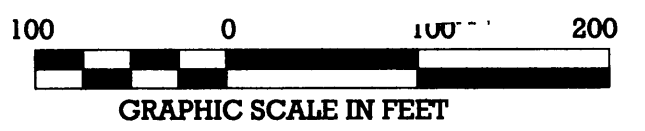


OWNER:
 KSBD, LLC
 P.O. Box 1055
 Bentonville, AR 72712

SETBACKS:
 FRONT 25' U.N.O.
 REAR 20'
 SIDE 7'
 EXTERIOR 25'



Bentley Systems, Inc. Clerk
 Book/Pg: 2014/323
 Term/Cashier: CASH/Jessica Goodall
 07/02/2014 11:55:48AM
 Tran: 292693
 Total Fees: \$15.00
 Book 2014 Page 323
 Recorded in the Above
 PLAT Book & Page
 07/02/2014

VICINITY

Phase I Description
 Part of the SW/4 of the NE/4 and part of the SE/4 of the NW/4 of Section 31, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as: Beginning at the Southeast corner of the said SW/4 of the NE/4, thence N87°30'08"W, 787.30 feet; thence N02°33'52"E, 808.00 feet; thence N05°00'22"E, 386.04 feet to a point; thence with a bearing of N 17°35'48" W a distance of 101.00 feet to a point; thence with a bearing of N 48°05'22" W a distance of 65.46 feet; thence in a southeasterly direction with a non-tangent curve to the left with a radius of 100.00 feet, a chord of S46°27'08"W, 75.48 feet, an interior angle of 44°21'13" and an arc length of 77.41 feet; thence S24°18'33"W, 137.99 feet; thence in a southerly direction with a tangent curve to the left with a radius of 100.00 feet, a chord of S13°30'29"W, 37.37 feet, an interior angle of 21°32'09" and an arc length of 37.58 feet; thence S22°44'24"W, 78.51 feet; thence in a southeasterly direction with a tangent curve to the right with a radius of 50.00 feet, a chord of S47°44'24"W, 70.71 feet, an interior angle of 90°00'00" and an arc length of 78.54 feet; thence N87°15'36"W, 475.18 feet; thence in a southeasterly direction with a tangent curve to the left with a radius of 275.00 feet, a chord of S56°31'45"W, 324.92 feet, an interior angle of 72°25'17" and an arc length of 347.80 feet; thence S23°10'07"W, 450.64 feet; thence in a southerly direction with a tangent curve to the left with a radius of 150.00 feet, a chord of N11°15'32"E, 36.37 feet, an interior angle of 18°07'08" and an arc length of 39.53 feet; thence S02°11'58"W, 81.80 feet; thence S87°43'48"E, 407.88 feet; thence S04°42'30"W, 30.98 feet; thence N87°30'08"W, 856.44 feet; thence in an easterly direction with a non-tangent curve to the right with a radius of 115.00 feet, a chord of N72°02'34"E, 79.52 feet, an interior angle of 40°27'16" and an arc length of 81.20 feet; thence S87°43'48"E, 351.33 feet; thence N02°15'52"E, 81.57 feet; thence in a northerly direction with a tangent curve to the right with a radius of 125.00 feet, a chord of N11°15'32"E, 47.24 feet, an interior angle of 18°07'08" and an arc length of 47.44 feet; thence N20°19'07"E, 450.64 feet; thence in a northeasterly direction with a tangent curve to the right with a radius of 300.00 feet, a chord of N56°31'45"E, 354.45 feet, an interior angle of 72°25'17" and an arc length of 376.20 feet; thence S87°15'36"E, 475.18 feet; thence in a northeasterly direction with a tangent curve to the left with a radius of 25.00 feet, a chord of N47°44'24"E, 35.36 feet, an interior angle of 90°00'00" and an arc length of 38.27 feet; thence N02°44'24"E, 78.51 feet; thence in a northerly direction with a tangent curve to the right with a radius of 125.00 feet, a chord of N13°30'29"E, 46.71 feet, an interior angle of 21°32'09" and an arc length of 46.88 feet; thence N24°16'33"E, 137.99 feet; thence in a northeasterly direction with a tangent curve to the right with a radius of 125.00 feet, a chord of N42°41'29"E, 79.03 feet, an interior angle of 38°49'52" and an arc length of 80.41 feet; thence N55°32'22"W, 118.95 feet; thence N28°43'14"E, 105.79 feet; thence N02°52'48"E, 33.77 feet; thence S87°07'12"E, 714.36 feet; thence S02°00'11"W, 208.70 feet; thence S87°07'12"E, 208.60 feet; thence S02°43'48"E, 1106.80 feet to the point of beginning, containing 1,071,257.15 square feet or 24,593 acres.

NOTE: LOT 7 IS TO BE USED FOR DETENTION AND IS NOT INTENDED FOR RESIDENTIAL USE. THESE LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

CERTIFICATES OF ACCEPTANCE

The undersigned hereby certify that to the best of my knowledge and belief, this plat meets current regulations of the City of Cave Springs as each pertains to this plat and to the office of responsibility shown below.

5/29/14 *[Signature]* MAYOR
 6-9-14 *[Signature]* CITY CLERK
 6-9-14 *[Signature]* WATER & SEWER SUPERINTENDENT
 5/29/14 *[Signature]* FIRE CHIEF
 5-30-14 *[Signature]* POLICE CHIEF

CERTIFICATE OF OWNERSHIP AND DEDICATION:

As owner of the property shown hereon, I certify that I have caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

KSBD, LLC
[Signature]
 Notary Public
 My Commission Expires 06-15-10

NOTARY PUBLIC
 STACIE CARTER
 BENTON COUNTY, ARKANSAS
 COMMISSION EXP. 06/15/10
 NO. 12348902

5/20/14 *[Signature]*
 Date of Execution
 (Signed) Chairman
 Cave Springs Planning Commission
 Cave Springs, Arkansas

CERTIFICATE OF ENGINEER:

I hereby certify, as engineer of record, that the improvements shown on this plat conform to all applicable engineering requirements and specifications and to the standards of the subdivision ordinance.

[Signature] S-28-14
 ENGINEER DATE

DECLARATION OF SURVEY AND ACCURACY:

I, Gene Buescher, do hereby certify that this Plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist; and their location, size, type, and material are correctly shown; and all requirements of the Cave Springs Subdivision Regulations have been fully complied with.

5-28-14 *[Signature]*
 Date of Execution (Signed) Gene Buescher
 Registered Professional Land Surveyor
 No. 1181, State of Arkansas



SURVEY 1, INC.
 2820 Melody Lane, Springdale, Arkansas 72762
 TEL 479-750-1608 FAX 479-750-1629
 Gene E. Buescher R.L.S. #1181

FINAL PLAT - PHASE I
MARBELLA
 CAVE SPRINGS, ARKANSAS

Earthplan Design Alternatives, PA
 Civil Engineering / Landscape Architecture
 134 West Emma Avenue
 Springdale, Arkansas 72764
 (479) 756-2126
 Fax: (479) 756-2129
 www.eda-pa.com

DRAWN BY: SAH CHECKED BY: GEN
 DATE: 5/28/14
 SCALE: 1" = 100'
 JOB NUMBER: 1770 (FORMERLY 0977)
 FILENAME: 1770 MARBELLA FINAL PLAT.DWG
 SHEET
 PP-1

NOTE:
 ALL SIDEWALKS ARE TO BE BUILT BY THE INDIVIDUAL LOT OWNERS. CERTIFICATES OF OCCUPANCY WILL NOT BE GIVEN UNTIL SIDEWALKS ARE CONSTRUCTED.

THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100 YEAR FLOOD HAZARD AREA AS DELINEATED ON FEMA FIRM MAP #05007C0265K DATED JUNE 5, 2012.

1770 - MARBELLA - PHASE 1