ACRES.

2005-149
02-01-2005

2005 149
Recorded in the Above
Plat Book & Page
02-01-2005 11:11:50 AM
Brenda DeShields-Circuit Clerk
Benton County, AR



Legend

- Found Iron Pin
- Set Iron Pin
- Property Line
- - - Easement Line
- Street Centerline
- Street Address

Setbacks R-1

- FRONT - 20'
- REAR - 25'
- SIDE INTERIOR - 7'
- SIDE EXTERIOR - 20'
- GARAGE - 30'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH
C1	39.06'	25.00'	89°30'47"	N42°26'22"W	35.20'
C2	39.48'	25.00'	90°29'13"	S47°33'38"W	35.51'
C3	39.06'	25.00'	89°30'47"	N42°26'22"W	35.20'
C4	22.01'	25.00'	50°26'09"	S22°54'03"E	21.30'
C5	5.46'	53.50'	5°50'44"	N45°11'46"W	5.46'
C6	66.51'	53.50'	71°13'31"	N06°39'38"W	62.31'
C7	51.72'	53.50'	55°23'20"	N56°38'48"E	49.73'
C8	49.79'	53.50'	53°19'20"	S68°59'52"E	48.01'
C9	63.79'	53.50'	68°19'00"	S08°10'42"E	60.08'
C10	25.00'	53.50'	26°46'22"	S39°21'59"W	24.77'
C11	22.01'	25.00'	50°26'09"	N27°32'05"E	21.30'

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 THE COUNTY OF BENTON, ARKANSAS COMMUNITY PANELS NUMBER 05007C0044 F, EFFECTIVE DATE DECEMBER 20, 2000.

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

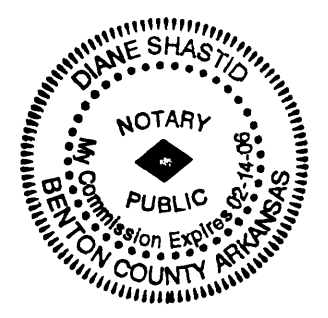
DATE OF EXECUTION: 1-28-05
SIGNED: *Rick C. Reeves*
BENTONVILLE PLANNING COMMISSION, CHAIRMAN
SIGNED: *Jerry Black Cobble*
MAYOR CITY OF BENTONVILLE
SIGNED: *Bonnie Headen*
CITY CLERK, CITY OF BENTONVILLE

OWNER / DEVELOPER:
MITCHELL MASSEY
1375 NORTH THOMPSON
SPRINGDALE, AR 72764
872-0830 - V
872-0803 - F

DATE OF EXECUTION: 1-27-05
SIGNED: *Mitchell Massey*
NAME & ADDRESS - MITCHELL MASSEY

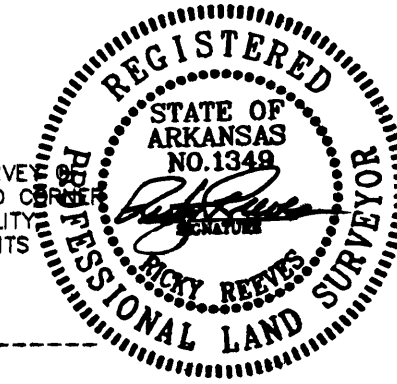
SOURCE OF TITLE: D.R. 2003 PAGE 38057

NOTES:
1. DRIVEWAYS WILL NOT BE ALLOWED TO ACCESS ELM TREE ROAD OR SW 4TH STREET.
2. NO SIGNAGE IS CALLED FOR AT THE TIME OF FINAL PLAT.



STATE OF ARKANSAS
COUNTY OF *Benton*
SUBSCRIBED AND SWORN BEFORE ME THIS *27th* DAY OF *Jan*, 2005
NOTARY PUBLIC *Diane Shastid*
MY COMMISSION EXPIRES: *2-14-06*

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNERS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN HEREON.
Ricky Reeves
RICKY REEVES PLS #1349
DATE: 1-31-05



ATLAS PAGE 401

**FINAL PLAT
STERLING ADDITION
BENTONVILLE, ARKANSAS**

EDA Consulting Engineering Landscape Architecture Land Surveying
Engineering Design Associates, P.A.
134 West Emma Avenue (479) 756-1266
Springdale, Arkansas 72764 Fax: (479) 756-2129

DRAWN BY: AWF CHECKED BY: RMA
DATE: 11-15-04
SCALE: 1" = 50'
JOB NUMBER: 0813
FILE NAME: 0813_FP.DWG

DESCRIPTION: \\Survey\c\LAND PROJECTS\EDA\0813\dwg\0813_3_p.dwg 1/23/2005 9:20:54 AM CST

SHEET FP-1

