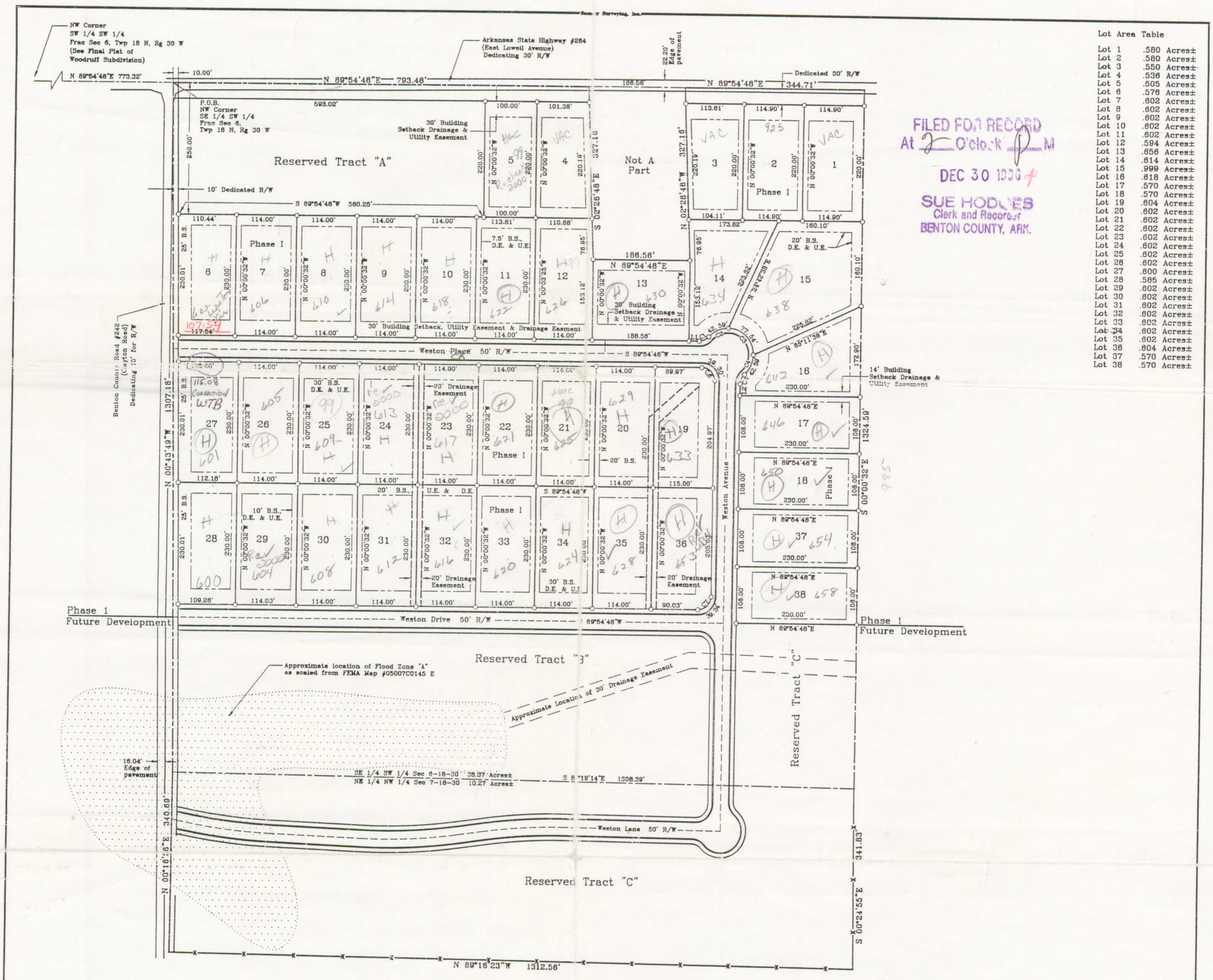
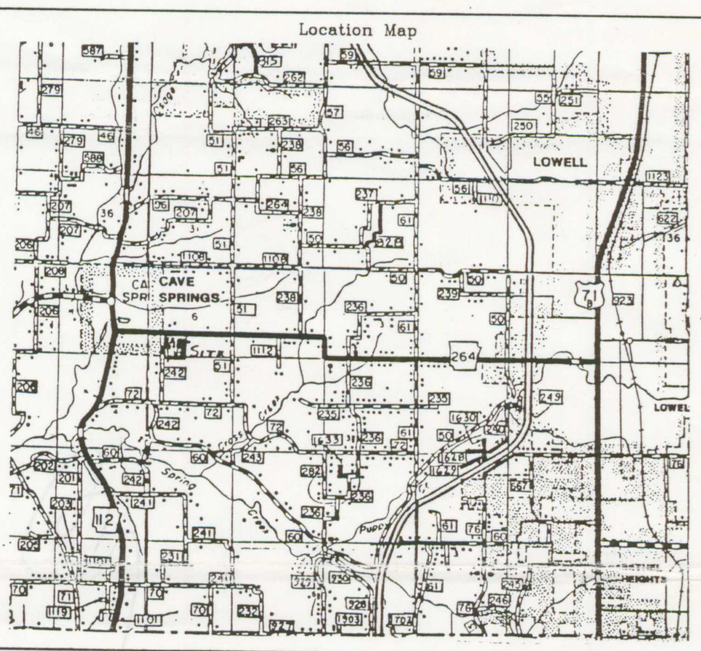
22L-131



Lot Area Table	
Lot 1	.580 Acres±
Lot 2	.580 Acres±
Lot 3	.550 Acres±
Lot 4	.536 Acres±
Lot 5	.505 Acres±
Lot 6	.576 Acres±
Lot 7	.602 Acres±
Lot 8	.602 Acres±
Lot 9	.602 Acres±
Lot 10	.602 Acres±
Lot 11	.602 Acres±
Lot 12	.594 Acres±
Lot 13	.656 Acres±
Lot 14	.614 Acres±
Lot 15	.999 Acres±
Lot 16	.618 Acres±
Lot 17	.570 Acres±
Lot 18	.570 Acres±
Lot 19	.604 Acres±
Lot 20	.602 Acres±
Lot 21	.602 Acres±
Lot 22	.602 Acres±
Lot 23	.602 Acres±
Lot 24	.602 Acres±
Lot 25	.602 Acres±
Lot 26	.602 Acres±
Lot 27	.600 Acres±
Lot 28	.585 Acres±
Lot 29	.602 Acres±
Lot 30	.602 Acres±
Lot 31	.602 Acres±
Lot 32	.602 Acres±
Lot 33	.602 Acres±
Lot 34	.602 Acres±
Lot 35	.602 Acres±
Lot 36	.604 Acres±
Lot 37	.570 Acres±
Lot 38	.570 Acres±

FILED FOR RECORD
At 2 O'clock P M
DEC 30 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Location Map



REGISTERED STATE OF ARKANSAS NO. 1227 SIGNATURE JIM FRANKLIN RAMSEY PROFESSIONAL LAND SURVEYOR

Survey Description

Located in a part of the SE 1/4 of the SW 1/4 of Fractional Section 6, and in a part of the NE 1/4 of the NW 1/4 of Fractional Section 7, Township 18 North, Range 30 West in Benton County, Arkansas, more precisely described as follows: Starting at the NW Corner of the SW 1/4 of the SW 1/4 of Fractional Section 6; thence North 89 degrees, 54 minutes, 48 seconds East, 773.32 feet to the true POINT OF BEGINNING; thence along the North line of the SE 1/4 of the SW 1/4, North 89 degrees, 54 minutes, 48 seconds East, 793.48 feet; thence South 02 degrees, 28 minutes, 48 seconds East, 327.16 feet; thence North 89 degrees, 54 minutes, 48 seconds East, 186.56 feet; thence North 02 degrees, 28 minutes, 48 seconds West, 327.16 feet; thence along the North line of the SE 1/4 of the SW 1/4, North 89 degrees, 54 minutes, 48 seconds East, 344.71 feet; thence along the East line of the SE 1/4 of the SW 1/4, South 00 degrees, 00 minutes, 32 seconds East 1324.59 feet; thence along the East line of the NE 1/4 of the NW 1/4, South 00 degrees, 24 minutes, 55 seconds East, 341.83 feet; thence along an existing fence line, North 89 degrees, 16 minutes, 23 seconds West 1312.56 feet; thence along the West line of the NE 1/4 of the NW 1/4, North 00 degrees, 16 minutes, 56 seconds East, 340.69 feet; thence along the West line of the SE 1/4 of the SW 1/4, North 00 degrees, 43 minutes, 49 seconds West 1307.18 feet to the true POINT OF BEGINNING containing 48.632 acres more or less and being subject to the rights-of-way of Arkansas State Highway #264 (East Lowell Avenue) along the North and Benton County Road #242 (Clayton Road) along the West and any other easements of record.

Surveyor's Certification

This is to certify that an accurate survey was made of the hereon described property and that this plat is the results of that survey. The above described land was surveyed under the supervision of Ramsey Surveying, Inc. with a plat of said survey filed in the Circuit Clerk's Office, Benton County. Basis of Bearings is Grid North according to the Arkansas Coordinate System, North Zone.

FLOOD CERTIFICATION: According to this survey, part of the above described land appears to lie in a known flood area, according to FIRM Community-Panel numbers 05007C0145 E and 05007C0163 E. Effective date, September 18, 1991. The property surveyed is located in zones A and X. Survey and plat completed December 16, 1996.

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, 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 Cave Springs and all utility companies, including cable television companies, and said easements shall be for the purpose of constructing, maintaining, repairing and replacing utility lines, cable television lines and drainage structures. The City of Cave Springs, and 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 remove or trim trees within said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

Date 12-17-96. Owner Nadine B. Phillips

State of Arkansas
County of Benton
Subscribed and sworn to before me this 12 day of Dec 1996
My commission expires 1/24/2006

OFFICIAL SEAL
C. PHILLIP SCIUMBATO
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-24-2006

Acceptance

This plat is hereby accepted this 17 day of DECEMBER 1996 by the Cave Springs City Council.

Mayor

City Clerk Rebecca Kuwright

Acceptance

Approved and accepted by the City of Cave Springs Planning Commission this 17th day of December 1996.

Chairman Wayne T. Bell chm

Curve & Line Tables

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	46°11'23"	25.00'	21.03'	11.18'	20.41'	N 65°49'07"E
C 2	48°48'05"	50.00'	42.59'	22.68'	41.31'	N 66°07'28"E
C 3	88°51'14"	50.00'	77.54'	49.01'	70.00'	S 45°02'52"E
C 4	48°48'05"	50.00'	42.59'	22.68'	41.31'	S 23°46'48"W
C 5	46°11'23"	25.00'	21.03'	11.18'	20.41'	S 24°05'09"W
C 6	90°04'40"	25.00'	39.30'	25.03'	35.38'	S 45°02'52"E
C 7	89°55'20"	25.00'	39.24'	24.97'	35.33'	S 44°57'08"W

LINE	BEARING	DISTANCE
L 1	N 89°54'48"E	19.66'
L 2	S 00°00'32"E	22.06'

NOTE: All building setbacks & utility easements are 30' front, 10' side and 20' rear, unless noted otherwise.
Developer agrees to be responsible for roads & utilities for a period of one year from the date of plat filing.

0 25 50 100 200

Legend
● Found Iron Pin
O Set Iron Pin
Centerline

Cave Springs

REGISTERED STATE OF ARKANSAS NO. 1227 SIGNATURE JIM FRANKLIN RAMSEY PROFESSIONAL LAND SURVEYOR

RSI
RLS #669 John L. Ramsey
RLS #1227 Jim F. Ramsey
1207 Linda Lane
Rogers, Ar. 72758

Job: Final Plat of Weston Hills Subdivision - Phase I
Scale 1"=100' | Developed by: | Drawn By: JFR
Date: 12/16/96 | Franklin Miller | Rev:
Location: Pt. SE 1/4 SW 1/4 Sec 6 & Pt. NE 1/4 NW 1/4 Sec 7-18-30
500-18N-30W-0-06-320-04-1227 500-18N-30W-0-07-410-04-1227
RAMSEY SURVEYING, INC. | Job Number: 95028-6
631-6663 442-9351 Fax 636-4429