

DATE OF PLAT PREPARATION: June 3, 2005
 DATE OF SURVEY PREPARATION: August 25, 2003

BOUNDARY DESCRIPTION

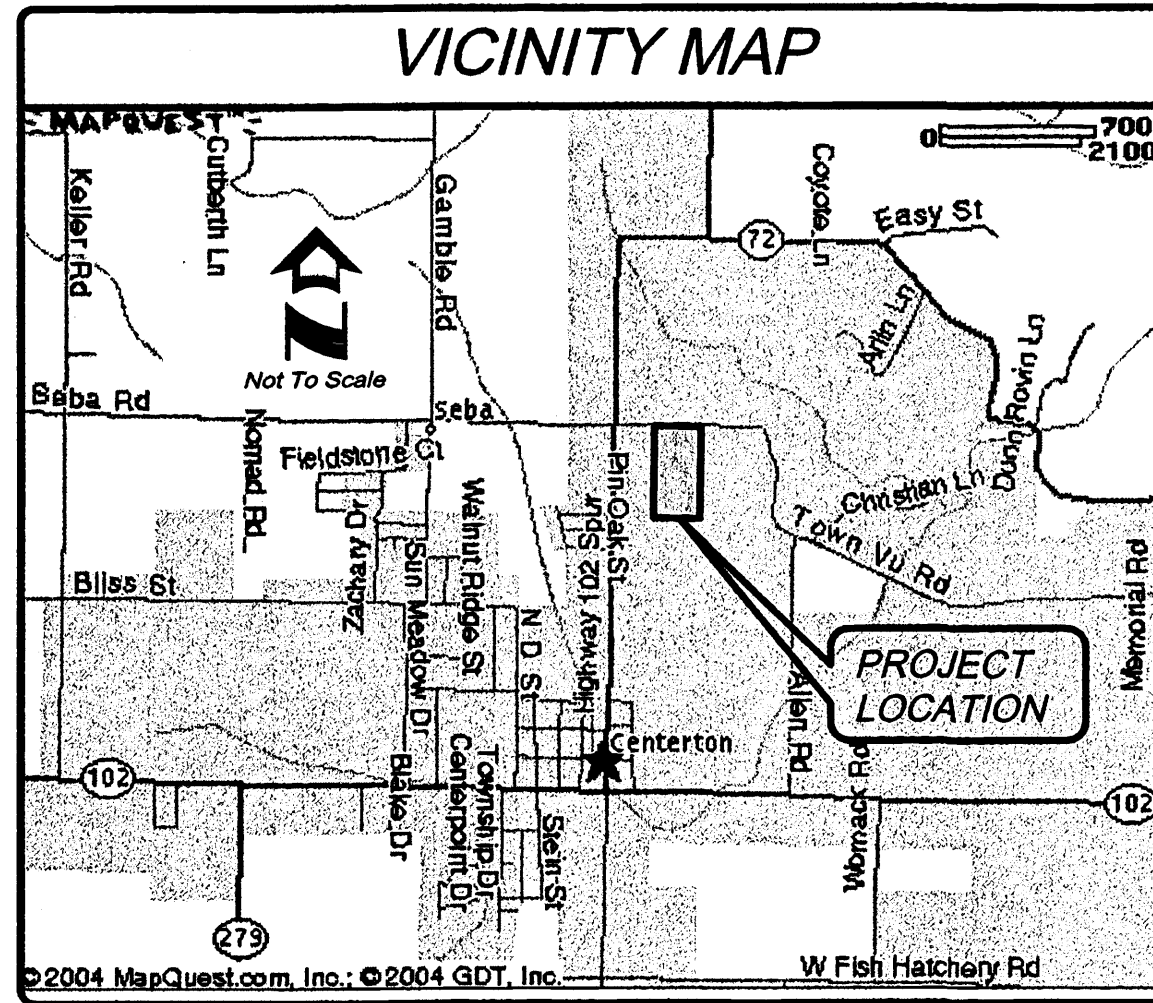
PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, BEING A FOUND RAILROAD SPIKE IN THE INTERSECTION OF HIGHWAY 102 SPUR AND TOWN VU ROAD, THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, S 2°17'35" W 208.00 FEET, THENCE S 87°25'15" E 660.00 FEET, TO AN IRON PIN FOR THE POINT OF BEGINNING, THENCE N 2°17'35" E 208.00 FEET, TO A POINT OF THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, BEING A 1/2 INCH IRON PIN, THENCE ALONG THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, S 87°25'15" E 662.60 FEET, TO A 1/2 INCH IRON PIN AT THE NE CORNER OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, S 2°20'23" W 1318.07 FEET, TO A 1/2 INCH IRON PIN AT THE SE CORNER OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 33, N 87°21'17" W 661.54 FEET, TO AN IRON PIN, THENCE N 2°17'35" E 1109.32 FEET, TO THE POINT OF BEGINNING CONTAINING 20.03 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT OF WAY OF TOWN VU ROAD ON THE NORTH SIDE THEREOF AND TO A POWER LINE EASEMENT AS SHOWN AND TO ALL EASEMENTS OF RECORD OR OF FACT.

NOTES:

- ◆ All Distances Along Curves Are Chord Lengths.
- ◆ 1/2" Rebar w/cap #1369 set at all Property Corners (unless noted otherwise).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Plat Based On Survey By G.E. Buescher, R.L.S. #1181, Dated August 25, 2003.
- ◆ Basis of Bearings: Survey By G.E. Buescher, R.L.S. #1181, Dated August 25, 2003.
- ◆ All Setbacks Shall Be Dedicated As Utility And Drainage Easements.
- ◆ There Are No Known Wetlands On This Project.
- ◆ FLOOD INFORMATION: This Property Does Not Lie In The 100 Year Flood Zone. Zone Panel No. 05007C0045F, Dated December 20, 2000.
- ◆ Front Yard Setbacks = 25.0' Unless Otherwise Noted on Plat
 Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat
 Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted On Plat
- ◆ The Front And Side Yard Setbacks On Lots 9, 10, 15, 36, 37, 38, 39, and 40, Where Adjacent To The Overhead Electric Or Gas Easements, Shall Be Defined As The Outer Edge Of The Easement Boundary. No Building Area Shall Encroach Within The Limits Of Any Easements Shown On This Plat.
- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- ◆ Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space W/ A 4' Concrete Sidewalk On Both Sides Of Street.)

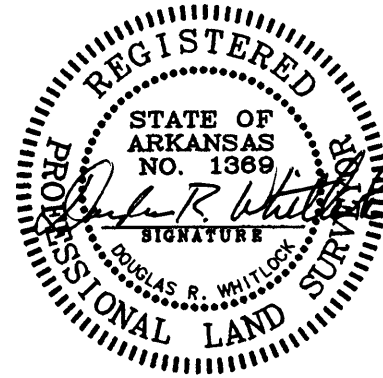
ZONING CLASSIFICATION: R-2



RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT

The right-of-way as shown on this plat is hereby dedicated to the public for public use. Tract "A" is dedicated to the City of Centerton for operation and maintenance of a detention pond. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements and/or lot setbacks shall be provided.

ENGINEER & SURVEYOR
MORRISON-SHIPLEY ENGINEERS, INC.
 2407 SE Cottonwood Street
 Bentonville, Arkansas 72712
 (479) 273-2209
 (479) 273-2553 (Fax)



OWNER & DEVELOPER
NEIL JOHNSON PROPERTIES, INC.
STEELE DEVELOPMENT, INC.
 400 Peach Orchard Rd.
 Bentonville, Arkansas 72712
 (479) 530-1212
 (479) 750-3378 (Fax)

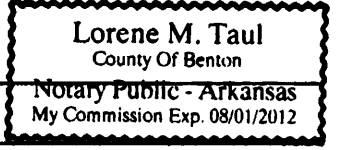
PLAT CERTIFIED CORRECT:

Douglas R. Whitlock
 DOUGLAS R. WHITLOCK
 AR P.L.S. #1369

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

Owners: *Neil Johnson Properties, Inc.* *Steele Development, Inc.*
 Date: *8-2005*

STATE OF ARKANSAS
 COUNTY OF Benton SWORN AND SUBSCRIBED BEFORE ME
 THIS 22ND DAY OF August, 2005.
 Notary Public: *Shrene M. Saul*
 My Commission Expires: 8/1/2012



CENTERTON PLANNING COMMISSION APPROVAL:
 Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 22ND Day Of August, 2005.

Chairperson: *Judith Cypert*
 CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:
 Water and Sewer Director: *[Signature]*

CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:
 Public Works Director: *[Signature]*

CENTERTON FIRE DEPARTMENT APPROVAL:
 Fire Chief: *[Signature]*

CENTERTON CITY COUNCIL ACCEPTANCE:
 This Plat Is Hereby Accepted By The City Of Centerton City Council This 25TH Day Of August, 2005.

Ordinance No. 05-70
 Mayor: *[Signature]*
 City Recorder: *[Signature]*



FILED FOR RECORD
 2005-1093
 09-06-2005
 2005 1093
 Recorded in the Above
 Plat Book & Page
 09-06-2005 02:09:21 P
 Brenda DeShields-Circuit Clerk
 Benton County, AR

COUNTY RECORDING STAMP

TARAH KNOLLS
(Lots 1 Thru 52 and Tract A)
(A Single-Family Development)

PART OF THE NE1/4 OF SECTION 33, T-20-N, R-31-W
 CENTERTON, BENTON COUNTY, ARKANSAS

TARAH KNOLLS (A Single-Family Development)	
REVISION	REV. NO.
MORRISON-SHIPLEY ENGINEERS, INC. DATE: 06.03.05	SHEET 1 of 2

June 3, 2005

SE 1/4 SW 1/4

SW 1/4 SE 1/4

TUSCANY, LLC.

SE 1/4 SE 1/4

NW Corner
NW 1/4 NE 1/4
Sec. 33, R-20-N, R-31-W

2005 1095
Recorded in the Above
Plat Book & Page
09-06-2005 02:11:39 PM
Brenda Deshields-Circuit Clerk
Benton County, AR

SECTION 28
SECTION 33

SECTION 28
SECTION 33

TOWN VU ROAD
S 87°25'15"E 662.60'

S02°17'35"W 208.00'

S87°25'15"E 660.00'

POINT OF BEGINNING

N02°17'35"E 208.00'

TBM:
Found 1/2" Rebar
NE Corner
NW 1/4 NE 1/4
Sec. 33, T-20-N, R-31-W
Elev.=1303.88

2005-1095
09-06-2005

ARKANSAS HWY. 102 SPUR (MAIN STREET)

NW 1/4 NE 1/4

1109.32'

N02°17'35"E

15' Gas Line Esmt.

S87°25'14"E 54.13'

SW Corner
NW 1/4 NE 1/4
Sec 33, T-20-N, R-31-W

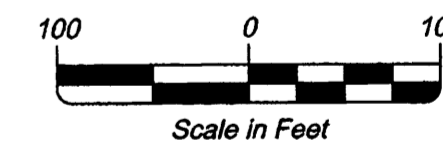
TRACT A
1.21 acres

N87°21'17"W 445.57'

HOMETOWN DEVELOPERS, LLC.

HOMETOWN DEVELOPERS, LLC.

NE 1/4 NE 1/4



LINE LEGEND

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

Lots 39 & 40 Shall
Have No Fences Within
Side Yard Setback.

SE Corner
NW 1/4 NE 1/4
Sec 33, T-20-N, R-31-W