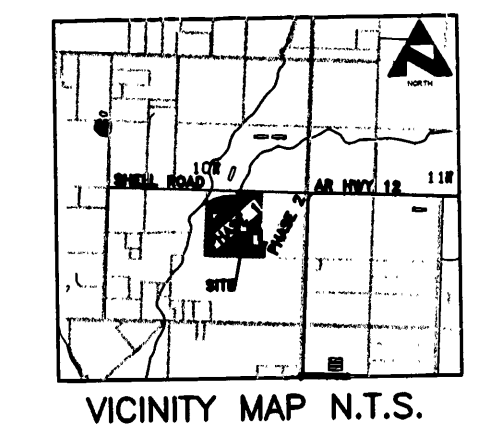
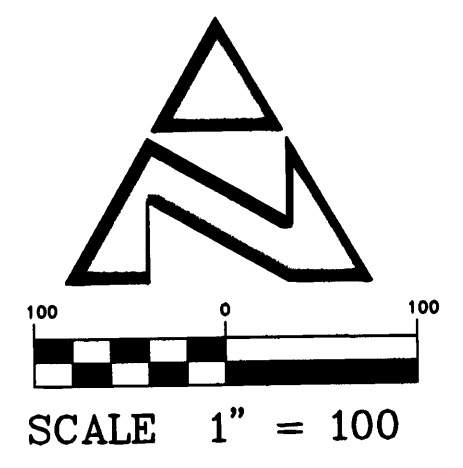
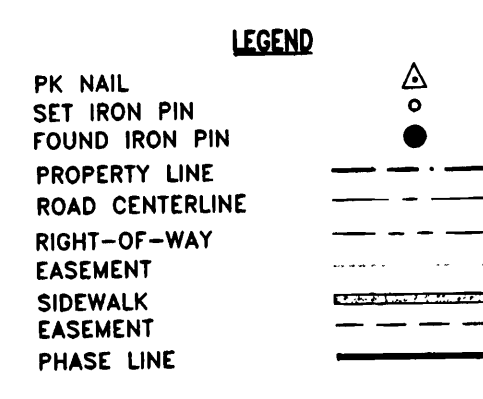


CURVE	LENGTH	RADIUS
C1	4.00	122.00
C2	14.03	122.00
C3	15.97	172.00
C4	23.41	172.00
C5	15.84	15.00
C6	12.30	50.00
C7	11.10	15.00
C8	26.56	20.00
C9	2.38	125.00
C10	6.79	125.00
C11	5.69	100.00
C12	4.00	100.28
C13	24.98	20.00
C14	25.14	20.00

LINE	LENGTH	BEARING
L1	10.31	S75°16'13"W
L2	10.28	S14°43'47"E
L3	4.41	N87°24'59"W
L4	11.00	S02°35'15"W
L5	11.47	S87°24'59"E



- SIDEWALK NOTES:**
- SIDEWALKS ARE TO BE CONSTRUCTED BY HOME BUILDERS / LOT OWNERS. SIDEWALKS FOR LOTS NOT SOLD 3 YEARS AFTER DATE OF FINAL PLAT WILL BE CONSTRUCTED BY THE LOT OWNER.
 - SIDEWALKS TO BE 5' IN WIDTH, LOCATED 5' BEHIND BACK OF CURB AND CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS. HANDICAP RAMPS TO BE PLACED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.
 - HOME BUILDER / LOT OWNER SHALL CONTACT THE CITY OF BENTONVILLE BUILDING INSPECTION DEPARTMENT WHEN SIDEWALK FORMS ARE SET, PRIOR TO POURING CONCRETE. NO SIDEWALK CONSTRUCTION WILL BE ALLOWED UNTIL FORMS ARE APPROVED BY THE CITY OF BENTONVILLE.

SURVEY NOTES:
 BASIS OF BEARINGS:
 ARKANSAS STATE PLANE, NORTH ZONE, NAD 83 GRID, PER TIES TO CITY OF BENTONVILLE G.I.S. MONUMENTS #15 AND #82.

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, OR PORTION THEREOF, REFERENCED IN DEED BOOK 98 AT PAGE 128913 IN THE RECORDS OF THE CIRCUIT CLERK, BENTON COUNTY.

THIS BOUNDARY SURVEY DOES NOT PURPORT TO REPRESENT A TRACT SPLIT OR PROPERTY LINE ADJUSTMENT. CITY-COUNTY PLANNING AND ZONING REGULATIONS MAY APPLY.

THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

THERE MAY NOT BE ANY FENCES OR OTHER STRUCTURES BUILT IN THE DRAINAGE EASEMENTS.

FLOOD ZONE NOTE:
 A PORTION OF THIS PROPERTY IS LOCATED IN ZONE 'A', BEING INSIDE THE 100-YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER 05007C0135-E DATED SEPTEMBER 18, 1991.

I HEREBY DECLARE THAT I HAVE, THIS 27TH DAY OF MAY, 2005, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

TERRY L. GING, AR. L.S. 1301
 APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 12th DAY OF July, 2005.

Terry L. Ging
 CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:
 THIS PLAT IS HEREBY ACCEPTED THIS 26th DAY OF July, 2005 BY THE BENTONVILLE CITY COUNCIL.

Steve Black MAYOR
Branda DeShields CITY CLERK

2005 944
 Recorded in the Above
 Plat Book & Page
 06-00-2005 03:00:42 PM
 Branda DeShields-Circuit Clerk
 Benton County, AR

CERTIFICATE OF DEDICATION:
 We, the undersigned owners of the real estate shown and described hereon, do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat and do hereby establish the easements shown upon this plat. Said easements shall be for the benefit of the City of Bentonville and all utility companies, including cable television companies and said easements shall be for the purpose of constructing, maintaining, repairing, and replacing utility lines, cable television lines, and drainage structures. The City of Bentonville, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements.

OWNER: *Ray Jones*
 DATE: 8-3-05

STATE OF ARKANSAS COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE ME THIS 2nd DAY OF Aug, 2005.

Teressa K. Utter
 NOTARY PUBLIC

OFFICIAL SEAL
 TERESSA K. UTTER
 NOTARY PUBLIC-ARKANSAS
 BENTON COUNTY
 MY COMMISSION EXPIRES: 09-10-13

2005-944
 08-03-2005

PHASE I DESCRIPTION, FIELD SURVEY OF DEED 98-128913:
 A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 2°28'20" EAST 1081.90 FEET TO THE CENTER OF A CREEK; THENCE WITH SAID CREEK THE FOLLOWING COURSES: NORTH 88°01'31" EAST 50.00 FEET; THENCE NORTH 80°56'44" EAST 100.00 FEET; THENCE NORTH 78°39'19" EAST 95.00 FEET; THENCE NORTH 53°30'40" EAST 50.00 FEET; THENCE NORTH 79°10'29" EAST 120.00 FEET; THENCE NORTH 68°08'30" EAST 30.00 FEET; THENCE SOUTH 75°56'58" EAST 95.00 FEET; THENCE NORTH 59°49'32" EAST 60.00 FEET; THENCE NORTH 41°25'46" EAST 50.00 FEET; THENCE NORTH 0°04'40" EAST 65.00 FEET TO A P.K. NAIL ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 87°21'48" EAST 62.97 FEET TO A COTTON SPINDLE FOR THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE CONTINUING SOUTH 87°21'49" EAST 467.08 FEET; THENCE SOUTH 02°24'27" WEST A DISTANCE OF 149.86 FEET; THENCE SOUTH 08°08'13" WEST A DISTANCE OF 50.08 FEET; THENCE SOUTH 02°24'27" WEST A DISTANCE OF 244.00 FEET; THENCE NORTH 87°35'33" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 03°18'11" EAST A DISTANCE OF 50.25 FEET; THENCE SOUTH 02°24'27" WEST A DISTANCE OF 122.00 FEET; THENCE NORTH 87°35'33" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 02°24'27" WEST A DISTANCE OF 122.00 FEET; THENCE SOUTH 36°56'39" EAST A DISTANCE OF 64.66 FEET; THENCE SOUTH 02°24'27" WEST 122.00 A DISTANCE OF 122.00 FEET; THENCE SOUTH 87°35'33" EAST A DISTANCE OF 5.79 FEET; THENCE SOUTH 02°24'27" WEST A DISTANCE OF 127.00 FEET; THENCE SOUTH 87°35'33" EAST A DISTANCE OF 51.98 FEET; THENCE ALONG A TANGENT ARC TO THE RIGHT HAVING A RADIUS OF 78.01 FEET AND AN ARC LENGTH OF 33.19 FEET, A CHORD BEARING OF SOUTH 70°06'48" EAST, AND A CHORD DISTANCE OF 32.94 FEET; THENCE SOUTH 68°38'03" EAST A DISTANCE OF 35.27 FEET; THENCE SOUTH 27°15'11" WEST 112.17 FEET; THENCE SOUTH 02°24'26" WEST A DISTANCE OF 161.86 FEET; THENCE NORTH 87°36'04" WEST A DISTANCE OF 560.56 FEET; THENCE NORTH 87°36'04" WEST 658.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 32.53 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

DEVELOPER:
 67 DEVELOPMENT CORPORATION
 MR. RAY JONES
 P.O. BOX 797
 BENTONVILLE, ARKANSAS 72712

SURVEYOR:
 TERRY GING SERVICES
 1102 SE C STREET
 BENTONVILLE, AR 72712
 (479) 621-3592

PROPOSED PROPERTY USE:
 R-1

PROPOSED PROPERTY USE:
 SINGLE-FAMILY RESIDENTIAL

SUBDIVISION NAME:
 ROLLING ACRES, PHASE 1

BUILDING SETBACKS:
 FRONT YARD- 20' OR AS SHOWN
 FRONT YARD- 30' FOR GARAGE OR AS SHOWN
 REAR YARD- 25' OR AS SHOWN
 SIDE YARD- 7' INTERIOR, 20' EXTERIOR

REGISTERED PROFESSIONAL LAND SURVEYOR
 TERRY L. GING
 No. 1301

NORTHSTAR ENGINEERING CONSULTANTS, INC.
 Civil & Environmental Engineering
 Landscape Architecture
 Geological Services
 Land Surveying
 Planning

211 South Main Street
 (479) 271-0906

Bentonville, Arkansas 72712
 (479) 271-8144 Fax

ROLLING ACRES SUBDIVISION, PHASE 1 ATLAS PAGE #482
 SHELL ROAD
 BENTONVILLE, ARKANSAS

FINAL PLAT
 SHEET 1 of 1

CHECKED: 5/31/05
 TLG
 DRAWN: 5/31/05
 MAB
 FILE NAME: 347-01 FP.DWG
 PROJECT No.: 347-01
 PLOT DATE/REV.: 08/02/05 / 0