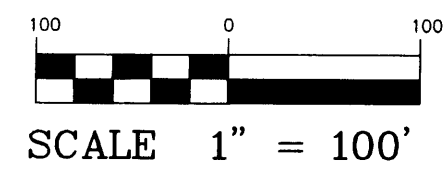


**R-1 ZONING
SINGLE FAMILY RESIDENTIAL
BUILDING SETBACKS:**

- 25' REAR SETBACK
- 7' INTERIOR SIDE SETBACK
- 20' EXTERIOR SIDE SETBACK
- 20' FRONT SETBACK
- 30' FRONT SETBACK AT GARAGE

LEGEND:

- FOUND IRON PIN
- SET IRON PIN
- LOT LINE
- PROPERTY LINE
- STREET CENTERLINE
- STREET RIGHT OF WAY
(TO BE DEDICATED BY THIS PLAT)
- UTILITY & DRAINAGE EASEMENT
(TO BE DEDICATED BY THIS PLAT)



SCALE 1" = 100'

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2014/331
Term/Cashier: CASH2/Barbara Metcalf
07/10/2014 11:45:28AM
Tran: 293575
Total Fees: \$15.00

Book 2014 Page 331
Recorded in the Above
PLAT Book & Page
07/10/2014

FILING BLOCK

SURVEY NOTES:

- ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
- THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THESE PARCELS.
- ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/PROPERTY OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- NO FENCES OR WALLS OR PERMANENT STRUCTURE ALLOWED IN DRAINAGE EASEMENTS.
- BUILDER DEVELOPER TO BUILD SIDEWALKS ALONG COMMUNITY PROPERTY.
- ACCESS TO LIFT STATION TO BE ACCESSIBLE AT ALL TIMES.
- NO LOT TO HAVE DIRECT ACCESS TO AR HWY 72.

SURVEY DESCRIPTION: (PHASE 2)

A PART OF THE SW/4 OF THE SW/4 OF SECTION 26, AND A PART OF THE NW/4 OF THE NW/4 OF SECTION 35, ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 6, LOFFTY ACRES, BENTON COUNTY, ARKANSAS, AND OTHER PROPERTIES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1" PIPE FOR THE SW CORNER OF SECTION 26; THENCE N02°33'13"E 1312.26 FEET TO A FOUND IRON PIN, THENCE S87°14'41"E 466.69 FEET TO A FOUND IRON PIN, THENCE S02°32'55"W 442.41 FEET TO A FOUND IRON PIN, THENCE S54°25'09"E 350.61 FEET, TO A FOUND IRON PIN, THENCE S25°53'35"W 117.79 FEET, TO A FOUND IRON PIN, THENCE S12°37'15"W 193.66 FEET, TO A FOUND IRON PIN, THENCE N87°29'36"W 341.58 FEET TO A FOUND IRON PIN, THENCE S02°30'24"W 763.26 FEET TO A FOUND IRON PIN, THENCE S79°54'35"E 13.20 FEET TO A FOUND IRON PIN, THENCE S87°29'36"E 96.92 FEET TO A FOUND IRON PIN, THENCE 23.56 FEET AROUND A 15 FOOT RADIUS TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF N47°30'24"E 21.21 FEET TO A FOUND IRON PIN, THENCE S02°31'20"W 179.89 FEET TO A FOUND IRON PIN, THENCE 38.63 FEET AROUND A 25 FOOT RADIUS TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF S46°46'42"W 34.90 FEET TO A FOUND IRON PIN, THENCE N88°57'01"W 181.36 FEET TO A FOUND IRON PIN, THENCE S65°56'56"W 87.18 FEET TO A FOUND IRON PIN, THENCE N86°33'18"W 180.77 FEET TO A FOUND IRON PIN, THENCE N02°33'13"E 617.79 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 7/10/14
 SIGNED: [Signature]
 BENTONVILLE PLANNING COMMISSION CHAIRPERSON
 SIGNED: [Signature]
 MAYOR CITY OF BENTONVILLE
 SIGNED: [Signature]
 CITY CLERK, CITY OF BENTONVILLE

OWNERS CERTIFICATION:

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, EASEMENTS, ETC. AS SHOWN ON THIS PLAT.

DATE OF EXECUTION: 7/3/14
 SIGNED: [Signature]
 NAME:

NOTARY:

SUBSCRIBED AND SWORN BEFORE ME THIS 3rd
 DAY OF July, 2014.
[Signature]
 NOTARY PUBLIC

DIANE SHASTID
 NOTARY PUBLIC - ARKANSAS
 BENTON COUNTY - #12346850
 My Comm. Expires Feb. 14, 2016

CERTIFICATE OF SURVEYING ACCURACY

I, TERRY GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 7/3/14
 SIGNED: [Signature]
 REGISTERED LAND SURVEYOR
 NO. 1301
 STATE OF ARKANSAS

FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0255J WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SURVEY INFORMATION
SURVEYOR:
 TERRY GING SERVICES
 213 SOUTH MAIN STREET
 BENTONVILLE, AR 72712

TERRY GING SERVICES	
213 SOUTH MAIN STREET CELL (479)-621-3592	Bentonville, Arkansas 72712 OFFICE (479)-254-2909
WHITE OAK TRAILS SUBDIVISION PHASE 2	BENTONVILLE, ARKANSAS
FINAL PLAT	FOR 67 DEVELOPMENT COMPANY
	CHECKED: TLG 7/1/14 DRAWN: DJB 6/9/14 PROJECT MGR: TLG 7/1/14 FILE NAME: FINAL PLAT PROJECT No.: WHITE OAK TRAILS PH 2 PLOT DATE/REV.: 7/01/14 0 SHEET No. 1