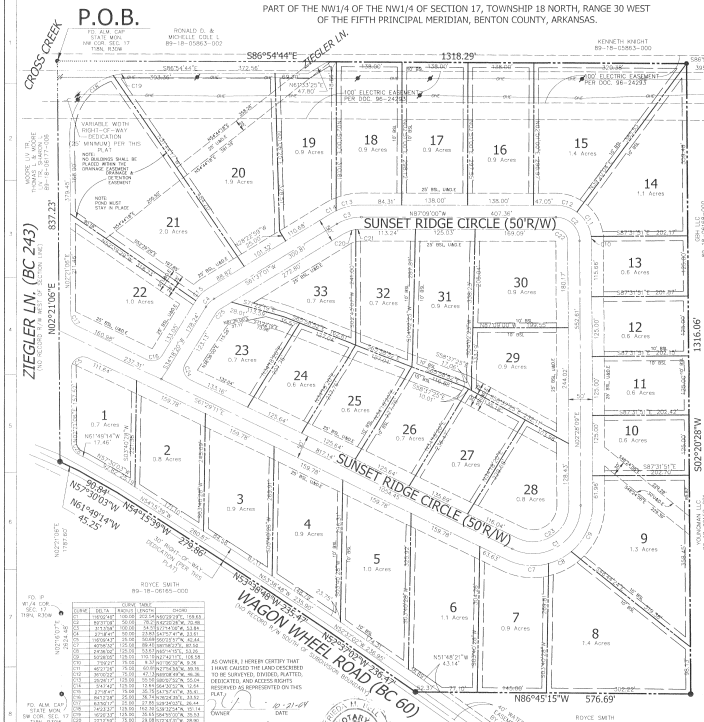
FINAL PLAT FOR SUNSET RIDGE

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS.



CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	180°00'00"	100.00	314.16	N00°00'00"E 200.00
C2	90°37'57"	100.00	158.20	S02°20'28"W 142.18
C3	21°53'54"	100.00	38.93	S17°47'04"W 38.69
C4	21°04'47"	125.00	45.97	S17°51'31"W 45.71
C5	20°06'13"	125.00	43.86	S17°24'17"W 43.64
C6	20°06'13"	125.00	43.86	S17°24'17"W 43.64
C7	21°04'47"	125.00	45.97	S17°51'31"W 45.71
C8	90°00'00"	125.00	196.35	N02°29'36"W 176.78
C9	90°00'00"	125.00	196.35	N02°29'36"W 176.78
C10	45°23'14"	25.00	19.80	N75°25'53"W 19.28
C11	45°23'14"	25.00	19.80	N29°48'21"W 19.28
C12	90°00'00"	125.00	196.35	N02°29'36"W 176.78
C13	33°42'42"	125.00	73.53	N64°15'59"W 72.48
C14	33°42'42"	125.00	73.53	N30°33'17"W 72.48
C15	27°08'47"	25.00	11.84	N64°24'35"W 11.73
C16	84°13'38"	25.00	36.74	N29°04'30"W 33.52
C17	84°13'38"	25.00	36.74	N55°09'08"E 33.52
C18	33°42'42"	125.00	73.53	N30°33'17"W 72.48
C19	90°00'00"	125.00	196.35	N64°29'08"W 176.78
C20	90°00'00"	125.00	196.35	N64°29'08"W 176.78
C21	90°00'00"	25.00	39.27	N29°29'08"W 35.36
C22	90°00'00"	25.00	39.27	N60°30'52"E 35.36
C23	90°00'00"	25.00	39.27	N29°29'08"W 35.36
C24	90°00'00"	25.00	39.27	N60°30'52"E 35.36
C25	90°00'00"	25.00	39.27	N29°29'08"W 35.36
C26	90°00'00"	25.00	39.27	N60°30'52"E 35.36
C27	90°00'00"	25.00	39.27	N29°29'08"W 35.36
C28	90°00'00"	25.00	39.27	N60°30'52"E 35.36
C29	90°00'00"	25.00	39.27	N29°29'08"W 35.36
C30	90°00'00"	25.00	39.27	N60°30'52"E 35.36

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED, AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

OWNER DATE: 10-21-04

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 21 DAY OF Oct, 2004

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-3-2009

NOTARY PUBLIC

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR WHERE NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. HE FURTHER THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT TAKE INTO ACCOUNT ANY EVENTS, ISSUES WHICH MAY BE ADVERSELY TO THE SUBJECT REAL PROPERTY, ESTATE EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MARKING OF THIS SURVEY: BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, AND ANY MATTERS WHICH MAY BE ASCERTAINED AND CURRENT SITE SEARCH MAY DISCLOSE.

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT "F" PAID OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

BASIS OF BEARINGS: ARKANSAS STATE PLANE ZONE NORTH NAD83 (1983)

SURVEY DESCRIPTION:
A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 S86°54'44"E 1318.29 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 S02°20'28"W 1316.06 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 N87°09'06"W 1316.16 FEET TO THE CENTERLINE OF WAGON WHEEL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE COURSES: N52°29'08"W 278.47 FEET; THENCE N57°39'49"W 225.42 FEET; THENCE N64°15'59"W 279.81 FEET; THENCE N57°43'03"W 00.84 FEET; THENCE N61°09'14"W 45.25 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST LINE N02°21'06"E 837.23 FEET TO THE POINT OF BEGINNING, CONTAINING 35.6 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT. ALSO SUBJECT TO THE RIGHT OF WAY OF ZIEGLER LANE ALONG THE WEST AND NORTH SIDES THEREOF.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED. THIS PLAT IS NOT VALID WITHOUT APPROPRIATE COUNTY APPROVAL AND RECORDATION.

ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR BRIAN D. SCOTT 1287
10/21/04

STATE PLAT CODING: 5S0-18N-30W-0-17-440-04-1287

BRIAN D. SCOTT PLS# 1287 DATE

NOTE:
SUBDIVISION SUBJECT TO RESTRICTIVE COVENANTS TO BE FILED AT THE BENTON COUNTY COURT HOUSE UNDER SEPERATE DOCUMENT.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, ESTABLISHED FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS MAP NUMBER: 0500170001 C
REVISED DATE: SEPTEMBER 18, 1981.

STATE OF ARKANSAS
BENTON COUNTY
FINAL PLAT
FOR
SUNSET RIDGE

DATE OF LAST REVISION: 9-27-04 CO. COMMENTS MDM

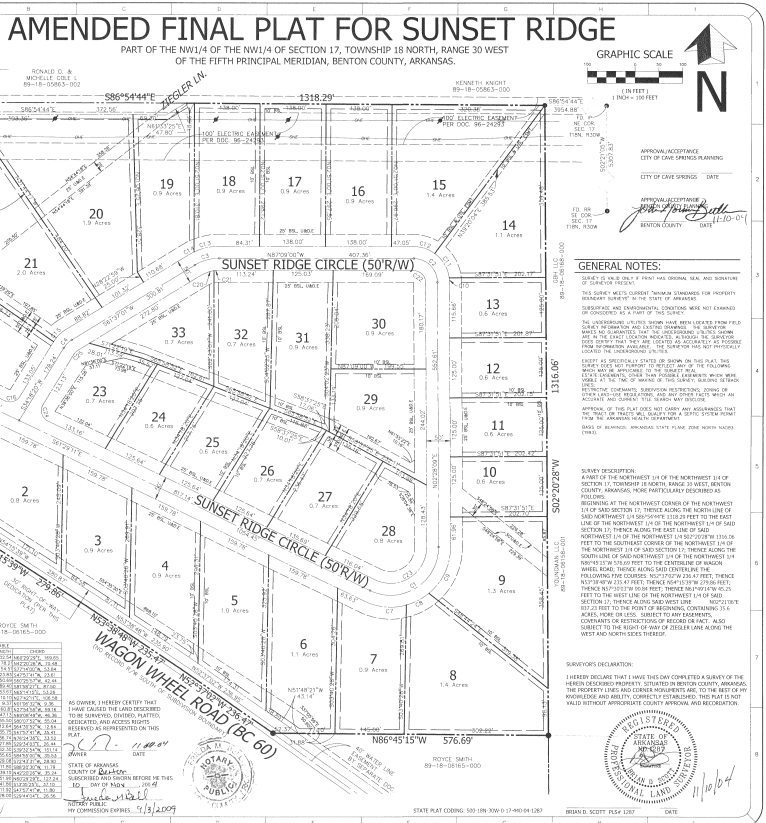
Geomatic Consultants Inc.

GEOMATIC CONSULTANTS INC.
134 N. MAIN STREET
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

DRAWN BY: LGP	SCALE: 1" = 100'
FIELD CREW: BOC/VDS	DWG: 30101 FINAL PLAT
CHECKED BY: DGA	DATE: Oct. 21, 2004
SHEET 1 OF 1	

AMENDED FINAL PLAT FOR SUNSET RIDGE

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	
C1	90°00'00"	50.00'	78.54'	N62°02'26"E	70.71'
C2	180°00'00"	50.00'	314.16'	S45°55'32"E	100.00'
C3	50°15'00"	100.00'	94.15'	S27°47'06"E	91.14'
C4	27°14'41"	50.00'	23.78'	S13°54'25"E	23.61'
C5	113°23'43"	25.00'	50.68'	S82°25'52"E	42.44'
C6	47°58'20"	25.00'	20.93'	N37°42'21"E	20.33'
C7	45°00'00"	100.00'	78.54'	N22°54'32"E	76.54'
C8	45°00'00"	100.00'	78.54'	N22°54'32"E	76.54'
C9	7°04'11"	100.00'	12.34'	N31°02'06"E	12.33'
C10	48°27'48"	25.00'	20.93'	N13°54'30"E	20.31'
C11	28°38'02"	25.00'	12.49'	N66°07'43"E	12.36'
C12	20°08'11"	100.00'	35.15'	N43°07'32"E	35.00'
C13	7°04'11"	100.00'	12.34'	S31°02'06"W	12.33'
C14	27°14'41"	50.00'	23.78'	S13°54'25"E	23.61'
C15	84°29'08"	25.00'	36.74'	N61°41'26"E	33.52'
C16	62°53'17"	25.00'	27.69'	S32°54'51"E	26.49'
C17	74°23'37"	125.00'	162.26'	S13°32'14"W	151.14'
C18	74°23'37"	125.00'	162.26'	N61°05'51"W	151.14'
C19	20°52'08"	75.00'	27.32'	N12°46'32"E	27.17'
C20	9°00'58"	75.00'	11.80'	S68°23'30"E	11.79'
C21	91°27'30"	25.00'	39.91'	N42°02'29"E	35.79'
C22	110°02'46"	75.00'	151.99'	N60°22'28"E	127.24'
C23	110°02'46"	75.00'	151.99'	S60°22'28"W	127.24'
C24	91°27'30"	25.00'	39.91'	S48°25'01"W	35.79'
C25	6°41'06"	25.00'	2.92'	S03°44'47"E	2.92'

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, PLATTED, DEDICATED, AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

OWNER DATE

STATE OF ARKANSAS
COUNTY OF Benton
SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF March, 2004

NOTARY PUBLIC
MY COMMISSION EXPIRES 9/3/2009

STATE PLAT CODING: 500-18N-30W-0-17-NW-04-1287

BRIAN D. SCOTT PLS# 1287 DATE

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN PART OR WHOLE, AND DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR DISCLOSE OFF THE FOLLOWING WHICH MAY BE APPURTENANT TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCES THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

BASIS OF BEARINGS: ARKANSAS STATE PLANE ZONE NORTH NAD83 (1983)

SURVEY DESCRIPTION:
A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 S86°54'44"E 1318.29 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 S02°20'28"W 1316.06 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 N86°45'15"W 576.69 FEET TO THE CENTERLINE OF WAGON WHEEL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE COURSES: N02°17'02"W 239.47 FEET, THENCE N53°38'49"W 233.47 FEET; THENCE N04°15'36"W 279.86 FEET; THENCE N57°03'57"W 99.98 FEET; THENCE N61°09'14"W 45.25 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE ALONG SAID WEST LINE N02°21'06"E 837.23 FEET TO THE POINT OF BEGINNING, CONTAINING 21.6 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT. ALSO SUBJECT TO THE RIGHT-OF-WAY OF ZIEGLER LANE ALONG THE WEST AND NORTH SIDES THEREOF.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN DESCRIBED PROPERTY, SITUATED IN BENTON COUNTY, ARKANSAS. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED. THIS PLAT IS NOT VALID WITHOUT APPROPRIATE COUNTY APPROVAL AND RECORDATION.

REGISTERED STATE OF ARKANSAS BRIAN D. SCOTT 1287 PROFESSIONAL LAND SURVEYOR

11/10/04

SITE LOCATION

VICINITY MAP
NOT TO SCALE

LATITUDE: 36°04'27" N
LONGITUDE: 94°14'33" W

LEGEND:

- IRON PIN/PIPE FOUND
- IRON PIN SET
- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- OHE — OVERHEAD ELECTRIC
- SEWER
- WATER
- WIRE FENCE
- WOOD FENCE
- GAS METER
- MAILBOX
- UTILITY POLE
- WATER METER
- GUY WIRE

NOTE:
SUBDIVISION SUBJECT TO PROTECTIVE COVENANTS TO BE FILED AT THE BENTON COUNTY COURT HOUSE UNDER SEPERATE DOCUMENT.

FLOOD CERTIFICATION:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP MAP NUMBER 0500 0100 0 EFFECTIVE DATE SEPTEMBER 18, 1981 AND INCORPORATED AREAS REVISED DATE: SEPTEMBER 18, 1981

STATE OF ARKANSAS
BENTON COUNTY
AMENDED FINAL PLAT FOR SUNSET RIDGE

DATE OF LAST REVISION: 11-1-04

Geomatic Consultants Inc.

GEOMATIC CONSULTANTS INC.
134 N. MAIN STREET
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

DRAWN BY: LGP	SCALE: 1" = 100'
FIELD CREW: BOC/VOS	DWG: 30101 FINAL PLAT
CHECKED BY: DGA	DATE: May 12, 2004
SHEET 1 OF 1	