

DATE OF PLAT PREPARATION: July 20, 2005  
 DATE OF SURVEY PREPARATION: November 10, 2004

**SURVEY DESCRIPTION:**

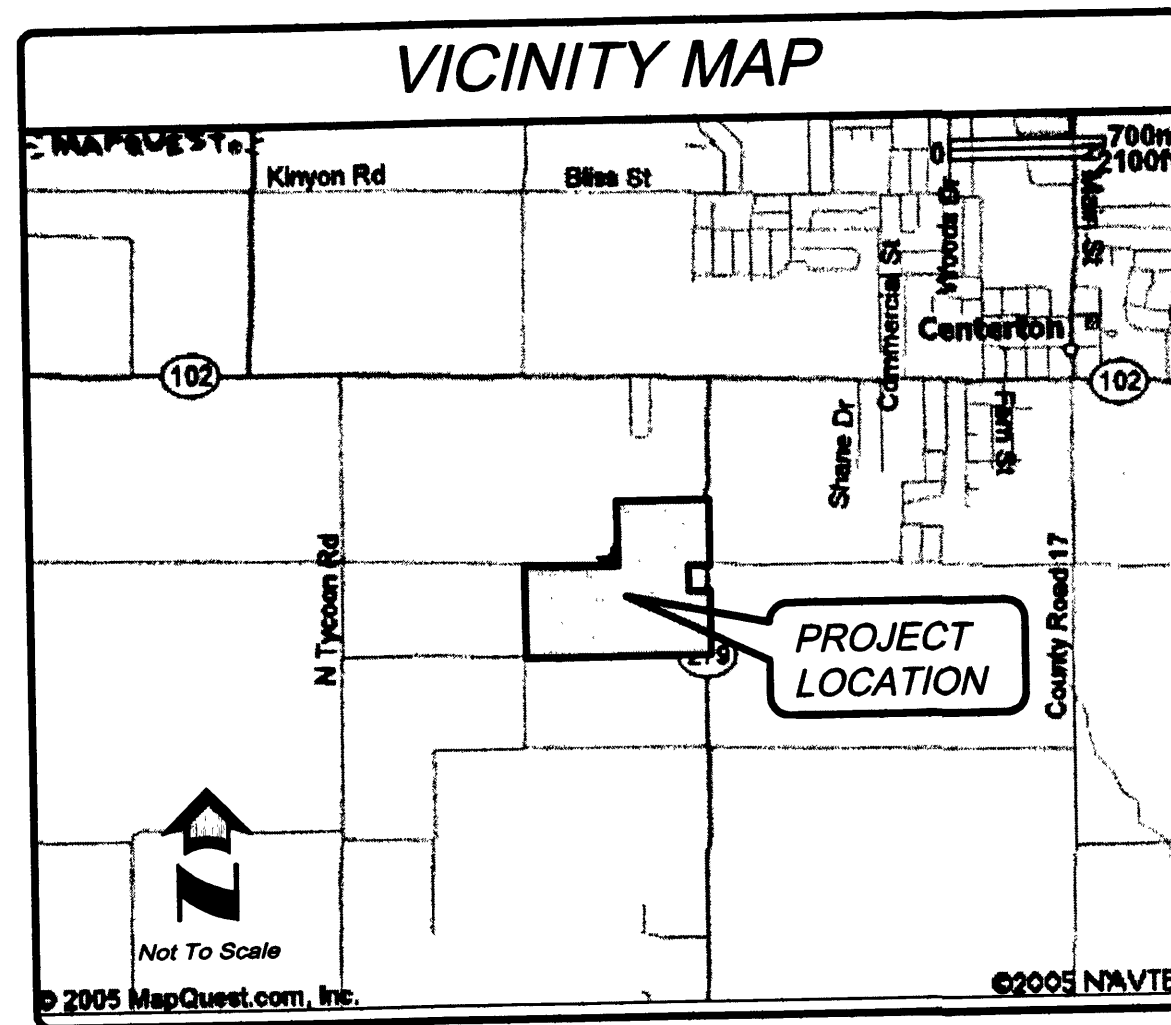
PART OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHWEST QUARTER (SW1/4), AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), ALL IN SECTION 05, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID SE1/4 NW1/4; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 NW1/4 N87°29'00"W, 317.26 FEET TO A SET RAILROAD SPIKE; THENCE LEAVING SAID SOUTH LINE, S02°00'07"W, 400.00 FEET TO A FOUND 1/2" REBAR; THENCE S87°29'00"E, 317.26 FEET TO A SET RAILROAD SPIKE ON THE EAST LINE OF SAID N1/2 SW1/4; THENCE ALONG SAID EAST LINE, S02°00'07"W, 914.21 FEET TO A SET RAILROAD SPIKE AT THE SOUTHEAST CORNER OF SAID N1/2 SW1/4; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID N1/2 SW1/4, N87°34'26"W, 2653.83 FEET TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID N1/2 SW1/4; THENCE ALONG THE WEST LINE OF SAID N1/2 SW1/4, N02°09'55"E, 1318.50 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID N1/2 SW1/4; THENCE ALONG THE NORTH LINE OF SAID N1/2 SW1/4, S87°28'41"E, 1324.89 FEET TO A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID SE1/4 NW1/4; THENCE ALONG THE WEST LINE OF SAID SE1/4 NW1/4, N02°19'10"E, 902.93 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID WEST LINE, S87°44'09"E, 1322.34 FEET TO A SET RAILROAD SPIKE ON THE EAST LINE OF SAID SE1/4 NW1/4; THENCE ALONG SAID EAST LINE, S02°08'20"W, 908.78 FEET TO THE POINT OF BEGINNING, CONTAINING 104.75 ACRES MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING INC. P.L.S.# 1272, JOB# 03-04-08.

**NOTES:**

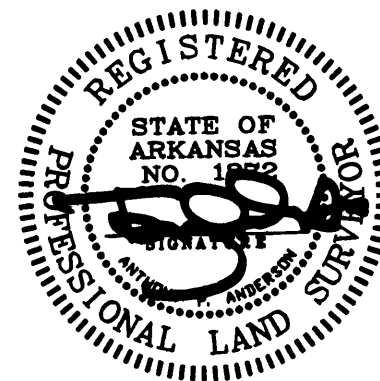
- ◆ All Distances Along Curves Are Chord Lengths.
- ◆ 1/2" Rebar w/cap #1272 set at all Property Corners (unless noted otherwise).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Basis of Bearings: Arkansas State Plane North, Based On GPS Observation.
- ◆ All Lot Setbacks Are Dedicated As Utility And Drainage Easements.
- ◆ There Are No Known Wetlands On This Project.
- ◆ **FLOOD INFORMATION:** This Property Does Not Lie In The 100 Year Flood Zone. Zone Panel No. 05007C0135E, Dated September 18, 1991.
- ◆ Front Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted on Plat
- ◆ No Fence Shall Be Constructed Within 10 Feet Of The Rear Property Line Of Lots 102, 103, And 104. No Fence Shall Be Constructed North Of The North Side-Yard Setback Of Lots 104, And 205, And South Of The South Side-Yard Setback Of Lot 152. No Fence Shall Be Constructed West Of The West Side-Yard Setback Of Lot 230, And East Of The East Side-Yard Setback Of Lot 251. No Fence Shall Be Constructed Southwest Of The Southwest Side-Yard Setback Of Lot 275, And Northeast Of The Northeast Side-Yard Setback Of Lot 276.
- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- ◆ Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space W/ A 4' Concrete Sidewalk On Both Sides Of Street.)
- ◆ All Lots Directly Adjacent To Bush Road Shall Not Have Direct Access To Bush Road, Nor Shall The House Fronts And Garages On These Lots Face Bush Road.
- ◆ On Lots 203, 241, And 265, If Fencing Is Installed, Lot Owner Shall Install An 8' Wide (Minimum) Gate Along Bush Road At A Location Directly Adjacent To The Sewer Manhole. Such Gate Installation Shall Be Subject To The Approval Of The Centerton Water Department.

**ZONING CLASSIFICATION: R-2**



**RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT**

The right-of-way as shown on this plat is hereby dedicated to the public for public use. Tracts "A" and "B" are dedicated to the City of Centerton for the operation and maintenance of drainage detention ponds. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to and within the dedicated easements and/or lot setbacks shall be provided.



**SURVEYOR**  
**ANDERSON SURVEYING, INC.**  
 P.O. Box 129  
 Van Buren, Arkansas 72957  
 (479) 474-4247  
 (479) 410-5333 (Fax)

**ENGINEER**  
**MORRISON-SHIPLEY ENGINEERS, INC.**  
 2407 SE Cottonwood Street  
 Bentonville, Arkansas 72764  
 (479) 273-2209  
 (479) 273-2553 (Fax)

**OWNER & DEVELOPER**  
**HOME TOWN DEVELOPERS, LLC.**  
 1695 Electric Avenue  
 Springdale, AR 72764  
 (479) 751-8868  
 (479) 751-7650 (Fax)

# TAMARRON

(Lots 1 Thru 299 and Tracts "A" & "B")  
 (A Single-Family Development)

PART OF THE N 1/2 OF THE SW 1/4 AND PART OF  
 THE SE 1/4 OF THE NW 1/4 OF SECTION 5, T-19-N, R-31-W  
 CENTERTON, BENTON COUNTY, ARKANSAS

STATE PLAT CODING:  
 500-20N-31W-0-33-200-04-1272

PLAT CERTIFIED CORRECT:

**Anthony A. Anderson**  
 AR R.P.L.S. #1272

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

Owner: Home Town Developers, LLC  
 Date: 8-18-05

STATE OF ARKANSAS  
 COUNTY OF Benton, SWORN AND SUBSCRIBED BEFORE ME  
 THIS 18<sup>th</sup> DAY OF August, 2005.  
 Notary Public: Lorene M. Taul  
 My Commission Expires: 08/01/2012

CENTERTON PLANNING COMMISSION APPROVAL:  
 Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 11<sup>th</sup> Day Of July, 2005.

Chairperson: Judith Griffith  
 CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:  
 Water and Sewer Director: J

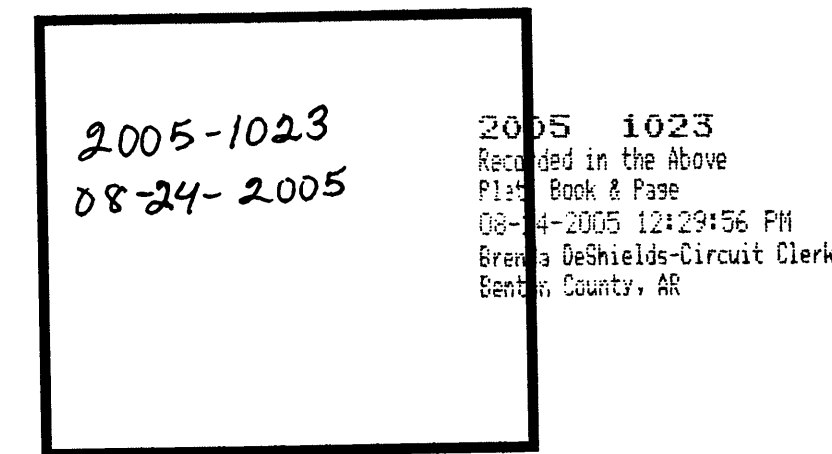
CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:  
 Public Works Director: Henry E. Hagan

CENTERTON FIRE DEPARTMENT APPROVAL:  
 Fire Chief: Henry E. Hagan

CENTERTON CITY COUNCIL ACCEPTANCE:  
 This Plat Is Hereby Accepted By The City Of Centerton City Council This 12<sup>th</sup> Day Of July, 2005.

Ordinance No. 05-61  
 Mayor: Tom Wallin  
 City Recorder: Bobbie Griffith

FILED FOR RECORD: THIS \_\_\_ DAY OF \_\_\_, 200\_\_ AT \_\_\_ O'CLOCK \_\_M., CIRCUIT CLERK AND EX-OFFICIO RECORDER.  
 BY: \_\_\_\_\_

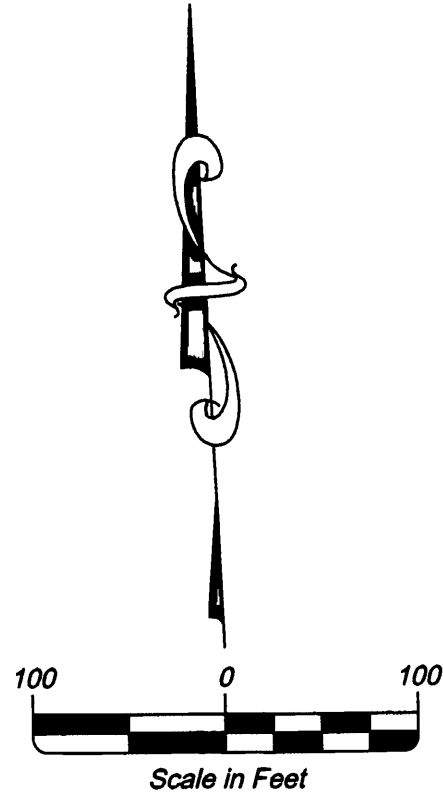


<b>TAMARRON</b> (A Single-Family Development)	
REVISION	REV. NO.
MORRISON-SHIPLEY ENGINEERS, INC. DATE: 07.20.05	<b>SHEET 1 of 4</b>

2005-1024  
08-24-2005

2005 1024  
Recorded in the Above  
Plat Book & Page  
08-24-2005 12:34:17 M  
Brenda DeShields-Circuit Clerk  
Benton County, AR

COUNTY RECORDING STAMP



**LINE LEGEND**

	Property Line
	Right-of-Way Line
	Centerline
	Easement Line
	Building Setback Line

FOUND 1/2" REBAR  
SW CR SE1/4 NW1/4  
Sec 5, T-19-N, R-31-W

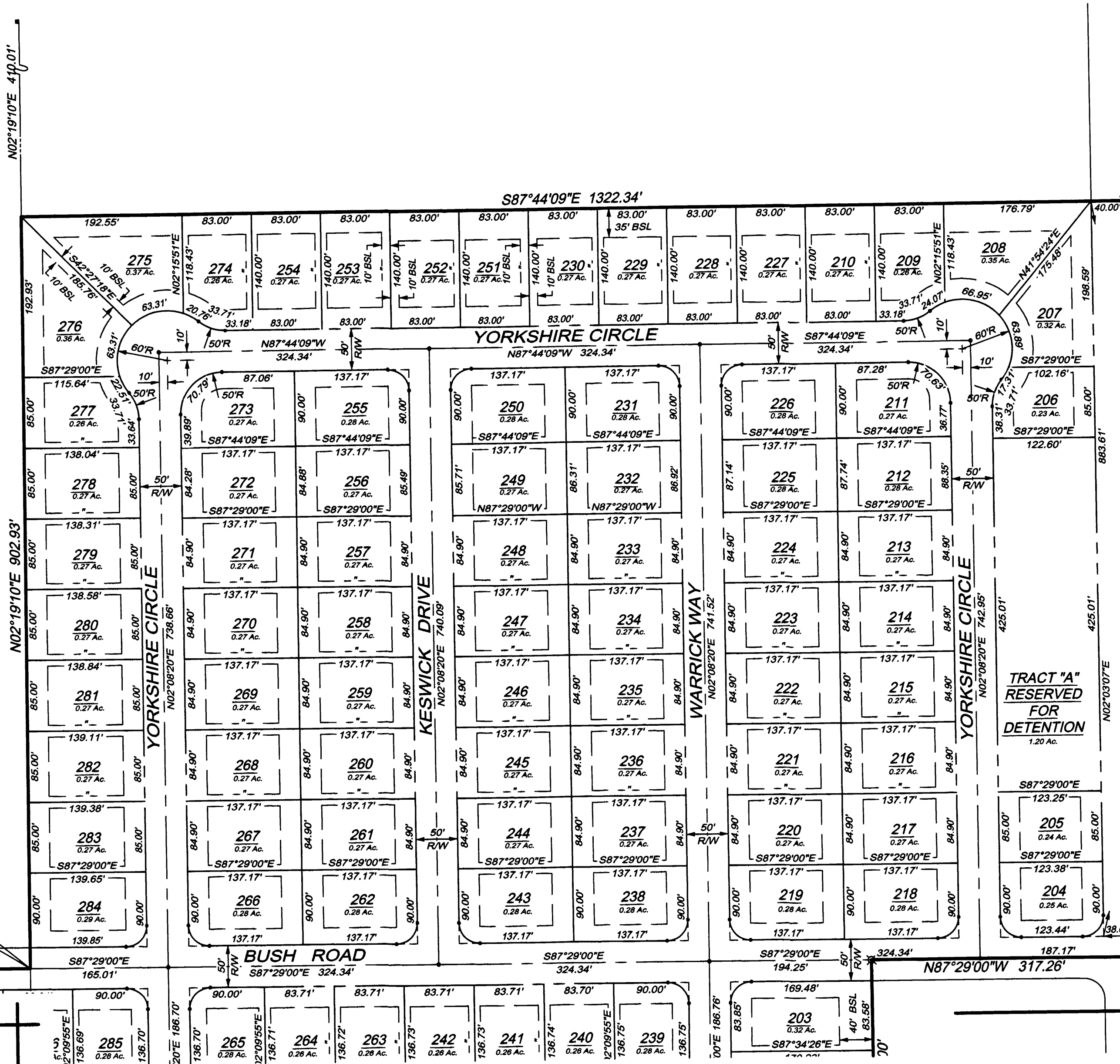
POINT OF BEGINNING:  
FOUND RAILROAD SPIKE  
SE CR SE1/4 NW1/4  
SEC. 5, T-19-N, R-31-W

MATCHLINE  
SEE SHEET 3

MATCHLINE  
SEE SHEET 4

SHEET 3  
SHEET 4

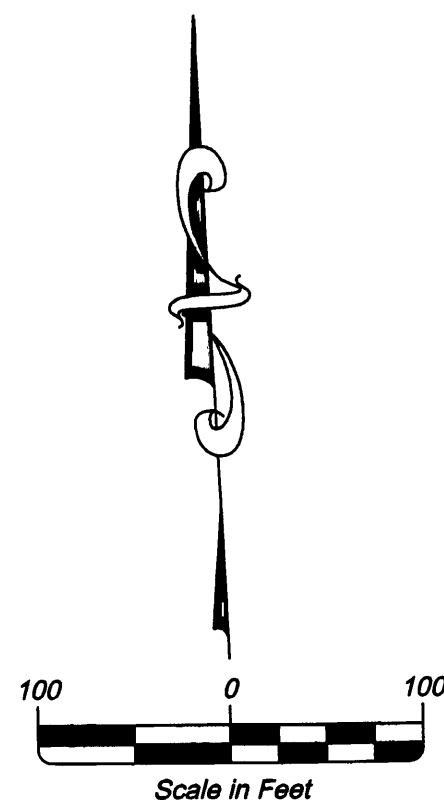
SHEET 2 of 4



FOUND REBAR  
NW CR N1/2 SW1/4  
Sec 5, T-19-N, R-31-W

FOUND 1/2" REBAR  
SW CR SE1/4 NW1/4  
Sec 5, T-19-N, R-31-W

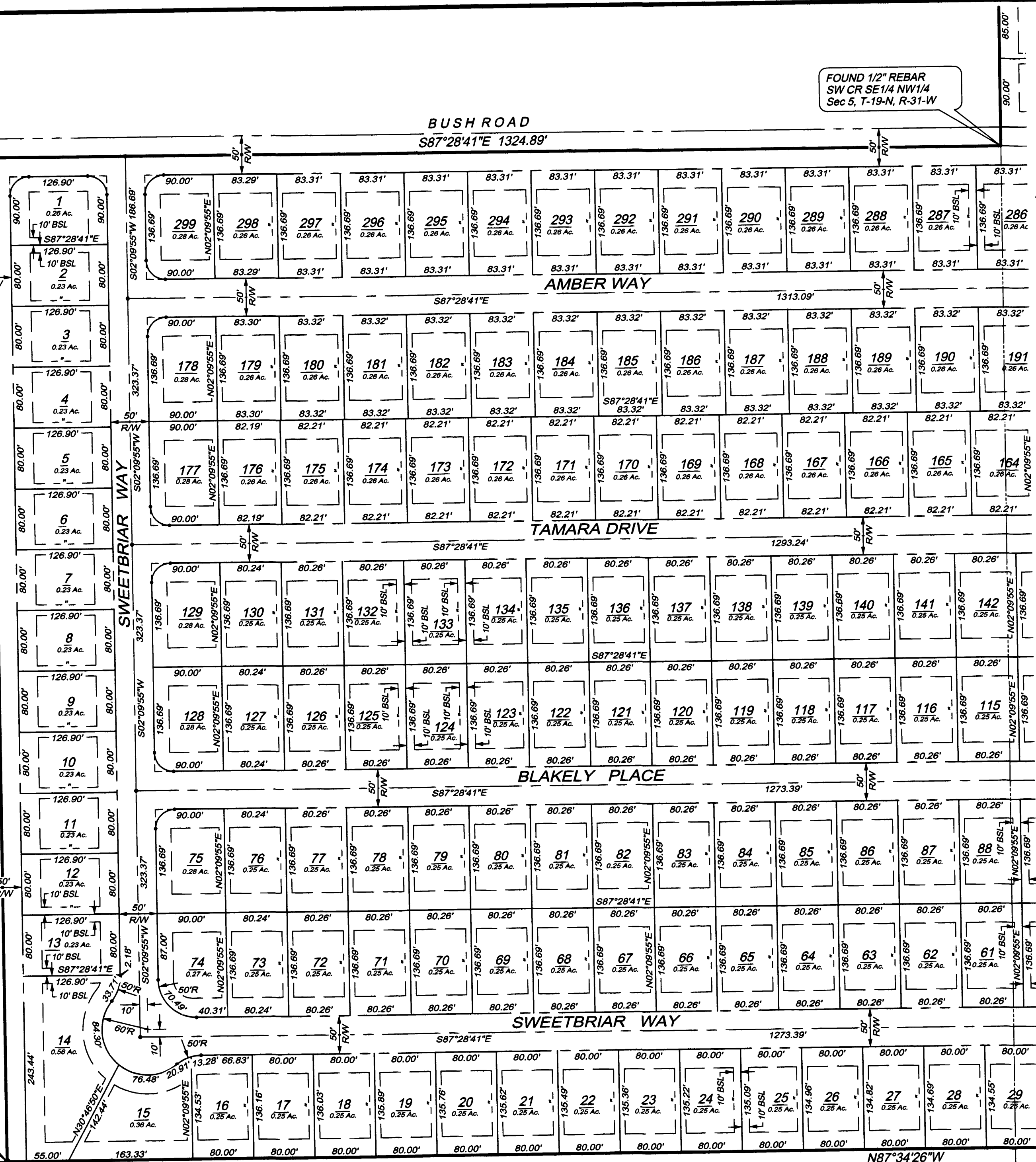
MATCHLINE  
SEE SHEET 2



LINE LEGEND	
	Property Line
	Right-of-Way Line
	Centerline
	Easement Line
	Building Setback Line

WADE DRIVE  
(20' Gravel County Road)  
N02°09'55"E 1318.50'

SET 1/2" REBAR  
SW CR N1/2 SW1/4  
Sec 5, T-19-N, R-31-W  
Per Survey By P.L.S.  
944, Dated 1-27-86

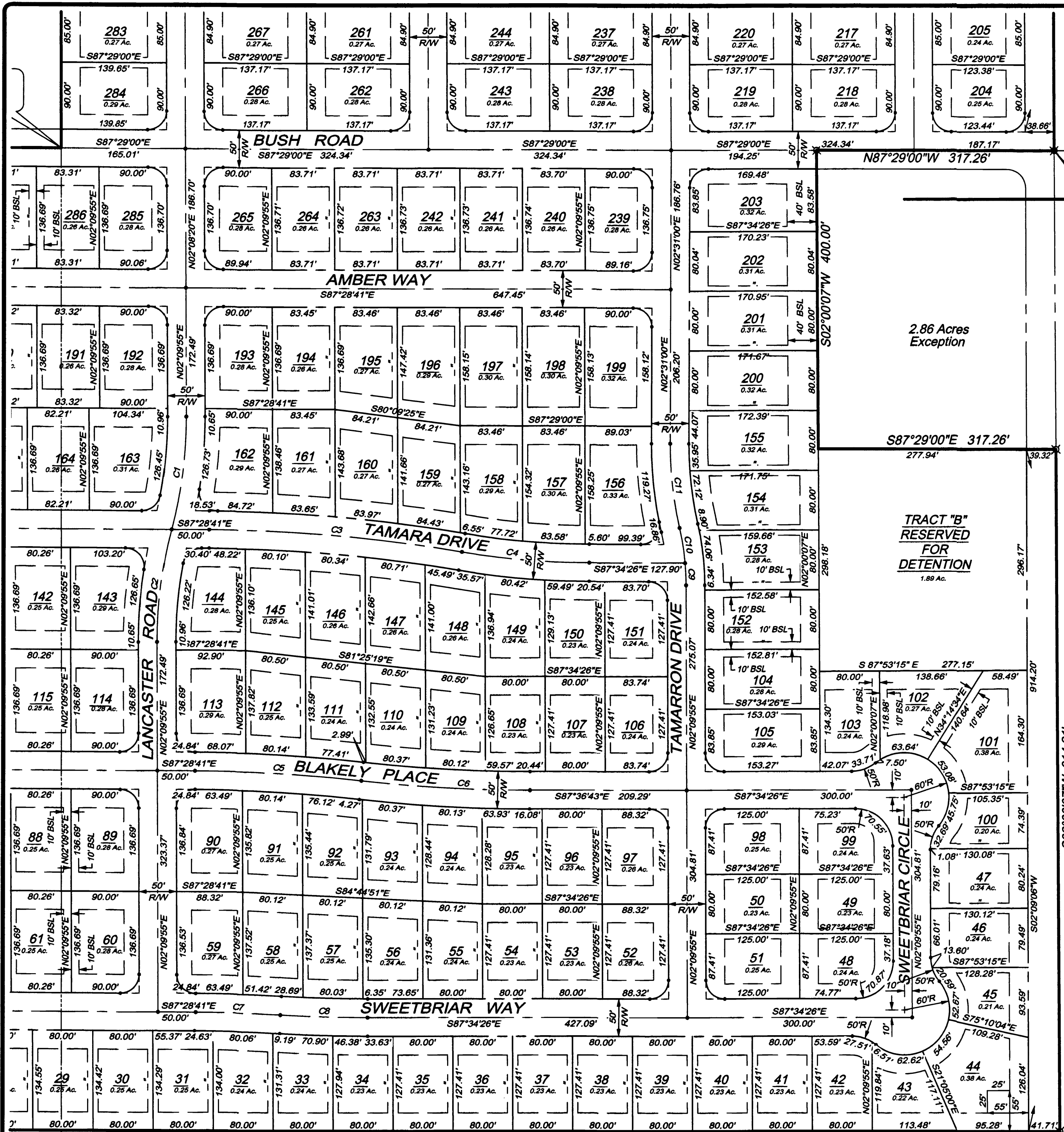


2005-1025  
08-24-2005 2005 1025  
Recorded in the Above  
Plat Book & Page  
08-24-2005 12:33 PM  
Brenda DeShields-Circuit Clerk  
Benton County, AR

COUNTY RECORDING STAMP

MATCHLINE  
SEE SHEET 4





MATCHLINE  
SEE SHEET 2

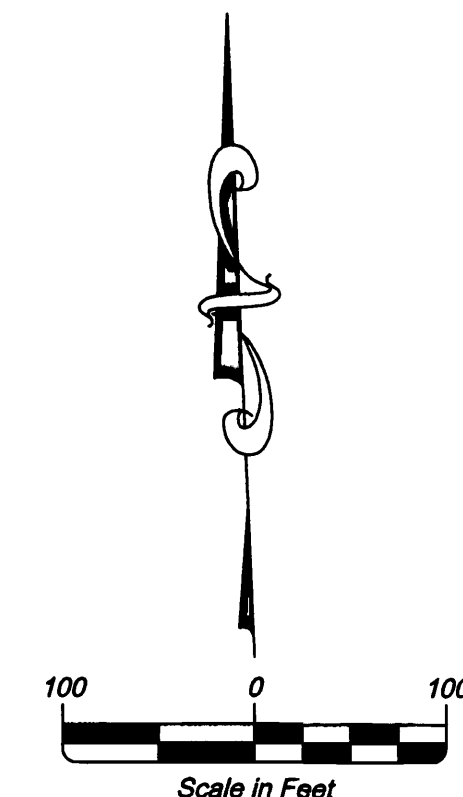
POINT OF BEGINNING;  
FOUND RAILROAD SPIKE  
SE CR SE1/4 NW1/4  
SEC. 5, T-19-N, R-31-W

2005 1026  
Recorded in the Above  
Plat Book & Page  
08-24-2005 12:38:00 PM  
Brenda DeShields-Circuit Clerk  
Benton County, AR  
  
2005-1026  
08-24-2005

COUNTY RECORDING STAMP

2.86 Acres  
Exception

TRACT "B"  
RESERVED  
FOR  
DETENTION  
1.88 Ac.



**LINE LEGEND**

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	152.50	582.49	15°00'00"	147.07'	N09°39'55"E	152.06
C2	152.50	582.49	15°00'00"	148.75'	S09°39'55"W	152.06
C3	339.11	2000.00	9°42'53"	111.39'	N82°37'15"W	338.70
C4	171.23	1000.00	9°48'38"	113.06'	S82°40'07"E	171.02
C5	222.54	2000.00	6°22'31"	57.20'	N84°17'25"W	222.43
C6	225.89	2000.00	6°28'16"	58.88'	S84°20'18"E	225.77
C7	113.19	2000.00	3°14'33"	76.69'	N85°51'24"W	113.17
C8	116.53	2000.00	3°20'18"	76.69'	S85°54'17"E	116.51
C9	29.78	350.00	4°52'32"	14.90'	N00°16'20"W	29.77
C10	47.76	350.00	7°49'04"	23.91'	N06°37'08"W	47.72
C11	113.84	500.00	13°02'40"	57.16'	S04°00'20"E	113.59

SET RAILROAD SPIKE  
SE CR N1/2 SW1/4  
Sec 5, T-19-N, R-31-W  
Per Survey By P.L.S.  
944, Dated 1-27-86

MATCHLINE  
SEE SHEET 3