

**CERTIFICATE OF ENGINEERING ACCURACY:**  
 I, TIMOTHY B. LEMONS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS HAVE BEEN COMPLIED WITH.  
 DATE: 12-7-05  
 TIMOTHY B. LEMONS, REGISTERED PROFESSIONAL ENGINEER NO. 7373 ARKANSAS



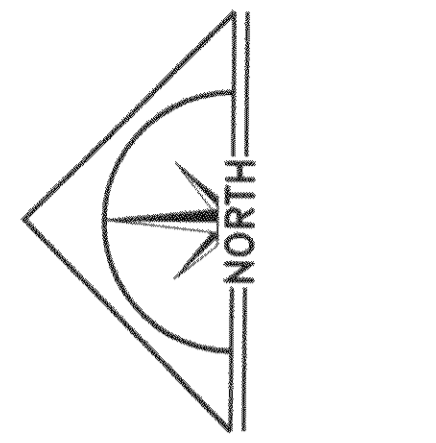
**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, CLOVIS W. SATTERFIELD, PLS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.  
 DATE: 12-7-05  
 CLOVIS W. SATTERFIELD, REGISTERED LAND SURVEYOR, NO. 147 ARKANSAS

**CERTIFICATE OF FINAL PLAT APPROVAL:**  
 PURSUANT TO THE PEA RIDGE SUBDIVISION RULES AND REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.  
 DATE OF EXECUTION: 12-27-2005  
 SIGNED: [Signature]  
 CHAIRMAN, PEA RIDGE PLANNING COMMISSION

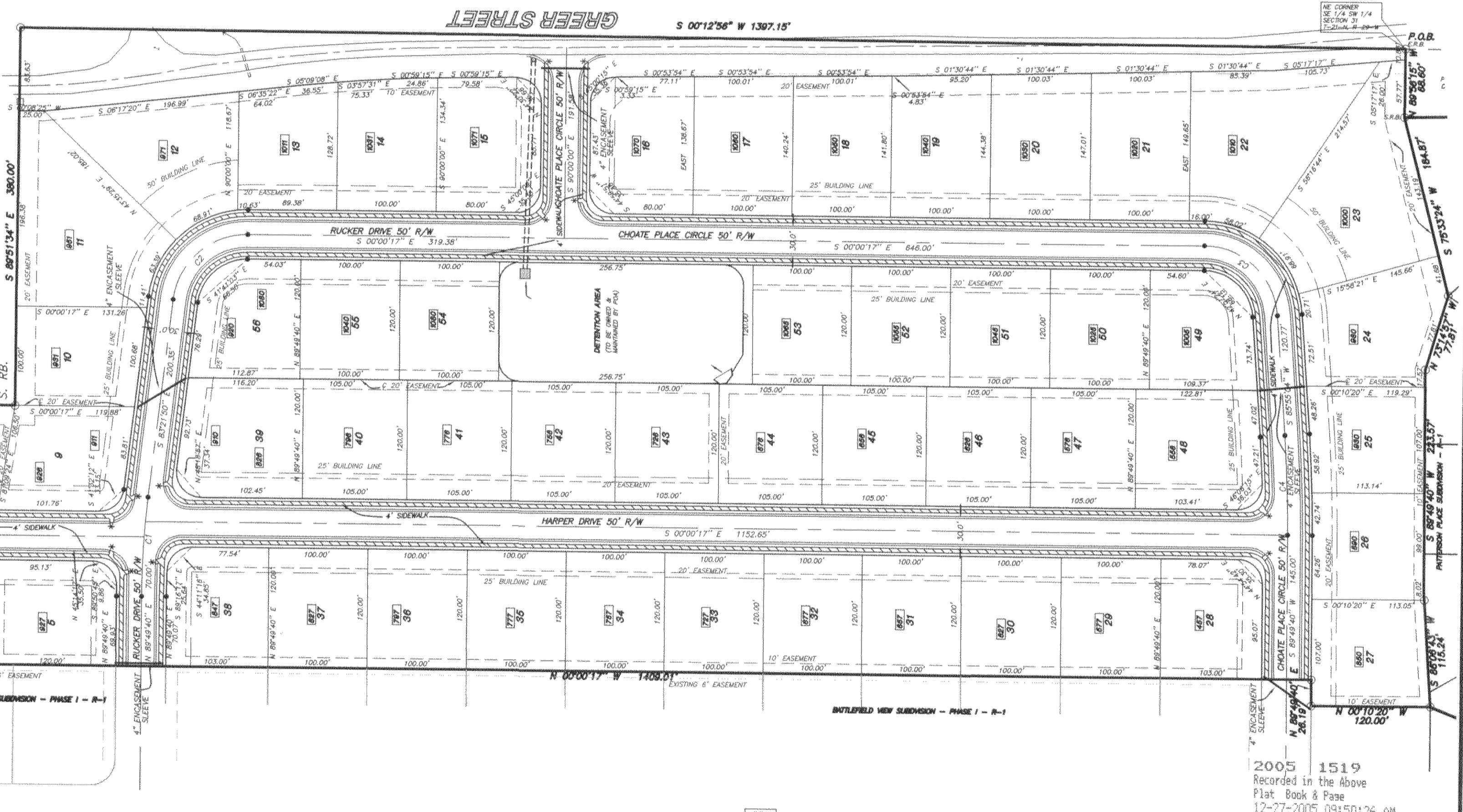
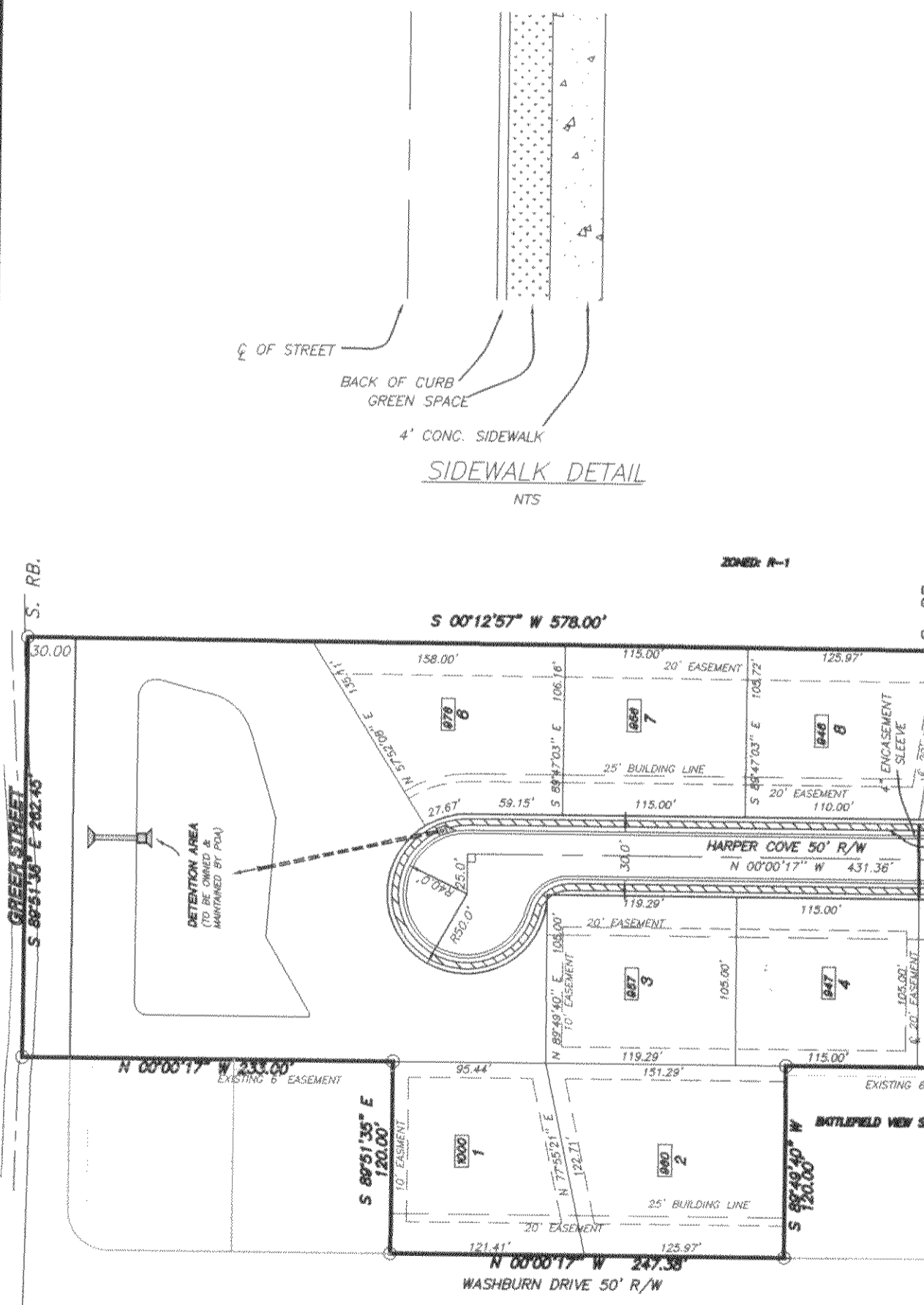
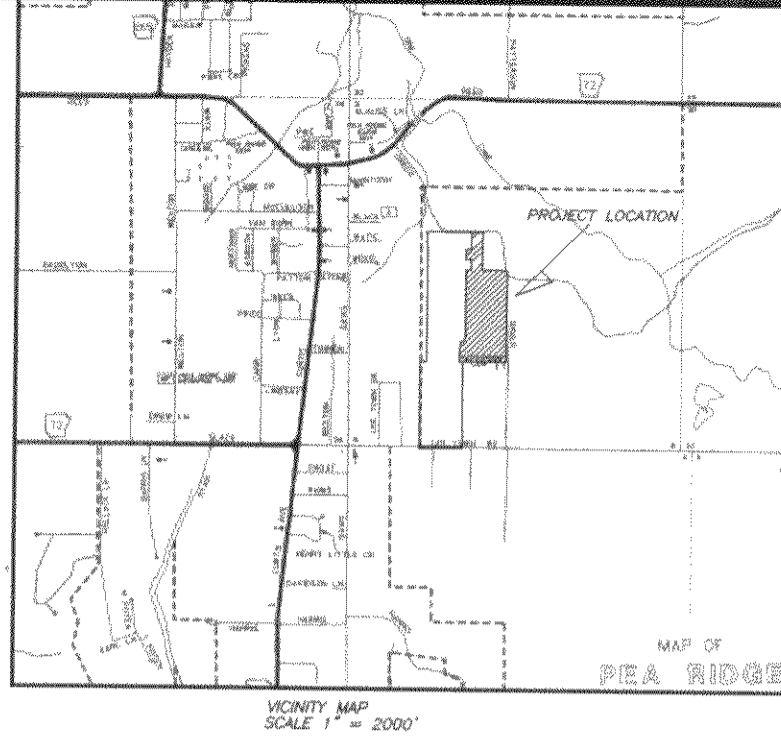
**CERTIFICATE OF OWNERS:**  
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF PUBLIC THE \_\_\_\_\_ AS SHOWN ON SAID PLAT.  
 DATE: 12/27/05  
 OWNER: Battlefield Properties, LLC  
 DATE: \_\_\_\_\_  
 OWNER: \_\_\_\_\_  
 SOURCE OF TITLE: D.R. \_\_\_\_\_  
 PAGE: \_\_\_\_\_  
 INSTRUMENT NO.: \_\_\_\_\_

**LEGAL DESCRIPTION:**  
 PART OF THE E 1/2 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 31, T-21-N, R-29-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN EXISTING REBAR MARKING THE NE CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 31; THENCE NORTH 89 DEGREES 56 MINUTES 15 SECONDS WEST, 68.00 FEET; THENCE SOUTH 75 DEGREES 33 MINUTES 24 SECONDS WEST, 184.67 FEET; THENCE NORTH 73 DEGREES 14 MINUTES 57 SECONDS WEST, 77.81 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 223.57 FEET; THENCE SOUTH 86 DEGREES 06 MINUTES 43 SECONDS WEST, 115.24 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 20 SECONDS WEST, 120.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 40 SECONDS EAST, 26.19 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, 1409.01 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 40 SECONDS WEST, 120.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, 247.38 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, 120.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 17 SECONDS WEST, 233.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 35 SECONDS EAST, 282.45 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, 378.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 34 SECONDS EAST, 380.00 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 56 SECONDS WEST, 1397.15 FEET TO THE POINT OF BEGINNING, CONTAINING 25.01 ACRES MORE OR LESS.

**FLOOD CERTIFICATION:**  
 BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), PANEL 75 OF 252, COMMUNITY-PANEL NUMBER 0007078 E, EFFECTIVE DATE: SEPTEMBER 18, 1991, THE PROPERTY DEPICTED ON THIS PLAT APPEARS TO BE LOCATED WITHIN ZONE X.



NOT TO SCALE



- GENERAL NOTES:**
- 1.) IRON PINS SHALL BE SET AT ALL LOT CORNERS.
  - 2.) SURVEYING PROVIDED BY SATTERFIELD LAND SURVEYORS. LEMONS ENGINEERING CONSULTANTS ACCEPTS NO RESPONSIBILITY FOR SURVEYING.
  - 3.) EASEMENTS TO BE USED FOR UTILITIES AND DRAINAGE.
  - 4.) ALL EASEMENTS TO BE 20' IN WIDTH UNLESS OTHERWISE NOTED.
  - 5.) ALL BUILDING LINES TO BE 25' UNLESS OTHERWISE NOTED.
  - 6.) ALL CORNERS TO HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED.
  - 7.) AS PER CITY ORDINANCE THE REAR SETBACK FOR EACH LOT SHALL BE 20' AND THE SIDE SETBACK FOR EACH LOT SHALL BE 10'.

### - DENOTES 911 ADDRESSES

\* - DENOTES PROPOSED HC RAMP PER ADA REQUIREMENTS. SIDEWALKS TO BE 3' OFF OF & PARALLEL TO BACK OF CURB ON NEW STREETS.

2005 1519  
 Recorded in the Above  
 Plat Book & Page  
 12-27-2005 09:50:26 AM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

NUMBER	DEFLECTION ANGLE	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°48'30"	06°48'30"	S 86°46'05" E	50.00	840.56	99.88	99.82
C2	83°21'33"	83°21'33"	S 41°41'03" E	66.77	75.00	109.12	99.74
C3	85°55'21"	85°55'21"	S 42°57'24" W	69.84	75.00	112.47	102.23
C4	03°54'36"	03°54'36"	S 87°52'22" W	50.00	1464.78	99.96	99.94

Project No.	Date	No.	Revisions	Date	By
04-170	September 2005	1	Added 911 addresses	10/4/05	TL
		2	Increased lot # area, added street width, added detention	10/18/05	TL
		3	Revised lot # area, added street width, added detention	12/27/05	TL

BATTLEFIELD PROP., LLC  
 1000 CAPTAIN GOOD ST.  
 PEA RIDGE, AR 72751

**FINAL PLAT**  
**BATTLEFIELD VIEW SUBDIVISION - PH II-A**  
 PART OF SECTION 31, T-21-N, R-13-W  
 PEA RIDGE, BENTON COUNTY, ARKANSAS

**LEMONS ENGINEERING CONSULTANTS, INC.**  
 204 CHERRY STREET  
 CABOT, AR 72023  
 PH: (501) 845-5081

**CIVIL ENGINEERING & PLANNING**  
 WATER • SEWER • TRANSPORTATION • SUBDIVISIONS