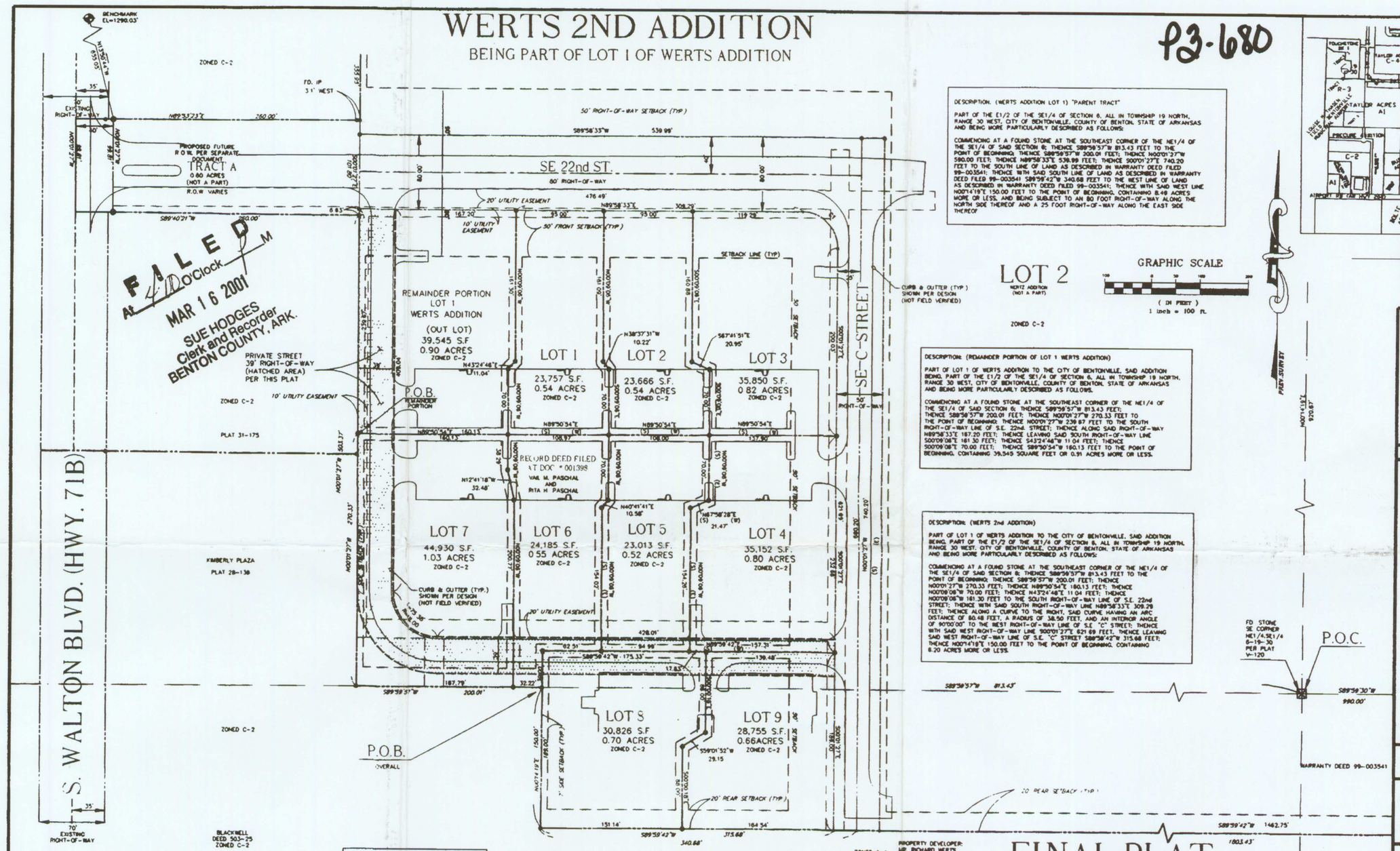
P3-680 copy

P3-680

WERTS 2ND ADDITION

BEING PART OF LOT 1 OF WERTS ADDITION



FILED
AT 4:00 O'clock M
MAR 16 2001
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

DESCRIPTION: (WERTS ADDITION LOT 1) "PARENT TRACT"

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 8.48 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.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DESCRIPTION: (REMAINDER PORTION OF LOT 1 WERTS ADDITION)

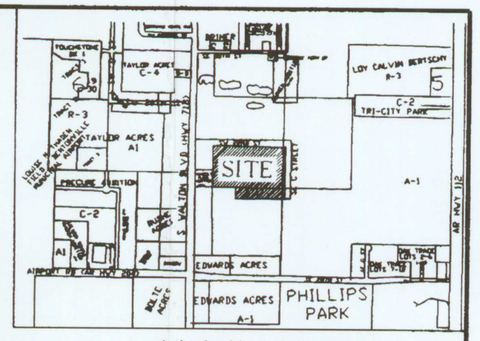
PART OF LOT 1 OF WERTS ADDITION TO THE CITY OF BENTONVILLE, SAID ADDITION BEING PART OF THE E1/2 OF THE SE1/4 OF SECTION 6, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF BENTONVILLE, COUNTY OF BENTON, STATE OF ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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 TO THE POINT OF BEGINNING; THENCE N00°01'27"W 239.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.E. 22nd STREET; THENCE ALONG SAID RIGHT-OF-WAY N89°58'33"E 187.20 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S00°09'08"E 161.30 FEET; THENCE S43°24'48"W 11.04 FEET; THENCE S00°09'08"E 70.00 FEET; THENCE S89°50'54"W 160.13 FEET TO THE POINT OF BEGINNING, CONTAINING 39,545 SQUARE FEET OR 0.91 ACRES MORE OR LESS.

DESCRIPTION: (WERTS 2nd ADDITION)

PART OF LOT 1 OF WERTS ADDITION TO THE CITY OF BENTONVILLE, SAID ADDITION BEING 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 270.33 FEET; THENCE N89°50'54"E 160.13 FEET; THENCE N00°09'08"W 70.00 FEET; THENCE N43°24'48"E 11.04 FEET; THENCE N00°09'08"W 161.30 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.E. 22nd STREET; THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE N89°58'33"E 309.29 FEET; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC DISTANCE OF 60.48 FEET, A RADIUS OF 38.50 FEET, AND AN INTERIOR ANGLE OF 90°00'00" TO THE WEST RIGHT-OF-WAY LINE OF S.E. "C" STREET; THENCE WITH SAID WEST RIGHT-OF-WAY LINE S00°01'27"E 621.69 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE OF S.E. "C" STREET S89°58'42"W 315.68 FEET; THENCE N00°14'18"E 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.20 ACRES MORE OR LESS.



Vicinity Map

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

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 HEREON. 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

REFERENCE ZONING NOTE (THIS PLAT).

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

STATE OF ARKANSAS
BENTON COUNTY
CITY OF BENTONVILLE

FINAL PLAT
FOR
WERTS 2ND ADDITION

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	60.48	38.50	90°00'00"

TOTAL AREA OF WERTS 2ND ADDITION
6.20 ACRES OR 270,135 SQUARE FEET M/L

TOTAL AREA OF REMAINDER PORTION OF LOT 1 WERTS ADDITION
0.90 ACRES OR 39,545 SQUARE FEET M/L

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

NOTE: REFERENCE THE CURRENT ZONING REGULATIONS FOR THE CITY OF BENTONVILLE

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 H
REVISED DATE: DECEMBER 20, 2000
ZONE: X

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 16 DAY OF Jan 2001

CHAIRMAN Ralph C. Vermit

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 13th DAY OF February 2001.

MAYOR Tim Caudy

CITY CLERK Suzanne Geisler

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.

ProCen, inc by [signature] 3-16-01
DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 16 DAY OF MARCH 2001

OFFICIAL SEAL
DAVID E. McCABE
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires 7/16/11

FINAL PLAT

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY SITUATED IN BENTON COUNTY, ARKANSAS, THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED ON THIS PLAT.

B. D. Scott 1/08/01
BRIAN D. SCOTT RPLS# 1287 DATE

REGISTERED
STATE OF ARKANSAS
NO. 1287
BRIAN D. SCOTT
PROFESSIONAL LAND SURVEYOR
SIGNATURE
1/08/01

Freeland & Scott Surveyors
FREELAND & SCOTT, INC.
5201 VILLAGE PARKWAY
SUITE 201
ROGERS, AR 72758
TEL.(501)464-9745; FAX:(501) 464-9748

DESIGN CIVIL ENGINEER:
FREELAND, KAUFFMAN & FREDEEN
5201 VILLAGE PARKWAY, SUITE 201
ROGERS, AR 72758
TEL. (501) 464-9745 FAX: (501) 464-9748

PLAT CODING
500-19N-30W-0-6-200-04-1287

SCALE: 1"=100'

DATE: JANUARY 8, 2001

DWG. FINALPLAT.DWG
1 OF 1