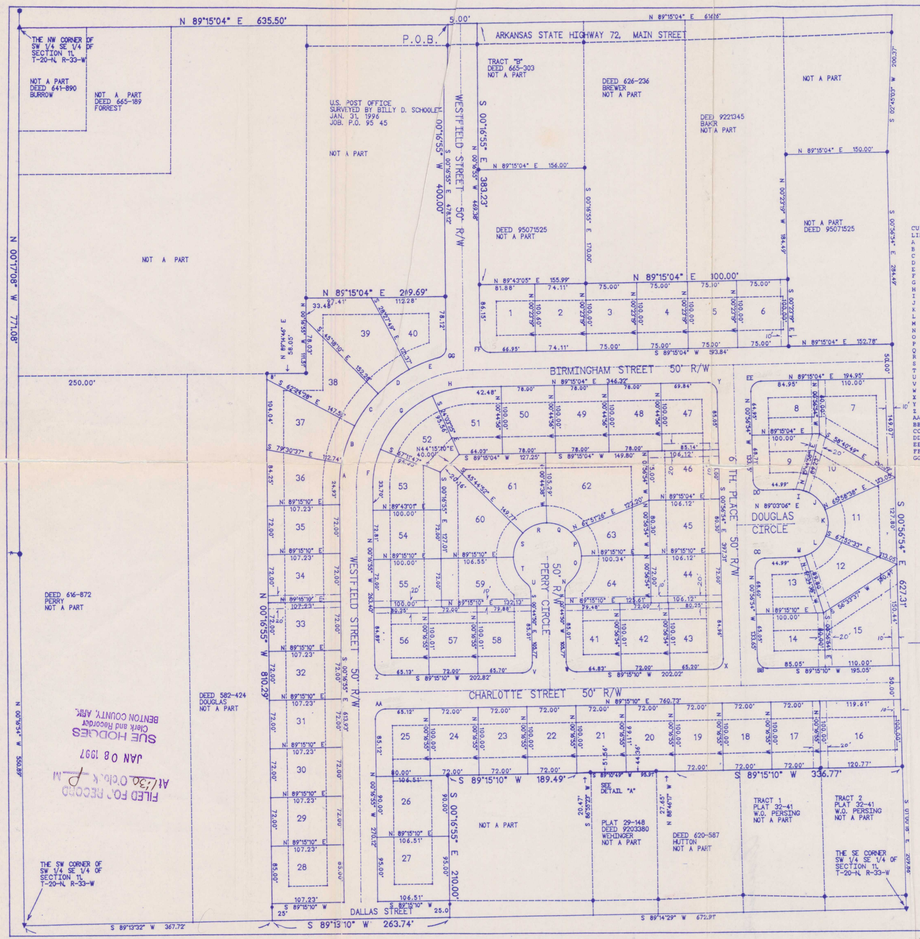

LEGAL DESCRIPTION OF SUBDIVISION

PART OF THE TRACT A OF DEED 649-301 ALSO BEING PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 33 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 11, THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 11, N 89°15'04"E, 635.50 FEET; FOR THE POINT OF BEGINNING, THENCE ALONG THE NORTH LINE OF SAID TRACT A, N 89°15'04"E, 993.87 FEET; THENCE S 00°56'54"E, 50.00 FEET; THENCE S 67°36'55"E, 993.87 FEET TO A FOUND IRON PIN; THENCE N 89°47'05"E, 55.99 FEET, TO A FOUND IRON PIN; THENCE N 89°15'04"E, 300.00 FEET TO A FOUND IRON PIN; THENCE S 00°56'54"E, 1400.00 FEET TO AN IRON PIN; THENCE N 89°15'04"E, 52.78 FEET, TO AN IRON PIN; THENCE ALONG THE EAST LINE OF DEED 95071525, S 00°56'54"E, 87.28 FEET TO AN IRON PIN BEING THE NORTHEAST CORNER OF PLAT 32 PAGE 41; THENCE ALONG THE SOUTH LINE OF SAID PLAT 32 PAGE 41, S 89°15'10"W, 336.77 FEET; THENCE S 00°56'55"E, 210.00 FEET; THENCE S 89°13'10"W, 263.74 FEET TO A FOUND IRON PIN BEING THE NORTHEAST CORNER OF PLAT 29-148; THENCE ALONG THE NORTH LINE OF SAID PLAT 29-148, S 89°14'29"W, 672.97 FEET, TO A FOUND IRON PIN BEING THE NORTHWEST CORNER OF SAID PLAT 29-148; THENCE S 89°50'07" W, 20.47 FEET, ON THE SOUTH LINE OF SAID DEED 95071525; THENCE N 00°56'55"W, 619.39 FEET; THENCE S 89°12'22"W, 367.72 FEET, TO A FOUND IRON PIN; THENCE N 00°00'00"W, 1400.00 FEET, TO A FOUND IRON PIN; THENCE ALONG SAID SOUTH LINE OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 11, S 89°13'10"W, 263.74 FEET; THENCE ALONG THE WEST LINE OF SAID DEED 95071525, N 00°56'54"W, 1383.22 FEET, TO A FOUND IRON PIN; THENCE N 89°15'04"E, 219.69 FEET, TO A FOUND IRON PIN; THENCE N 00°56'54"W, 487.47 FEET, TO A FOUND IRON PIN; THENCE N 89°15'04"E, 209.69 FEET, TO AN IRON PIN; THENCE N 00°56'54"W, 400.00 FEET, TO THE POINT OF BEGINNING CONTAINING 16.40 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 72 ON THE NORTH AND TO THE RIGHT OF WAY OF DALLAS STREET ON THE SOUTH SIDE THEREOF AND TO ALL EASEMENTS OF RECORD OR OF FACT.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 20 NORTH, RANGE 33 WEST, AS N 89°15'04" E.

LEGEND

FOUND IRON PIN
SET IRON PIN
FOUND RAILROAD SPIKE
FOUND PIPE
BUILDING SETBACK
UTILITY AND DRAINAGE EASEMENT

CURVE DATA

LINE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
A	200.00	37.60	N 05°06'14" E	37.5451
B	200.00	59.70	N 19°02'27" E	59.4769
C	200.00	59.71	N 36°08'41" E	59.4863
D	200.00	58.78	N 53°07'00" E	58.5686
E	200.00	48.61	N 68°29'39" E	48.4950
F	150.00	60.44	N 11°15'19" E	60.0291
G	150.00	112.94	N 44°22'23" E	110.2926
H	150.00	61.03	N 77°36'02" E	60.6643
I	50.00	14.58	N 83°35'49" E	14.5245
J	50.00	43.83	N 49°08'14" E	42.4388
K	50.00	40.27	N 00°56'46" E	39.1924
L	50.00	43.89	N 47°16'20" W	42.4952
M	50.00	14.51	N 80°44'08" W	14.4635
N	15.00	13.62	N 25°13'46" E	13.1559
O	50.00	45.41	N 25°16'45" E	43.8590
P	50.00	39.27	N 23°13'05" W	38.2683
Q	50.00	39.28	N 68°13'02" W	38.2764
R	50.00	39.27	N 66°45'15" W	38.2733
S	50.00	39.27	S 21°45'09" W	38.2683
T	50.00	45.40	S 26°45'26" E	43.8554
U	15.00	13.62	S 26°45'26" E	13.1532
V	15.00	23.56	S 45°44'59" W	21.2132
W	15.00	23.56	S 45°44'59" W	21.2132
X	15.00	23.56	S 44°15'01" E	21.2132
Y	15.00	23.56	S 44°09'08" E	21.2504
Z	15.00	23.61	N 45°50'56" W	21.1743
AA	15.00	23.44	N 45°30'52" W	21.2992
BB	15.00	23.44	N 44°29'07" E	21.1269
CC	15.00	23.52	N 45°50'52" W	21.1759
DD	15.00	23.56	N 44°50'56" E	21.2132
EE	15.00	23.61	N 45°09'03" E	21.2501
FF	15.00	23.68	N 45°30'55" W	21.2995
GG	15.00	16.44	N 38°18'25" E	15.6328

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF GRAVETTE, ARKANSAS, AND ALL PUBLIC UTILITIES, CABLE TELEVISION, AND DRAINAGE. THE UTILITY EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF GRAVETTE, ALL UTILITY COMPANIES AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Ken Northwest Investments
NORTHWEST INVESTMENTS MR NOEL SIMMALL

STATE OF ARKANSAS COUNTY OF BENTON SUBSCRIBED AND SWORN BEFOR ME THIS _____ DAY OF DECEMBER 1996.

Donna K. Price
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/18/06

OFFICIAL SEAL
DONNA K. PRICE
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 11-18-2006

GRAVETTE PLANNING COMMISSION ACCEPTANCE:
APPROVED AND REMARKED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF GRAVETTE, ARKANSAS, THIS _____ DAY OF _____ 19_____

CHAIRMAN

GRAVETTE CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 3rd DAY OF Jan 19 97 BY THE GRAVETTE CITY COUNCIL.

Bill Hawkins — MAYOR
Nancy J. Kerr — CITY CLERK

DEVELOPER:
NORTHWEST INVESTMENTS
MR NOEL SIMMALL
P.O. BOX 01
SEWARD, ARKANSAS
72739

ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN STREET
BENTONVILLE, ARKANSAS, 72712

SURVEYOR:
COPELIN LAND SURVEYING
THOMAS W. COPELIN P.L.S. 0944
800 SW 5th STREET
BENTONVILLE, ARKANSAS, 72712
PHONE: 501 273 7015

SUBDIVISION NAME
WESTFIELD SUBDIVISION
GRAVETTE, ARKANSAS

LAND USEAGE:
R-1 ZONE SINGLE FAMILY

SCHOOL DISTRICT:
GRAVETTE, ARKANSAS

BUILDING SETBACKS:
FRONT YARD 25.0'
REAR YARD 20.0'
SIDE YARD 7.0' UNLESS SHOWN

UTILITY AND DRAINAGE EASEMENTS:
FRONT YARD 20.0'
REAR YARD 20.0'
SIDE YARD 5.0' UNLESS SHOWN

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 18 DAY OF DEC 1996, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR 0944

REGISTERED
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN
REGISTERED
PROFESSIONAL LAND SURVEYOR

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER: 050076 0025 E
EFFECTIVE DATE: Sept. 18, 1991

FILED FOR RECORD
AT 1:30 O'CLK P.M.
JAN 08 1997
SUE HOLDES
CLERK AND RECORDER
BENTON COUNTY, ARK.

FINAL PLAT: WESTFIELD SUBDIVISION
GRAVETTE, ARKANSAS.

SCALE: 1"= 100' | APPROVED BY: THOMAS W COPELIN | DRAWN BY: TWC
DATE: 12/16/1996 | REVISED:

PART OF SW 1/4 SE 1/4 OF SEC.11, TOWNSHIP 20 NORTH, RANGE 33 WEST

COPELIN LAND SURVEYING
501 273 7015

DRAWING NUMBER: 96135A

11-00037-000 Lot 18
11-00038-004 Lot 31

33 L - 9137