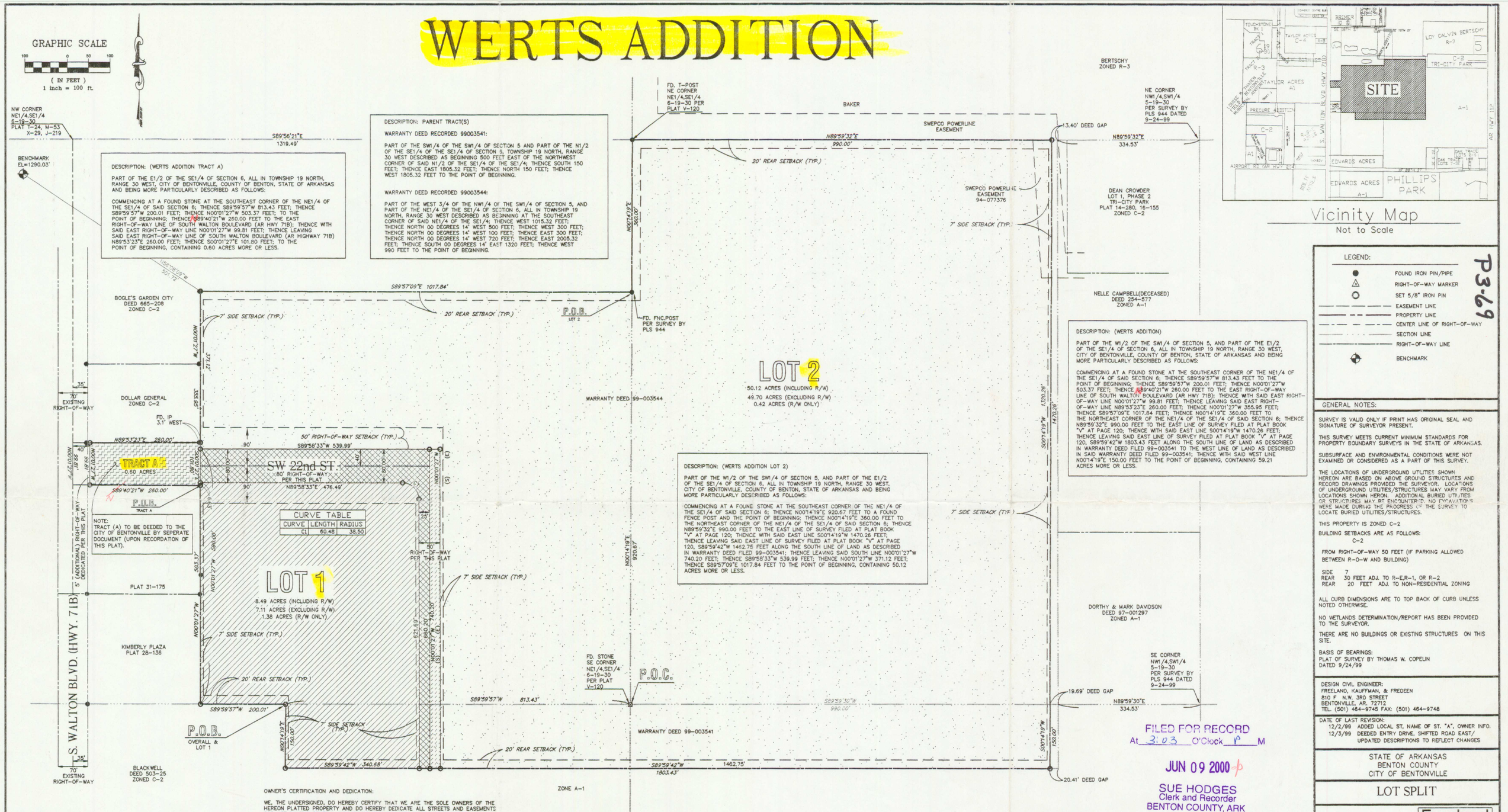
WERTS ADDITION



DESCRIPTION: PARENT TRACT(S)

WARRANTY DEED RECORDED 99003541:

PART OF THE SW1/4 OF THE SW1/4 OF SECTION 5 AND PART OF THE N1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 30 WEST DESCRIBED AS BEGINNING 500 FEET EAST OF THE NORTHWEST CORNER OF SAID N1/2 OF THE SE1/4 OF THE SE1/4; THENCE SOUTH 150 FEET; THENCE EAST 1805.32 FEET; THENCE NORTH 150 FEET; THENCE WEST 1805.32 FEET TO THE POINT OF BEGINNING.

WARRANTY DEED RECORDED 99003544:

PART OF THE WEST 3/4 OF THE NW1/4 OF THE SW1/4 OF SECTION 5, AND PART OF THE NE1/4 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID NE1/4 OF THE SE1/4; THENCE WEST 1015.32 FEET; THENCE NORTH 00 DEGREES 14' WEST 500 FEET; THENCE WEST 300 FEET; THENCE NORTH 00 DEGREES 14' WEST 100 FEET; THENCE EAST 300 FEET; THENCE NORTH 00 DEGREES 14' WEST 720 FEET; THENCE EAST 2005.32 FEET; THENCE SOUTH 00 DEGREES 14' EAST 1320 FEET; THENCE WEST 990 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (WERTS ADDITION TRACT A)

PART OF THE E1/2 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE S89°59'57"W 813.43 FEET; THENCE S89°59'57"W 200.01 FEET; THENCE N00°01'27"W 503.37 FEET; TO THE POINT OF BEGINNING; THENCE S89°40'21"W 260.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WALTON BOULEVARD (AR HWY 71B); THENCE WITH SAID EAST RIGHT-OF-WAY LINE N00°01'27"W 99.81 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE OF SOUTH WALTON BOULEVARD (AR HIGHWAY 71B) N89°53'23"E 260.00 FEET; THENCE S00°01'27"E 101.80 FEET; TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES MORE OR LESS.

DESCRIPTION: (WERTS ADDITION)

PART OF THE W1/2 OF THE SW1/4 OF SECTION 5, AND PART OF THE E1/2 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE S89°59'57"W 813.43 FEET TO THE POINT OF BEGINNING; THENCE S89°59'57"W 200.01 FEET; THENCE N00°01'27"W 503.37 FEET; THENCE S89°40'21"W 260.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH WALTON BOULEVARD (AR HWY 71B); THENCE WITH SAID EAST RIGHT-OF-WAY LINE N00°01'27"W 99.81 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE N89°53'23"E 260.00 FEET; THENCE N00°01'27"W 355.95 FEET; THENCE S89°57'09"E 1017.84 FEET; THENCE N00°14'19"E 360.00 FEET TO THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE N89°59'32"E 990.00 FEET TO THE EAST LINE OF SURVEY FILED AT PLAT BOOK "V" AT PAGE 120; THENCE WITH SAID EAST LINE S00°14'19"W 1470.26 FEET; THENCE LEAVING SAID EAST LINE OF SURVEY FILED AT PLAT BOOK "V" AT PAGE 120, S89°59'42"W 1803.43 FEET ALONG THE SOUTH LINE OF LAND AS DESCRIBED IN WARRANTY DEED FILED 99-003541 TO THE WEST LINE OF LAND AS DESCRIBED IN SAID WARRANTY DEED FILED 99-003541; THENCE WITH SAID WEST LINE N00°14'19"E 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 59.21 ACRES MORE OR LESS.

DESCRIPTION: (WERTS ADDITION LOT 2)

PART OF THE W1/2 OF THE SW1/4 OF SECTION 5, AND PART OF THE E1/2 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUNE STONE AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE N00°14'19"E 920.67 FEET TO A FOUND FENCE POST AND THE POINT OF BEGINNING; THENCE N00°14'19"E 360.00 FEET TO THE NORTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE N89°59'32"E 990.00 FEET TO THE EAST LINE OF SURVEY FILED AT PLAT BOOK "V" AT PAGE 120; THENCE WITH SAID EAST LINE S00°14'19"W 1470.26 FEET; THENCE LEAVING SAID EAST LINE OF SURVEY FILED AT PLAT BOOK "V" AT PAGE 120, S89°59'42"W 1462.75 FEET ALONG THE SOUTH LINE OF LAND AS DESCRIBED IN WARRANTY DEED FILED 99-003541; THENCE LEAVING SAID SOUTH LINE N00°01'27"W 740.20 FEET; THENCE S89°58'33"W 539.99 FEET; THENCE N00°01'27"W 371.12 FEET; THENCE S89°57'09"E 1017.84 FEET TO THE POINT OF BEGINNING, CONTAINING 50.12 ACRES MORE OR LESS.

DESCRIPTION: (WERTS ADDITION LOT 1)

PART OF THE E1/2 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND STONE AT THE SOUTHEAST CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 6; THENCE S89°59'57"W 813.43 FEET TO THE POINT OF BEGINNING; THENCE S89°59'57"W 200.01 FEET; THENCE N00°01'27"W 590.00 FEET; THENCE N89°58'33"E 539.99 FEET; THENCE S00°01'27"E 740.20 FEET TO THE SOUTH LINE OF LAND AS DESCRIBED IN WARRANTY DEED FILED 99-003541; THENCE WITH SAID SOUTH LINE OF LAND AS DESCRIBED IN WARRANTY DEED FILED 99-003541 S89°59'42"W 340.68 FEET TO THE WEST LINE OF LAND AS DESCRIBED IN WARRANTY DEED FILED 99-003541; THENCE WITH SAID WEST LINE N00°14'19"E 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.49 ACRES MORE OR LESS, AND BEING SUBJECT TO AN 80 FOOT RIGHT-OF-WAY ALONG THE NORTH SIDE THEREOF AND A 25 FOOT RIGHT-OF-WAY ALONG THE EAST SIDE THEREOF.

Vicinity Map
Not to Scale

LEGEND:

- FOUND IRON PIN/PIPE
- RIGHT-OF-WAY MARKER
- SET 5/8" IRON PIN
- EASEMENT LINE
- PROPERTY LINE
- CENTER LINE OF RIGHT-OF-WAY
- SECTION LINE
- RIGHT-OF-WAY LINE
- BENCHMARK

P3-69

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 LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HERON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

THIS PROPERTY IS ZONED C-2

BUILDING SETBACKS ARE AS FOLLOWS:
C-2

FROM RIGHT-OF-WAY 50 FEET (IF PARKING ALLOWED BETWEEN R-O-W AND BUILDING)

SIDE 7
REAR 30 FEET ADJ. TO R-E,R-1, OR R-2
REAR 20 FEET ADJ. TO NON-RESIDENTIAL ZONING

ALL CURB DIMENSIONS ARE TO TOP BACK OF CURB UNLESS NOTED OTHERWISE.

NO WETLANDS DETERMINATION/REPORT HAS BEEN PROVIDED TO THE SURVEYOR.

THERE ARE NO BUILDINGS OR EXISTING STRUCTURES ON THIS SITE.

BASIS OF BEARINGS:
PLAT OF SURVEY BY THOMAS W. COPELIN
DATED 9/24/99

DESIGN CIVIL ENGINEER:
FREELAND, KAUFFMAN, & FREDEEN
810 F N.W. 3RD STREET
BENTONVILLE, AR. 72712
TEL. (501) 464-9748 FAX: (501) 464-9748

DATE OF LAST REVISION:
12/2/99 ADDED LOCAL ST, NAME OF ST. "A", OWNER INFO.
12/3/99 DEEDED ENTRY DRIVE, SHIFTED ROAD EAST/ UPDATED DESCRIPTIONS TO REFLECT CHANGES

STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

LOT SPLIT

Freeland & Scott Surveyors

FREELAND & SCOTT, INC.
810 "E" N.W. 3RD STREET
BENTONVILLE, AR. 72712
TEL. (501) 464-4533 FAX: (501) 464-9748
EMAIL: surveyors@arkansas.net

STATE PLAT CODING INFORMATION
500-19N-30W-0-05-300-04-1287
500-19N-30W-0-06-200-04-1287

REF. PLAT BOOK: "V" AT PAGE 120
REF. DEED BOOK: 99-003541, 99-003544
CITY ATLAS: PAGE 444 & 445
DATE OF SURVEY: (FIELD) 11-23-99
DRAWN: BDS/ACS
PARTY CHIEF: MAD/EGP
CHECKED: BDS/MAD/ACS
DRAWING NO. LOTSPLIT3.DWG
1 OF 1

TOTAL TRACT ZONED "C-2"
SETBACKS AS SHOWN ARE PROPOSED
BUILDING SETBACKS FOR C-2 ZONING ARE AS FOLLOWS:

50' FROM STREET RIGHT-OF-WAY

7' FROM SIDE PROPERTY LINE

30' FROM SIDE PROPERTY LINE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT

30' FROM BACK PROPERTY LINE WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT

20' FROM BACK PROPERTY LINE WHEN CONTIGUOUS TO A NONRESIDENTIAL DISTRICT

7.5' FROM THE CENTER OF A PUBLIC UTILITY LINE

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SCALED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, BENTONVILLE AND INCORPORATED AREAS.
MAP NUMBER: 05007C0155 G
REVISED DATE: NOVEMBER 20,1996
ZONE "X"

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

Jeannie Fleeman, Trustee
William W. Fleeman, Trustee
JEANNIE FLEEMAN AS TRUSTEE OF THE WILLIAM W. FLEEMAN REVOCABLE TRUST — DATE 12/3/99

SUBSCRIBED AND SWORN BEFORE ME, THIS 3rd DAY OF Dec, 1999.
Valerie Learned — MY COMMISSION EXPIRES 5/9/2006

"OFFICIAL SEAL"
VALERIE LEARNED
NOTARY PUBLIC • ARKANSAS
BENTON COUNTY
My Commission Expires 5/9/2006

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 7th DAY OF Dec, 1999.
CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 14th DAY OF December 1999.
MAYOR
CITY CLERK

DEVELOPER:

MR. RICHARD WERTZ
2 LEAFIELD LANE
BELLA VISTA, AR 72714

FILED FOR RECORD
At 3:03 O'Clock P M
JUN 09 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

LOT SPLIT

WERTS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A TOPOGRAPHIC BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON, AND THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD.

BRIAN D. SCOTT, ARK. PLS #1287 — DATE: 12/3/1999

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1287
SIGNATURE
BRIAN D. SCOTT