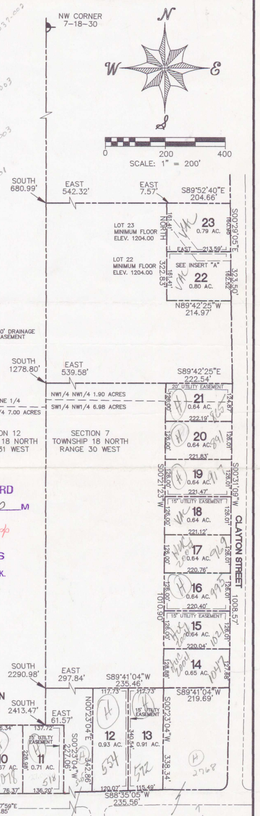
P1 854

WELLINGTON HEIGHTS SUBDIVISION, PHASE 1, DESCRIPTION:
PART OF THE W1/2 OF THE NW1/4 OF SECTION 7; TOWNSHIP 18 NORTH, RANGE 30 WEST AND PART OF THE E1/2 OF THE NE1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 680.99 FEET SOUTH AND 542.32 EAST OF THE NW CORNER OF SAID SECTION 7; THENCE EAST 7.57 FEET; THENCE S89°52'40"E 204.66 FEET TO THE WEST R/W OF CLAYTON ROAD; THENCE WITH SAID R/W S00°29'05"E 323.50 FEET; THENCE FROM SAID R/W N89°42'25"W 214.97 FEET; THENCE NORTH 322.83 FEET TO THE POINT OF BEGINNING CONTAINING 1.58 ACRES MORE OR LESS.
ALSO, BEGINNING 1278.80 FEET SOUTH AND 539.58 EAST OF THE NW CORNER OF SAID SECTION 7; THENCE S89°42'25"E 222.54 FEET TO THE WEST R/W OF CLAYTON ROAD; THENCE WITH SAID R/W S00°31'09"W 1008.57 FEET; THENCE FROM SAID R/W S89°41'04"W 219.69 FEET; THENCE N00°21'23"E 1010.90 FEET TO THE POINT OF BEGINNING CONTAINING 5.13 ACRES MORE OR LESS.
ALSO, BEGINNING 2290.98 FEET SOUTH AND 297.84 FEET EAST OF THE NW CORNER OF SAID SECTION 7; THENCE N89°41'04"E 235.46 FEET; THENCE S00°23'04"W 338.34 FEET TO THE NORTH R/W OF BROWN ROAD; THENCE WITH SAID R/W S88°35'05"W 235.56 FEET; THENCE FROM SAID R/W N00°23'04"E 342.86 FEET TO THE POINT OF BEGINNING CONTAINING 1.84 ACRES MORE OR LESS.
ALSO, BEGINNING 2413.47 FEET SOUTH OF THE NW CORNER OF SAID SECTION 7; THENCE EAST 61.57 FEET; THENCE S00°23'04"W 227.06 FEET TO THE NORTH R/W OF BROWN ROAD; THENCE WITH SAID R/W N89°57'59"W 1412.53 FEET; THENCE FROM SAID R/W N00°40'11"E 226.25 FEET; THENCE EAST 1349.84 FEET TO THE POINT OF BEGINNING CONTAINING 7.35 ACRES MORE OR LESS.
CONTAINING IN ALL 15.90 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.



OWNER'S CERTIFICATION:
THIS IS TO CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HERON DESCRIBED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES. ALSO, WE HEREBY WARRANTEE ALL IMPROVEMENTS FOR ONE YEAR AFTER DATE OF ACCEPTANCE.

WELLINGTON HEIGHTS LIMITED PARTNERSHIP
PRESIDENT M.J.H. INVESTMENTS INVESTMENTS, INC.

SUBSCRIBED AND SWORN BEFORE ME THIS 7TH DAY OF January, 1999.
Rochelle L. Creek MY COMMISSION EXPIRES 6/8/2008
NOTARY PUBLIC

"NOTARY SEAL"
Rochelle L. Creek, Notary Public
Benton County, State of Arkansas
My Commission Expires 6/8/2008

PLANNING COMMISSION ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 21st DAY OF December, 1998.
Wayne T. Bell
CHAIRMAN

CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 4TH DAY OF January, 1999.
Shekla Wallis — MAYOR
Rebecca K Wright — CITY CLERK

FILED FOR RECORD
At 2:07 O'Clock P M
JAN 7 1999
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

BUILDING SETBACKS
FRONT ALONG CLAYTON & BROWN ..... 35 FEET
FRONT ALONG INTERIOR STREETS ..... 25 FEET
SIDE EXCEPT AS NOTED ..... 7.5 FEET
REAR ..... 25 FEET

UTILITY EASEMENTS
FRONT ALONG CLAYTON & BROWN ..... 15 FEET
FRONT ALONG INTERIOR STREETS ..... 15 FEET
SIDE ONLY AS NOTED
REAR ..... 10 FEET

OWNER/DEVELOPER:
WELLINGTON HEIGHTS LIMITED PARTNERSHIP
MJH INVESTMENTS, INC. GENERAL PARTNER
P.O. BOX 1433, SPRINGDALE, AR 72764

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

Thomas E. Pace — THOMAS E. PACE, PLS-#572
12-8-98 — DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 572
THOMAS E. PACE

WELLINGTON HEIGHTS SUBDIVISION
PHASE 1
CAVE SPRINGS, ARKANSAS

DATE: 11-02-98 | DWG: WEL-PLAT
SCALE: 1" = 200'

PACE, INC.
464 PACE LANE
BENTONVILLE ARKANSAS
PHONE (501) 248-7894 FAX (501) 248-2444

BASIS OF BEARINGS: S. LINE NW1/4 SEC. 7, N89°41'04"E

500-18N-30W-0-07-400-04-0572
500-18N-31W-0-12-100-04-0572