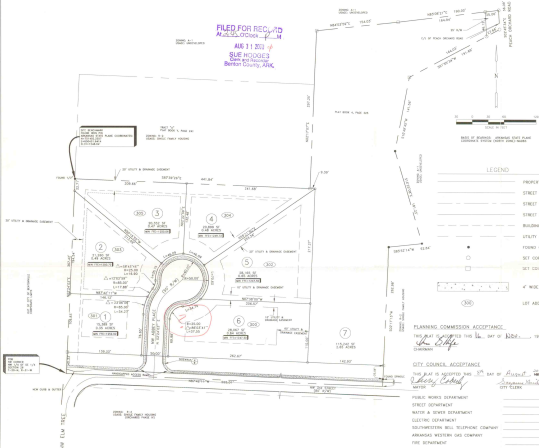


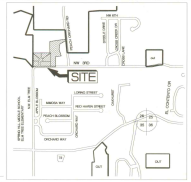
FILED FOR RECORD
MAY 25 1999

AUG 11 2007
SUE HODGES
Clark and Associate
Benton County, AR, Inc.



LEGEND

- PROPERTY BOUNDARY
- STREET CURB LINE
- STREET CENTERLINE
- STREET RIGHT OF WAY
- BUILDING SETBACK
- UTILITY & DRAINAGE EASEMENT
- FOODING CORNER
- SET CORNER
- SET CONCRETE MONUMENT
- 4" WIDE SIDEWALK
- LOT ADDRESS



VICINITY MAP

- NOTES:
- THIS SUBDIVISION CONTAINS 7 LOTS AND 8.61 ACRES.
 - NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY OF THE PRESENTLY ESTABLISHED TWO-YEAR FLOOD PLAIN REGULATIONS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOCAL FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MAP NUMBER DPO03004-2, EFFECTIVE DATE SEPTEMBER 16, 1981.
 - THE SUBDIVISION IS ZONED R-3.
 - THE USE LIST FOR THIS PROPERTY IS "SEE UNIT 10-C(4)(A)".
 - THE MINIMUM SETBACK LINES FOR YARD REQUIREMENTS SHALL BE AS FOLLOWS:
 - FRONT YARD SETBACK PLANNED STREET WIDTH 20 FEET
 - 3000 FEET FROM PROPERTY LINE 15 FEET (FORMER LOT)
 - 18 FEET
 - REAR YARD FROM PROPERTY LINE 20 FEET
 - THE LEFT OWNER SHALL PROVIDE A 4 FOOT WIDE CONCRETE SIDEWALK, PER CITY OF BENTONVILLE SPECIFICATIONS, ALONG THE FRONT OF ALL LOTS. THIS SIDEWALK IS REQUIRED AT THE TIME OF HOME CONSTRUCTION, BUT NO LATER THAN 3 YEARS AFTER THE DATE OF THE FINAL PLAT. OWNER SHALL NOTIFY PLANNING DEPARTMENT BEFORE FINISHING SIDEWALK.
 - OWNER IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND A 15 FOOT CITY SIDE DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, UNLESS ALREADY OBTAINED.

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS ACCEPTED THIS 16th DAY OF JUNE, 1999.
Cherry Coble

CITY COUNCIL ACCEPTANCE

THIS PLAT IS ACCEPTED THIS 27th DAY OF August, 1999.
Cherry Coble
Debrah Nix
CITY CLERK

- PUBLIC WORKS DEPARTMENT
- STREET DEPARTMENT
- WATER & SEWER DEPARTMENT
- ELECTRIC DEPARTMENT
- SOUTHWESTERN BELL TELEPHONE COMPANY
- ARKANSAS WESTERN GAS COMPANY
- FIRE DEPARTMENT
- POLICE DEPARTMENT

OWNER'S CERTIFICATION AND DECLARATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE PREMISES PLATTED HEREON AND DO HEREBY WARRANT ALL EASEMENTS AND EASEMENTS FOR THE USE OF BENTONVILLE PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

SUBSCRIBED AND SWORN before me on this 26th day of August, 1999.
Dorothy Ward COMMISSION EXPIRES 4-15-07
CLERK PUBLIC



- NOTES:
- IT IS THE INTENT OF THIS PLAT TO PROVIDE A 20' WIDE-OF-WAY (40' W) ON THIS PROPERTY.
 - ALSO, NO CORNER ACCESS TO NEW 3RD STREET BE PERMITTED FROM LOTS 1 OR 4.
 - NO EASEMENTS WILL BE PROVIDED FOR LOT 5.
 - DOWNHILL DRIVEWAYS WILL BE CONSTRUCTED IN A MARKER TO PREVENT STREET DRAINAGE FROM FLOWING DOWN DRIVEWAY CROWN/DEVELOPER.

STEEL DEVELOPMENT COMPANY
1005 NEW YORK SQUARE, 10TH FLOOR, DIXON, AR 72801, ARKANSAS
ENGINEER/SURVEYOR
FOX & BORE, INC.
701-B SOUTH MAIN
BENTONVILLE, ARKANSAS 72712
(501) 271-1788

LEGAL DESCRIPTION
A PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T-20-S-4, R-31-W-6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 26, THENCE N 02°01'00" E, 284.00 FEET, THENCE S 89°33'00" W, 443.89 FEET, THENCE S 02°01'00" E 283.00 FEET, THENCE N 02°01'00" E, 284.00 FEET, THENCE S 02°01'00" E 283.00 FEET, THENCE S 89°33'00" W, 443.89 FEET, THENCE S 02°01'00" E 283.00 FEET, THENCE N 02°01'00" E, 284.00 FEET, THENCE S 89°33'00" W, 443.89 FEET, THENCE S 02°01'00" E 283.00 FEET TO THE CENTERLINE OF NEW 3RD STREET, THENCE ALONG SAID CENTERLINE N 89°33'00" W, 198.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.61 ACRES, MORE OR LESS, BEING SUBJECT TO THE RIGHT-OF-WAY OF NEW 3RD STREET.



FOX GORE
REALTY & TITLE
1005 NEW YORK SQUARE, 10TH FLOOR, DIXON, AR 72801, ARKANSAS (501) 271-1788

PREPARED FOR: STEEL DEVELOPMENT COMPANY

FINAL PLAT, ATLAS PAGE 359
AGENCY ADDRESS
8NW 3rd STREET
BENTONVILLE, ARKANSAS

DESIGNED BY: HOF CHECKED BY: HOF DATE: 10-28-98
DRAWN BY: HOF SCALE: 1" = 80' PROJECT NO: 02-24-99
REV. PER CITY TECH REVIEW 9-16-99 HOF SHEET NO:
REV. YEAR 2006 - 100' = 7-9-00 HOF 1 OF 1