2006-1472

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	DEGREE	CHORD DIRECTION	CHORD LENGTH
C1	90°05'11"	25.00	39.31	25.04	229°10'59"	N 42°28'06" W	35.38
C2	34°35'46"	187.00	112.91	58.24	30°38'22"	N 70°12'49" W	111.21
C3	70°53'43"	25.00	30.93	17.80	229°10'59"	N 88°21'48" W	29.00
C4	37°07'28"	185.26	120.04	62.21	30°55'36"	S 74°45'58" W	117.95
C5	28°19'51"	215.00	106.31	54.27	26°38'57"	N 73°24'23" W	105.23
C6	39°07'55"	330.00	225.38	117.29	17°21'44"	N 78°48'25" W	221.03
C7	10°37'49"	1000.00	185.53	93.03	05°43'46"	S 86°56'32" W	185.27
C8	33°42'35"	100.00	58.83	30.30	57°17'45"	N 70°53'16" W	57.99
C9	61°43'12"	25.00	26.93	14.94	229°10'59"	N 84°53'34" W	25.65
C10	28°17'32"	150.00	74.07	37.81	38°11'50"	S 78°23'36" W	73.32
C11	22°13'07"	100.00	38.78	19.64	57°17'45"	N 81°25'48" E	38.54
C12	76°49'47"	25.00	33.52	19.83	229°10'59"	N 31°54'21" E	31.07
C13	09°02'55"	100.00	15.79	7.91	57°17'45"	N 01°59'05" W	15.78
C14	91°11'36"	100.00	159.16	102.10	57°17'45"	N 48°08'10" E	142.89
C15	90°00'00"	25.00	39.27	25.00	229°10'59"	N 48°43'58" E	35.36
C16	88°48'02"	25.00	38.75	24.48	229°10'59"	S 40°40'03" E	34.98
C17	44°18'26"	160.00	123.73	65.14	35°48'36"	S 62°54'51" E	120.67
C18	20°48'24"	160.00	58.10	29.38	35°48'36"	S 51°09'50" E	57.78
C19	03°52'28"	1001.94	67.75	33.89	05°43'07"	S 63°30'18" E	67.74
C20	01°59'02"	188.00	6.51	3.26	30°28'34"	S 64°27'00" E	6.51
C21	75°18'23"	25.02	32.88	19.30	229°02'12"	N 78°53'20" E	30.56
C22	29°03'55"	258.51	131.14	67.01	22°09'50"	N 26°40'39" E	129.74
C23	82°23'25"	11.50	16.54	10.07	498°13'27"	N 30°27'22" W	15.15
C24	291°04'20"	59.50	302.27	-40.84	96°17'44"	N 73°53'06" E	67.34
C25	34°02'24"	11.50	6.83	3.52	498°13'27"	S 22°24'04" W	6.73
C26	35°30'09"	308.66	191.26	98.81	18°33'46"	S 23°07'57" W	188.21
C27	77°09'42"	25.00	33.66	19.94	229°12'24"	S 02°16'40" W	31.18
C28	38°47'12"	188.00	127.27	66.18	30°28'35"	S 16°54'18" E	124.85
C29	90°23'45"	138.01	217.73	138.96	41°31'01"	S 42°42'38" E	195.84
C30	28°19'51"	165.00	81.59	41.65	34°43'29"	N 73°24'23" W	80.76
C31	47°42'53"	430.00	358.09	190.17	13°19'29"	N 83°05'54" W	347.84
C32	20°18'13"	184.57	65.40	33.05	31°02'36"	S 82°23'56" W	65.06
C33	90°16'55"	50.00	78.79	50.25	114°35'30"	N 42°36'06" W	70.88
C34	91°11'36"	50.00	79.58	51.05	114°35'30"	N 48°08'10" E	71.44
C35	15°17'39"	185.00	49.38	24.84	30°58'14"	S 78°37'12" E	49.24
C36	16°28'12"	251.50	72.29	36.40	22°46'54"	S 79°12'29" E	72.05
C37	28°14'43"	180.00	88.73	45.29	31°49'52"	S 73°19'36" E	87.84
C38	06°14'16"	1025.00	111.59	55.85	05°35'23"	S 62°19'23" E	111.54
C39	67°55'49"	138.00	163.61	92.96	41°31'07"	S 31°28'37" E	154.20
C40	27°53'12"	187.00	91.02	46.43	30°38'22"	S 11°27'18" E	90.12
C41	86°29'13"	25.00	37.74	23.51	229°10'59"	S 17°50'42" W	34.26
C42	32°22'18"	135.31	76.45	39.27	42°20'40"	S 77°17'34" W	75.44
C43	16°39'37"	187.00	54.38	27.38	30°38'22"	N 79°10'53" W	54.18
C44	17°56'08"	187.00	58.54	29.51	30°38'22"	N 61°53'00" W	58.30
C45	03°10'59"	185.26	10.29	5.15	30°55'36"	S 57°47'43" W	10.29
C46	29°38'00"	185.26	95.82	49.01	30°55'36"	S 74°12'13" W	94.75
C47	04°18'29"	185.26	13.93	6.97	30°55'36"	N 88°49'33" W	13.93
C48	11°06'51"	215.00	41.71	20.92	26°38'57"	N 82°00'53" W	41.64
C49	17°13'00"	215.00	64.60	32.55	26°38'57"	N 67°50'57" W	64.36
C50	15°05'14"	330.00	86.90	43.70	17°21'44"	N 68°47'04" W	86.65
C51	19°10'21"	330.00	110.43	55.73	17°21'44"	N 83°54'52" W	109.91
C52	04°52'21"	330.00	28.06	14.04	17°21'44"	S 84°03'48" W	28.05
C53	02°37'41"	1000.00	45.87	22.94	05°43'46"	S 82°56'28" W	45.87
C54	05°10'53"	1000.00	90.43	45.25	05°43'46"	S 86°50'45" W	90.40
C55	02°49'15"	1000.00	49.23	24.62	05°43'46"	N 89°09'11" W	49.23
C56	34°07'08"	25.00	14.89	7.67	229°10'59"	N 71°05'32" W	14.67
C57	27°36'04"	25.00	12.04	6.14	229°10'59"	S 78°02'52" W	11.93
C58	00°49'25"	100.00	1.44	0.72	57°17'45"	N 02°57'05" E	1.44
C59	32°57'36"	100.00	57.53	29.58	57°17'45"	N 19°50'35" E	56.74
C60	33°05'50"	100.00	57.77	29.71	57°17'45"	N 52°52'18" E	56.97
C61	24°18'45"	100.00	42.43	21.54	57°17'45"	N 81°34'36" E	42.12
C62	30°56'46"	160.00	86.42	44.29	35°48'36"	S 69°35'41" E	85.37
C63	13°21'40"	160.00	37.31	18.74	35°48'36"	S 47°26'29" E	37.23
C64	18°59'03"	160.00	53.01	26.75	35°48'36"	S 50°15'10" E	52.77
C65	01°49'21"	160.00	5.09	2.55	35°48'36"	S 60°39'22" E	5.09
C66	117°09'03"	59.50	121.66	97.38	96°17'44"	N 13°04'33" W	101.55
C68	44°41'36"	59.50	46.41	24.46	96°17'44"	N 67°50'46" E	45.25
C69	82°59'33"	59.50	86.19	52.63	96°17'44"	S 48°18'39" E	78.85
C70	46°14'09"	59.50	48.01	25.40	96°17'44"	S 16°18'11" W	46.72
C71	06°38'14"	308.66	35.76	17.90	18°33'46"	S 08°41'59" W	35.74
C72	17°05'45"	308.66	92.10	46.39	18°33'46"	S 20°33'59" W	91.76
C73	11°46'10"	308.66	63.40	31.81	18°33'46"	S 34°59'56" W	63.29
C74	01°02'19"	188.00	3.41	1.70	30°28'35"	N 35°46'45" W	3.41
C75	29°13'28"	188.00	95.89	49.01	30°28'35"	S 20°38'52" E	94.86
C76	08°31'26"	188.00	27.97	14.01	30°28'35"	S 01°46'25" E	27.94
C77	16°49'27"	138.01	40.52	20.41	41°31'01"	S 05°55'29" E	40.38
C78	73°34'17"	138.01	177.21	103.19	41°31'01"	S 51°07'21" E	165.28
C79	03°32'23"	430.00	26.57	13.29	13°19'29"	N 61°00'39" W	26.56
C80	12°13'19"	430.00	91.72	46.04	13°19'29"	N 68°53'30" W	91.55
C81	10°59'14"	430.00	82.46	41.36	13°19'29"	N 80°29'47" W	82.33
C82	12°03'08"	430.00	90.45	45.39	13°19'29"	S 87°59'02" W	90.29
C83	08°54'48"	430.00	66.89	33.51	13°19'29"	S 77°30'04" W	66.83
C84	09°48'41"	185.00	31.68	15.88	30°58'14"	S 81°21'42" E	31.64
C85	05°28'59"	185.00	17.70	8.86	30°58'14"	S 73°42'52" E	17.70
C86	01°30'16"	1025.00	26.91	13.46	05°35'23"	S 59°57'23" E	26.91
C87	04°44'00"	1025.00	84.68	42.36	05°35'23"	S 63°04'31" E	84.65
C88	32°54'43"	138.00	79.27	40.76	41°31'07"	S 48°59'10" E	78.18
C89	35°01'06"	138.00	84.34	43.54	41°31'07"	S 15°01'15" E	83.04
C90	08°37'28"	187.00	28.15	14.10	30°38'22"	S 01°49'26" E	28.12
C91	19°15'44"	187.00	62.87	31.73	30°38'22"	S 15°46'02" E	62.57

LOT TABLE

NAME	SQUARE FEET	ACRES
1	15717.63	0.36
2	16060.67	0.37
3	14470.13	0.33
4	13500.53	0.31
5	15113.70	0.35
6	17107.51	0.39
7	19240.44	0.44
8	19475.82	0.45
9	15869.19	0.36
10	15730.59	0.36
11	15319.43	0.35
12	16027.68	0.37
13	16126.85	0.37
14	15450.62	0.35
15	13502.67	0.36
16	13500.00	0.31
17	13500.00	0.31
18	13500.00	0.31
19	16746.92	0.38
20	24841.16	0.57
21	15455.26	0.35
22	13236.85	0.30
23	13254.65	0.30
24	15352.12	0.35
25	17090.51	0.39
26	19693.90	0.45
27	25077.06	0.58
28	34728.98	0.80

LOT TABLE

NAME	SQUARE FEET	ACRES
29	11795.65	0.27
30	17020.72	0.39
31	11376.77	0.26
32	13201.70	0.30
33	16755.36	0.38
34	15415.27	0.35
35	13935.71	0.32
36	11723.15	0.27
37	31883.63	0.73
38	18067.32	0.41
39	15960.31	0.37
40	15681.83	0.36
41	17368.81	0.40
42	14898.52	0.34
43	16422.16	0.38
44	15626.79	0.36
45	15201.18	0.35
46	15201.18	0.35
47	15912.22	0.37
48	17514.33	0.40
49	15425.53	0.35
50	15531.30	0.36
51	14801.69	0.34
52	18526.23	0.43
53	13905.23	0.32
54	15970.40	0.37
55	15342.64	0.35
56	17507.76	0.40

BUILDING SETBACK TABLE

ZONING	SETBACK (FT.)			
	FRONT	REAR	SIDE	
			INTERIOR	EXTERIOR
R-1	20	25	7	20

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°12'13" E	46.99'
L2	N 87°30'42" W	24.25'
L3	N 59°14'27" W	55.89'
L4	S 81°37'37" W	12.18'
L5	N 87°44'14" W	62.13'
L6	S 02°29'18" W	19.42'
L7	S 87°30'42" E	71.48'
L8	N 59°14'27" W	88.61'
L9	S 73°02'40" W	35.42'
L10	N 87°43'49" W	27.79'
L11	S 86°16'02" E	67.51'
L12	S 87°26'35" E	71.82'
L13	S 87°26'57" E	37.44'
L14	S 02°29'18" W	44.42'
L15	S 49°24'20" E	54.36'
L16	S 81°18'14" E	88.33'
L17	S 70°44'10" E	10.43'
L18	N 03°43'58" E	57.71'
L19	N 59°47'57" W	16.59'
L20	N 59°47'57" W	17.99'
L21	N 28°17'53" E	47.09'
L22	S 84°50'40" E	34.83'
L23	S 84°50'40" E	41.44'
L24	S 87°34'18" E	22.84'
L25	S 87°34'18" E	73.13'
L26	N 12°07'07" W	62.90'
L27	N 12°07'07" W	102.35'
L28	N 02°29'18" E	3.22'
L31	N 86°16'02" W	52.08'
L32	N 03°43'58" E	52.69'
L33	S 25°14'52" E	24.43'
L34	S 48°57'39" W	6.03'
L35	N 63°21'05" E	31.38'
L36	S 61°05'21" E	58.49'
L37	N 40°39'47" E	25.52'

OWNER - DEVELOPER:

PARK HILL, LLC
106 S.E. EXECTUIVE DRIVE,
SUITE 6
BENTONVILLE, AR 72712

SURVEYORS/ENGINEERS
CRAFTON TULL & ASSOCIATES, INC.
901 N. 47TH ST. SUITE 200
ROGERS, AR. 72756

2006 1472
Recorded in the Above
Plat Book & Page
12-05-2006 12:43:29 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

CERTIFICATE OF 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 BENTONVILLE 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 BENTONVILLE, 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.

11/16/06
DATED

OWNER

STATE OF ARKANSAS

COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF Nov 20 06.

MY COMMISSION EXPIRES:

SEAL
CYNTHIA MURPHY
Notary Public, State of Arkansas
County of Benton
My Commission Exp. 01/31/2010

NOTARY PUBLIC

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS____ DAY OF_____ 20__.

ACCEPTANCE

CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF Nov. 2006 BY

MAYOR

CITY CLERK

2006-1472

ATLAS PAGE 359

DATE	BY	DESCRIPTION
10-10-06	JM	COMBINED LOTS 27 AND 28
5-23-06	TC	REVISIONS PER CITY PLANNING DEPARTMENT COMMENTS

REVISIONS

FINAL PLAT
HIGHLAND PARK
Prepared For
PARK HILL, LLC
BENTONVILLE, ARKANSAS

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.636.4838 FAX: 479.631.8224 www.craftontull.com
Architects, Engineers & Surveyors

DRAWN:	DATE:	PROJECT NO.
SJ	4/21/06	041109-00
CHECKED: AGH	SHEET NO.: 2 OF 2	

500-20N-31W-0-26-300-04-0931

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