

CURVE DATA			
① R: 14.00 L: 22.05 CHORD BEARING: S42°29'30"E DISTANCE: 19.87	② R: 14.00 L: 21.99 CHORD BEARING: S47°39'30"W DISTANCE: 19.80	③ R: 14.00 L: 22.04 CHORD BEARING: S47°49'04"W DISTANCE: 19.84	④ R: 14.00 L: 21.99 CHORD BEARING: S47°49'04"W DISTANCE: 19.84
⑤ R: 14.00 L: 21.95 CHORD BEARING: N47°34'21"E DISTANCE: 19.77	⑥ R: 14.00 L: 21.99 CHORD BEARING: S47°39'30"W DISTANCE: 19.80	⑦ R: 14.00 L: 21.94 CHORD BEARING: N42°13'56"W DISTANCE: 19.76	⑧ R: 14.00 L: 21.99 CHORD BEARING: N47°34'05"E DISTANCE: 19.77
⑨ R: 14.00 L: 22.09 CHORD BEARING: S42°29'30"E DISTANCE: 19.87	⑩ R: 14.00 L: 21.99 CHORD BEARING: S42°29'30"E DISTANCE: 19.80	⑪ R: 14.00 L: 22.04 CHORD BEARING: S47°49'04"W DISTANCE: 19.84	⑫ R: 14.00 L: 21.99 CHORD BEARING: S42°29'30"E DISTANCE: 19.80
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Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pk: 2007/809
Tran: 14527
Total Fees: \$15.00

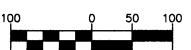
Book 2007 Page 809
Recorded in the Above
Plat Book & Page
09/27/2007

BUILDING SETBACKS

- R-1, Single Family Residential
- 30' Garages (front-loading)
- 20' Garages (side or rear-loading)
- 20' Front
- 7' Side Interior
- 20' Side Exterior
- 25' Rear

LEGEND

- EASEMENT LINE
- ROW/PROPERTY LINE
- PHASE IV BOUNDARY LINE
- SIDEWALK
- ADDRESS



(IN FEET)
1 inch = 100 ft.

- NOTES:**
- There may not be fences or any other structures built in any drainage easements.
 - Sidewalks shall be constructed as each lot develops.
- It has been determined that no wetlands exist on this property.

This Subdivision contains 63 lots, Zoning R-1.
Iron pins were set at all lot corners.

Owner/Developer: Dixie Management and Investment, LP
3715 N. Business Drive, Suite 201
Fayetteville, AR 72703
(479) 251-0707
(479) 251-0714 Fax
Ben Israel, Managing Partner

Surveyor: Civil Tech
180 N. Robin Road
Gentry, AR 72734
(479) 439-0422
(479) 595-8037 Fax

Engineer: Clark Consulting
3715 N. Business Drive, Suite 202
Fayetteville, AR 72703
(479) 444-8171
(479) 251-0714 Fax

CERTIFICATE OF SURVEY AND ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey and that the monuments have been placed as stated hereon as required by the Subdivision Regulations of the City of Bentonville, Arkansas.

Rich Reese
Registered Land Surveyor
Date: 9-13-07



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: *Sept 11, 2007*
Signed: *John M. Caslin*
Bentonville Planning Commission Chairman

Signed: *Bob McCarlin*
Mayor, City of Bentonville

Signed: *Brianne Decker*
City Clerk, City of Bentonville

CERTIFICATE OF OWNERSHIP AND DEDICATION

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, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: 9-11-07
Signed: *Jim Johnson*
State of Arkansas, County of *Wade*, Subscribed and sworn before me this *11th* day of *September*, 2007.
Notary Public: *Julie Fourn*
My Commission Expires: 6-22-2008

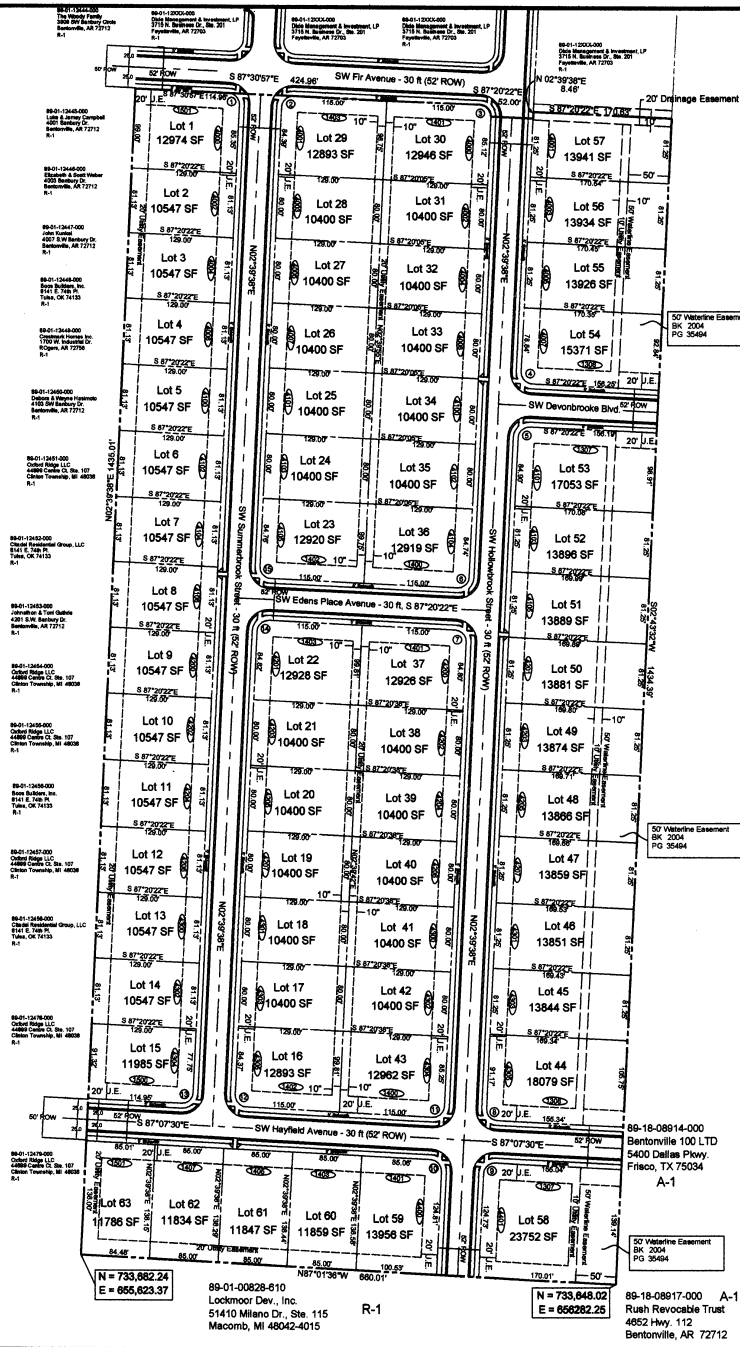
LEGAL DESCRIPTION

Part of the NW1/4 of the SE1/4 and part of the NE1/4 of the SE1/4 of Section 12, Township 19 North, Range 31 West, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at the NE corner of the NW1/4 of the SE1/4 of said Section 12; thence S02°43'32"W 38.15 feet, thence S02°43'32"W 546.56 feet, thence N87°17'36"E 25.10 feet, thence S02°42'24"W 359.00 feet, thence S87°17'36"E 24.98 feet, thence S02°43'32"W 256.25 feet to the point of beginning, thence S02°43'32"W 1434.39 feet, thence N87°01'36"W 660.01 feet, thence N02°39'38"E 1435.01 feet, thence S87°30'57"E 424.90 feet, thence along a curve to the right with a chord of S42°28'02"E 19.83 feet and radius of 14.00 feet and length of 22.03 feet, thence S87°20'22"E 52.00 feet, thence N02°39'38"E 8.46 feet, thence S87°20'22"E 170.63 feet to the point of beginning, and containing 21.77 acres, more or less, and subject to any rights-of-way, easements, covenants, or restrictions of record of fact.

FLOOD CERTIFICATION

This property is not located within any presently established 100-Year Flood Plain, as determined by the National Flood Insurance Program, Flood Insurance Rate Map for the County of Benton, Arkansas Community Panel Number 05007C0135 E. Effective Date September 18, 1991.



SCALE: As Shown	DATE REVISION: 09/05/07	CHECKED BY: JSC	DRAWN BY: Konrad
Eden's Brooke Subdivision			
Final Plat - Phase IV			

Clark Consulting
3715 Business Drive Suite 202
Fayetteville, Arkansas 72703
(479) 444-8171