

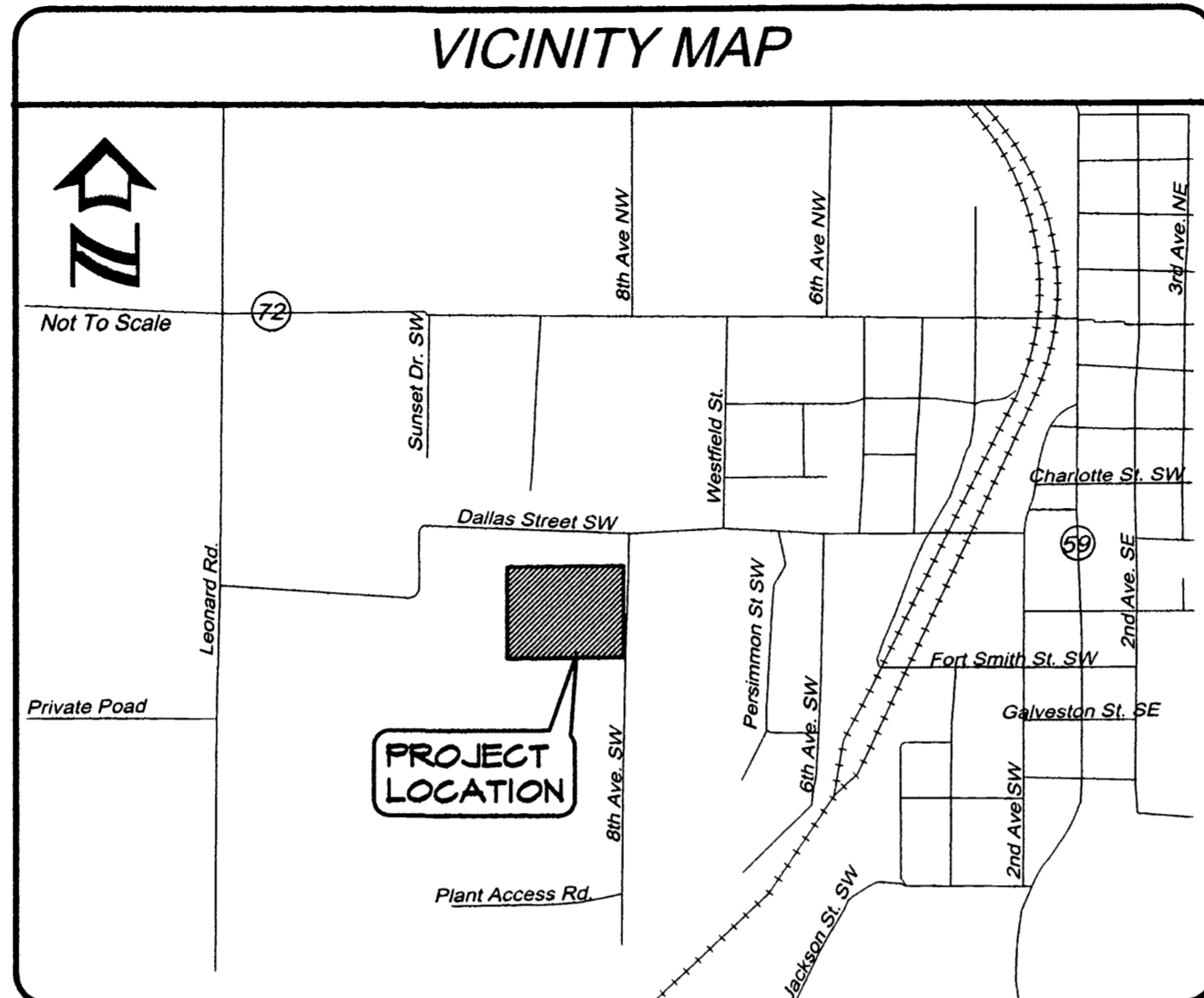
As-surveyed Boundary Description

Part Of The Northeast Quarter Of The Northwest Quarter, Section 14, Township 20 North Of The Baseline, Range 33 West Of The Fifth Principal Meridian, Benton County, Arkansas. Being More Particularly Described As Follows:

Commencing At A Found Railroad Spike At The Northeast Corner Of Said Northeast Quarter Of The Northwest Quarter; Thence Running South 00°00'57" East, 205.00 Feet, Along The East Line Of Said Northeast Quarter Of The Northwest Quarter, To A Found 1/2" Diameter Rebar And The Point Of Beginning; Thence Running South 00°00'45" East 640.00 Feet, Along Said East Line To A Found 1/2" Diameter Rebar; Thence South 00°00'04" East, 107.93 Feet, Along Said East Line To A Point; Thence Leaving Said East Line And Running South 89°31'00" West, 807.23 Feet To A Point; Thence North 00°00'06" West, 107.73 Feet To A Set 5/8" Diameter Rebar With A Plastic Cap Stamped 1369; Thence Running North 00°00'45" West, 640.00 Feet To The South Line Of The Dugan And Leaf Subdivision, Phase One, As Filed For Record April 29, 1996 In Book 30, At Page 198, And A Set 5/8" Diameter Rebar With A Plastic Cap Stamped 1369; Thence Running Along Said South Line And South Line Extended, North 89°30'09" East, 807.24 Feet To The Point Of Beginning, Containing 603,651 Square Feet, Or 13.86 Acres, More Or Less.

Right-of-way Donation And Easement Dedication Statement

The Right-of-way As Shown On This Plat Is Hereby Donated To The Public For Public Use. The Easements 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" 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 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 Easement Shall Be Provided.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	37.70'	25.00'	86°27'56"	23.49'	N46°17'53"E	34.23'
C2	38.13'	25.00'	87°20'44"	23.88'	N46°48'30"W	34.54'
C3	39.06'	25.00'	89°31'22"	24.79'	S44°45'27"W	35.21'
C4	39.48'	25.00'	90°28'23"	25.21'	N45°14'40"W	35.50'
C5	39.48'	25.00'	90°27'50"	25.21'	S45°15'18"E	35.50'
C6	39.07'	25.00'	91°29'01"	24.78'	N45°43'43"E	34.59'
C7	38.62'	25.00'	88°29'05"	24.35'	N46°14'19"W	34.90'
C8	39.06'	25.00'	89°31'33"	24.79'	S44°45'22"W	35.21'
C9	39.48'	25.00'	89°59'06"	25.10'	S45°14'39"E	35.50'
C10	71.06'	45.00'	90°28'30"	45.37'	S45°14'41"E	63.90'
C11	35.57'	60.00'	31°06'07"	16.70'	S15°33'32"E	32.17'
C12	55.15'	60.00'	52°39'52"	29.70'	S57°26'32"E	53.23'
C13	7.02'	60.00'	6°42'24"	3.52'	S87°07'40"E	7.02'
C14	39.06'	25.00'	89°30'54"	24.79'	N44°44'42"E	35.21'
C15	39.48'	25.00'	90°28'56"	25.21'	N45°14'24"W	35.50'

FINAL PLAT PATRIOT PARK, GRAVETTE (Lots 1-62)

PART OF THE NE1/4 OF THE NW 1/4
PART OF SECTION 14, T-20-N OF THE BASELINE, R-33-W
OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS

PLAT CERTIFIED CORRECT:

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

STATE OF ARKANSAS
COUNTY OF BENTON, SWORN AND SUBSCRIBED BEFORE ME

THIS 22 DAY OF Feb, 2005.
Notary Public Patti Hutton Park
My Commission Expires: 12-11-2006

OFFICIAL SEAL
PATTI HUTTON PARK
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMM. EXPIRES 12-11-2006

ALLOTTERS: *Patriot Park II, LLC.*

This Plat Was Approved By The Planning And Zoning Board.

Approved On Feb 17, 2005. 2005-239
Planning Officer *Doreen C. Baskin* 02-22-2005

Mayor, City Of Gravette *Grath R. Boy* 2005 239

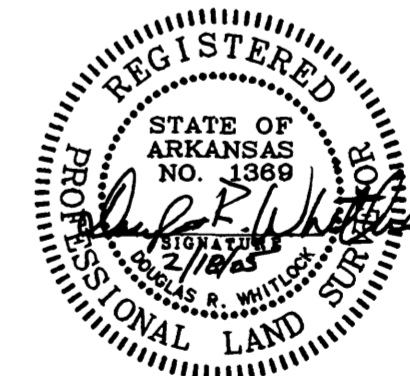
City Recorder: *Tony Davis*
Recorded in the Above Plat Book & Page 02-22-2005 12:54:11 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

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.
- ◆ Basis of Bearings: N89°30'09"E = South Line Of Dugan And Leaf Subdivision, Phase One, As Filed For Record April 29, 1996 In Book 30, At Page 198.
- ◆ All Sidewalks Shall be Constructed With the Building of Individual Homes.

◆ 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 Benton County, Arkansas And Incorporated Areas, per Map Number: 05007C0025 E. Revised Date: September 18, 1991

◆ R-2 RESIDENTIAL
Front Yard Setbacks = 25.0'
Back Yard Setbacks = 16.0'
Side Yard Setbacks = 7.0'



OWNER & DEVELOPER
PATRIOT PARK, L.L.C.
5311 Village Parkway
Rogers, Arkansas 72758
(479) 271-0028

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

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

DUGAN & LEAF SUBDIVISION, PHASE ONE, AS FILED FOR RECORD APRIL 29, 1996 IN BOOK 30, AT PAGE 198

NE CORNER
NE 1/4, NW 1/4
SEC 14, T-20-N, R-33-W
FOUND RR SPIKE

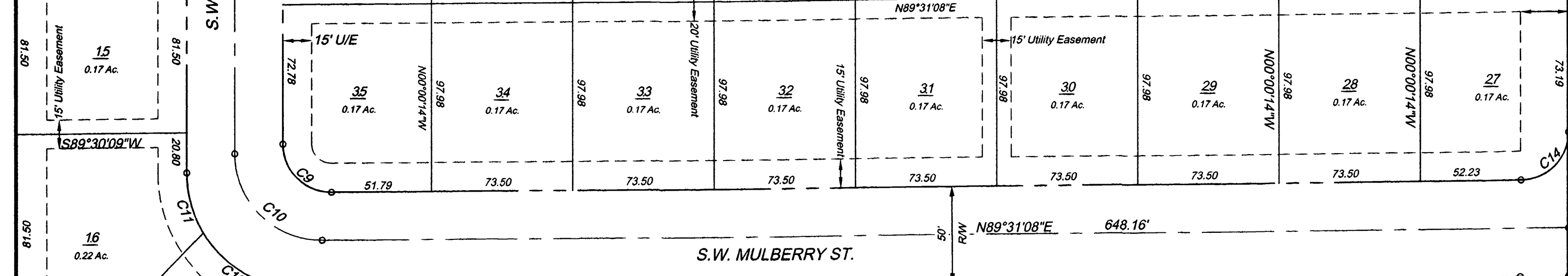
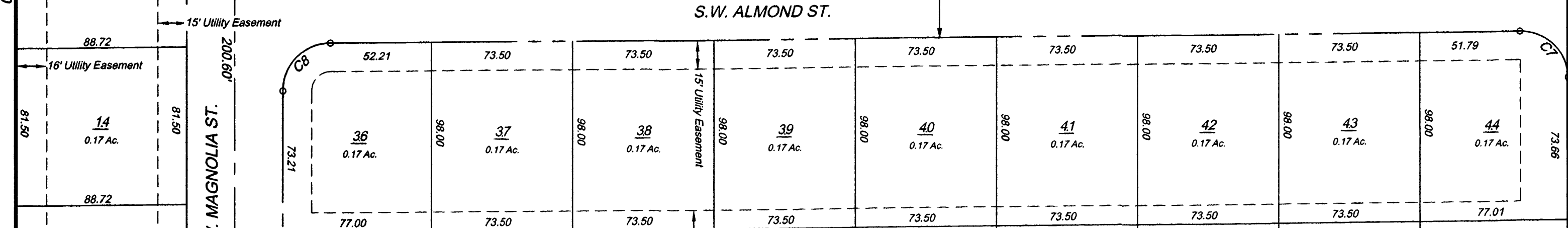
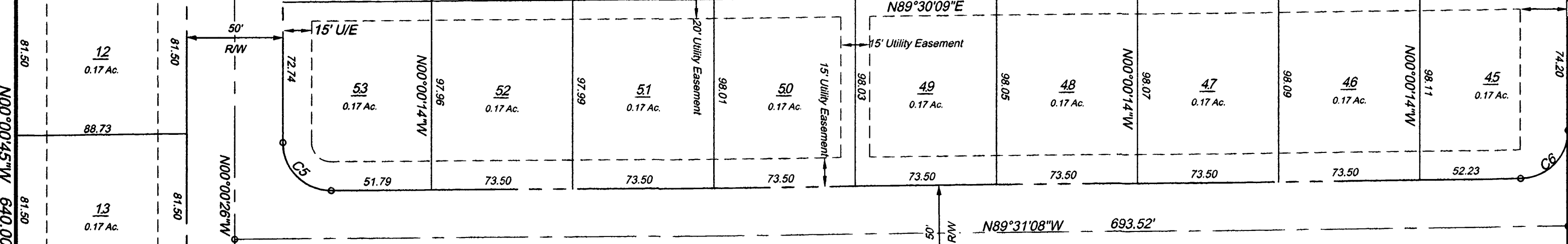
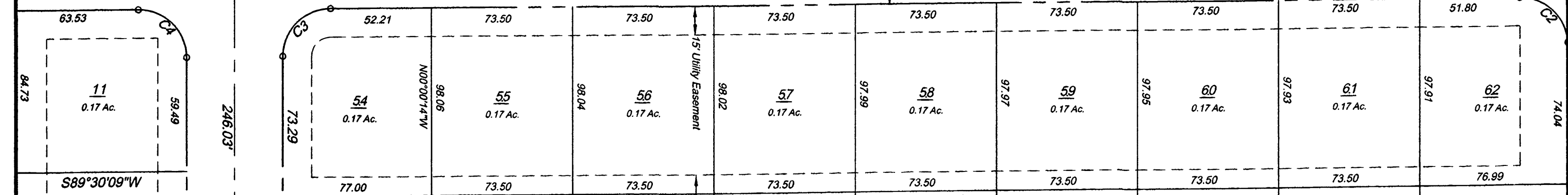
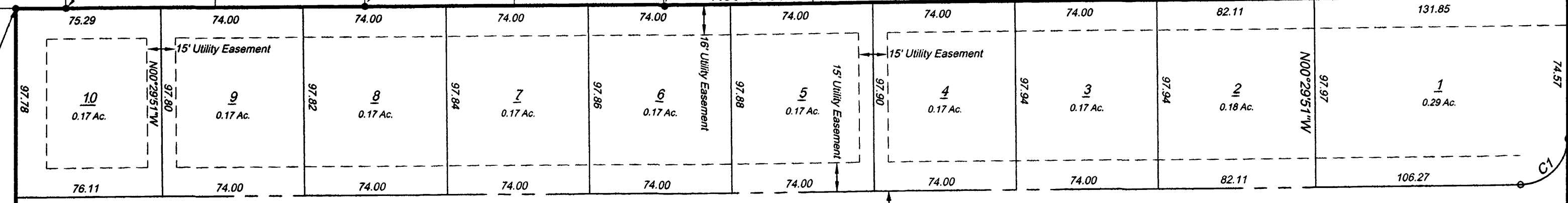
POINT OF BEGINNING
FOUND 1/2" DIA REBAR

N89°30'09"E 807.24

S00°00'57"E 205.00'

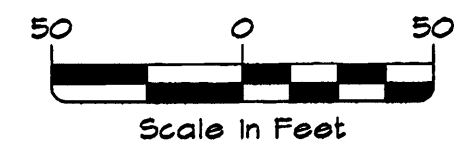
FOUND 1/2" DIA REBAR
FOUND 1/2" DIA REBAR

SET 5/8" DIA REBAR W/ PLASTIC CAP STAMPED 1369



SET 5/8" DIA REBAR W/ PLASTIC CAP STAMPED 1369

FOUND 1/2" DIA REBAR



LINE LEGEND

- Boundary Line
- Right-of-Way Line
- Centerline
- Easement Line

2005-240
02-22-2005

2005 240
Recorded in the Abbe
Plat Book & Page
02-22-2005 01:02:30 PM
Brenda DeShields-Circuit Clerk
Benton County, AR