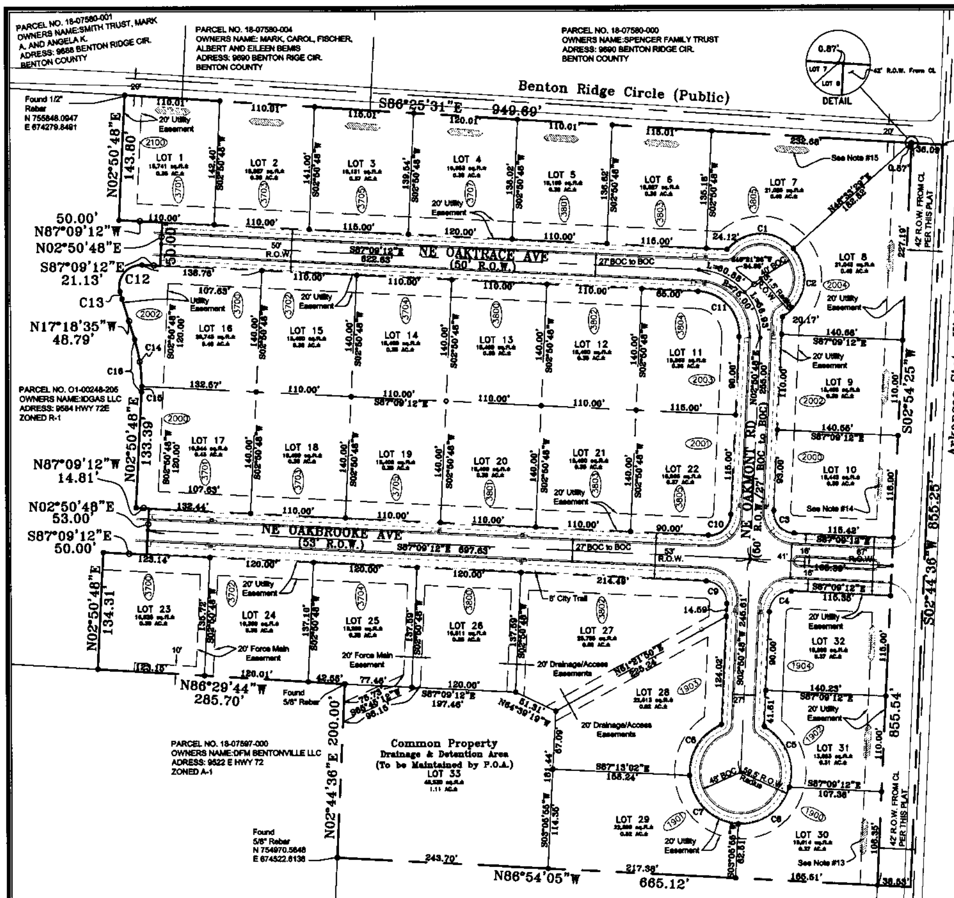


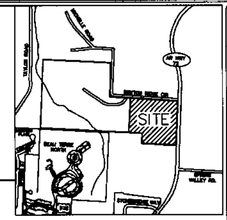
80 0 80

SCALE: 1" = 80'

OAKBROOKE SUBDIVISION PHASE I TO THE CITY OF BENTONVILLE, AR

Filing Information

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2008/79
Term/Cashier: CASH2/DJONES
02/06/2008 2:32:21PM
Tran: 26253
Total Fees: $15.00
Book 2008 Page 79
Recorded in the Above
PLAT Book & Page
02/06/2008



Vicinity Map
N.T.S.

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/20/07	Revise to city comments.

DEVELOPER:

SILENT PARTNERS, LLC
2821 ALLIANCE PLACE, SUITE 1
SPRINGDALE, AR 72764
479-361-6846

FINAL PLAT

OAKBROOKE SUBDIVISION PHASE 1 – HWY 72 EAST BENTONVILLE, ARKANSAS

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET - 5/8" REBAR W/ CAP PLS1002 OR AS NOTED
- PROPERTY LINES
- EASEMENT LINE
- CENTERLINE
- XXXX PRE-ADDRESS

SURVEY DESCRIPTION:

A TRACT OF LAND BEING PART OF THE S 1/2 OF THE NW 1/4 OF THE SW 1/4 AND A PART OF THE E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22 IN TOWNSHIP 20 NORTH, RANGE 30 WEST IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the NE corner of the S 1/2 of the NW 1/4 of the SW 1/4 of the above said Section 22; thence S 02°44'36" W, along the East line of the W 1/2 of the SW 1/4 of the above said Section 22 a distance of 855.25 feet to a point; thence N 86°54'05" W, leaving said East line of the W 1/2 of the SW 1/4 of said Section 22 a distancere of 665.12 feet to a found 5/8" rebar; thence N 02°44'36" E a distance of 200 feet to a found 5/8" rebar, said rebar also being on the South line of the NW 1/4 of the SW 1/4 of said Section 22; thence N 86°29'44" W along said South line of the NW 1/4 of the SW 1/4 of said Section 22 a distance of 285.70 feet to a set 5/8" rebar w/ cap PLS 1002; thence N 02°50'48" E leaving said South line of the NW 1/4 of the SW 1/4 of said Section 22 a distance of 134.31 feet to a set 5/8" rebar w/ cap PLS 1002; thence S 87°09'12" E a distance of 50.00 feet to a point; thence N 02°50'48" E a distance of 53.00 feet to a point; thence N 87°09'12" W a distance of 14.81 feet to a set 5/8" rebar w/ cap PLS 1002; thence N 02°50'48" E a distance of 133.39 feet to a set 5/8" rebar w/ cap PLS 1002; thence along the arc of a curve to the left, 61.56 feet (said curve having a radius of 175.00 feet, a delta angle of 20°09'23") and a chord bearing and distance of N 07°13'53" W, 61.25 feet to a set 5/8" rebar w/ cap PLS 1002; thence N 17°18'35" W a distance of 48.79 feet to a set 5/8" rebar w/ cap PLS 1002; thence along the arc of a curve to the right 9.08 feet (said curve having a radius of 125.00 feet, a delta angle of 4°09'46") and a chord bearing and distance of N 15°13'42" W, 9.08 feet to a set 5/8" rebar w/ cap PLS 1002; thence along the arc of a curve to the right 46.25 feet (said curve having a radius of 25.00 feet, a delta angle of 105°59'37") and a chord bearing and dist of N 39°50'59" E, 39.93 feet to a set 5/8" rebar w/ cap PLS 1002; thence S 87°09'12" E a distance of 21.13 feet to a point; thence N 02°50'48" E a distance of 50.00 feet to a point; thence N 87°09'12" W a distance of 50.00 feet to a set 5/8" rebar w/ cap PLS 1002; thence N 02°50'48" E a distance of 143.80 feet to a found 5/8" rebar, said rebar also being on the North line of the S 1/2 of the NW 1/4 of the SW 1/4 of the above said Section 22; thence S 86°25'31" E along the North line of the S 1/2 of the NW 1/4 of the SW 1/4 of above said Section 22 a distance of 949.69 feet to the Point of Beginning and containing 17.13 acres, more or less.

The above described property being subject to any and all easements or rights-of-way of record or fact.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
3. Basis of Bearings: City of Bentonville GIS Monumentation (NAD 83)
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats".
6. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
7. No Fences or other structures may be constructed on or across Drainage Easements as shown hereon.
8. The hereon described property is classed urban.
9. This property is zoned R-1 (single-family residential). Building setbacks for zone R-1 are as follows:

Front (Garage)	30 feet
Front	20 feet
Side(Interior)	7 feet
Side(Exterior)	20 feet
Rear	25 feet

10. The home builder or lot owner will construct a 5' wide sidewalk, 5' from the back of curb along all street Right-of-Way frontages per City of Bentonville Requirements. On the North side of lots 23-27 & lot 32 the home builder or lot owner will construct an 6' wide sidewalk 5' from the back of curb along the Right-of-Way of NE Oakbrooke Ave per the City of Bentonville Requirements.
11. All Easements are for the purposes as noted on this Plat, All Easements along Right-of-Way Lines shall be General Purpose Easements.
12. Flood Hazard Certification: This is to certify that by graphic plotting only, this property (the subject property surveyed) is not within a special flood hazard area inundated by 100-year flood. This property is within Zone X, areas determined to be outside the 500-year floodplain, as per FEMA FIRM Map Community Panel Number 05007C0063F, dated December 20, 2000 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines. This information is correct to the best of my knowledge and belief.
13. Lots 30-32 shall not have direct access to Hwy 72.
14. Lots 8-10 shall not have direct access to Hwy 72.
15. Lots 1-7 shall not have direct access to Benton Ridge Rd.

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta Angle	Chord Bearing	Chord Distance
C1	88.19'	51.50'	98°08'56"	S88°30'00"W	77.80'
C2	91.45'	51.50'	101°44'43"	N09°25'31"E	79.90'
C3	39.27'	25.00'	90°00'00"	S42°09'12"E	35.36'
C4	39.27'	25.00'	90°00'00"	S47°50'48"W	35.36'
C5	82.20'	58.50'	79°09'16"	N22°43'51"W	75.62'
C6	79.16'	58.50'	78°13'29"	N54°57'31"E	73.45'
C7	85.89'	58.50'	83°28'27"	S46°11'31"E	78.22'
C8	74.21'	58.50'	71°27'22"	S32°16'24"W	69.46'
C9	39.27'	25.00'	90°00'00"	N42°09'12"W	35.36'
C10	39.27'	25.00'	90°00'00"	N47°50'48"E	35.36'
C11	78.54'	50.00'	90°00'00"	N42°09'12"W	70.71'
C12	46.25'	25.00'	105°59'37"	N39°50'58"E	39.93'
C13	9.08'	125.00'	4°09'46"	N15°13'42"W	9.08'
C14	54.94'	175.00'	17°59'15"	N08°18'57"W	54.71'
C15	6.82'	175.00'	2°10'08"	N01°45'44"E	6.82'
C16	61.56'	175.00'	20°09'23"	N07°13'53"W	61.25'

CERTIFICATE OF RECORDING:

This document filed for record

________________day of__________, ________ in Plat

Book No.____________, page____________.

____________________________ Circuit Clerk

CERTIFICATE OF OWNERSHIP:

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 the streets, alleys, drives, easements, etc. as shown.

1-29-08 Signed: [signature]

Date
Silent Partners, LLC
Springdale, AR 72764

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

Subscribed and Sworn Before me this ___ day of Jan. 2008

2-14-2016 Diane Shastid Notary Public

My Commission Expires

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: 1-22-08

[signature]

Planning Commission Chairman

Suzanne Geider

Clerk

Bob McCaslin

Mayor

Surveyor's Declaration:

I 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.

[signature] January 23, 2008

C. Ed Gray, Ark. PLS #1002 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1002
C. ED GRAY

City of Bentonville
Atlas Page No. 322

State Filing Code:
500-20N-30W-0-22-300-04-1002

Civil Engineering
Landscape Architecture
Land Planning
Surveying
SAND CREEK
Engineering and Landscape Architecture, Inc.
1610 NW 12th Street
Bentonville, Arkansas 72712
Ph.(479) 464-9282 Fax(479) 464-9284

PLS:	CEG
CAD:	GEN
FIELD:	WGG
FIELD:	JWW
DWG:	04032_FINAL_PLAT
DATE:	1/23/2008
SHEET:	1 OF 1