

- NOTES:**
- NO LOT SHALL HAVE ACCESS OFF OF BEEN ROAD
 - SIDEWALKS SHALL BE THE RESPONSIBILITY THE OWNER/DEVELOPER OF EACH LOT AT THE TIME OF CONSTRUCTION.
 - FIRE HYDRANTS AT ALL STUB OUTS WILL BE ADJUSTED TO FINAL GRADE AT TIME OF STREET EXTENSIONS.

DEVELOPER:
JOHN DAVID LINDSEY DEVELOPMENT, LLC
3801 WEST WALNUT
ROGERS, ARKANSAS 72756

ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 SOUTH MAIN
BENTONVILLE, AR 72712
(479) 271-0906

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.30	20.00
C2	31.53	20.00
C3	31.42	20.00
C4	31.42	20.00
C5	28.51	20.00
C6	11.26	75.00
C7	34.32	20.00
C8	18.18	125.00
C9	31.42	20.00
C10	31.42	20.00
C11	31.42	20.00
C12	31.42	20.00
C13	31.42	20.00
C14	31.42	20.00
C15	31.42	20.00
C16	31.42	20.00
C17	31.42	20.00
C18	31.42	20.00
C19	31.42	20.00
C20	31.42	20.00
C21	31.30	20.00
C22	31.42	20.00
C23	31.42	20.00
C24	117.81	75.00

SURVEY DESCRIPTION PHASE 1:

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE N02°13'30"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1293.55 FEET TO THE TRUE POINT OF BEGINNING; THENCE N02°13'30"E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1345.72 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1; THENCE S87°09'52"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 1330.58 FEET TO AN EXISTING 5/8" IRON PIN; THENCE S87°04'10"E A DISTANCE OF 50.00 FEET; THENCE S02°16'58"W A DISTANCE OF 42.47 FEET; THENCE 18.77 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET WITH A CHORD DISTANCE OF 18.75 FEET AND A CHORD BEARING OF S06°35'01"W; THENCE S10°53'04"W A DISTANCE OF 287.05 FEET; THENCE 10.90 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET WITH A CHORD DISTANCE OF 10.90 FEET AND A CHORD BEARING OF S08°43'05"W; THENCE S02°33'07"W A DISTANCE OF 522.72 FEET; THENCE S87°28'53"E A DISTANCE OF 325.53 FEET; THENCE S02°25'52"W A DISTANCE OF 242.54 FEET; THENCE S48°02'12"E A DISTANCE OF 118.64 FEET; THENCE S44°43'03"W A DISTANCE OF 187.22 FEET; THENCE N87°05'27"W A DISTANCE OF 308.98 FEET; THENCE N48°22'03"W A DISTANCE OF 37.04 FEET; THENCE 107.52 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET; WITH A CHORD DISTANCE OF 104.23 FEET AND A CHORD BEARING OF S67°54'40"W; THENCE N87°26'53"W A DISTANCE OF 1204.38 FEET TO THE POINT OF BEGINNING CONTAINING 44.73 ACRES, MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENT AND RIGHTS OF WAY OF RECORD.

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 #52.

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, OR PORTION THEREOF, REFERENCED IN DEED BOOK 2004 AT PAGE 32138-32139 IN THE RECORDS OF THE CIRCUIT CLERK, BENTON COUNTY, ARKANSAS.

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

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.

FLOOD ZONE NOTE:

NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A KNOWN FLOOD AREA, (ZONE AE) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0135E, EFFECTIVE DATE SEPTEMBER, 18 1991.

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: *[Signature]*
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME
THIS 8th DAY OF June 2007. *[Signature]*
NOTARY PUBLIC

BONNIE J. ANDERSON
MY COMMISSION # 12359078
EXPIRES: March 27, 2017
Benton County

DRAINAGE EASEMENT NOTE:

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

CERTIFICATE OF SURVEYING ACCURACY:

I, TERRY GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION. BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST. THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

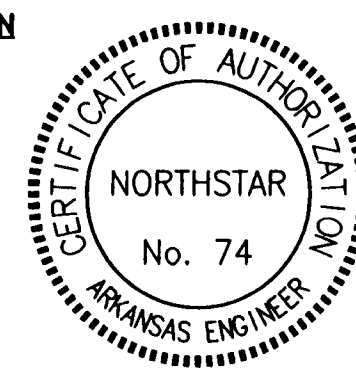
DATE OF EXECUTION: *June 07*
SIGNED: *[Signature]*
REGISTERED LAND SURVEYOR
NO. 1301
STATE OF ARKANSAS

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 2nd DAY OF May 2007 BY THE BENTONVILLE CITY COUNCIL.
[Signature]
MAYOR
[Signature]
CITY CLERK

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 15 DAY OF May 2007.
[Signature]
CHAIRMAN



R-1 BUILDING SETBACKS:

FRONT YARD - 20' OR AS SHOWN
FRONT YARD - 50' FOR GARAGE
REAR YARD - 25'
SIDE YARD - 7' INTERIOR, 20' EXTERIOR

PROPERTY USE:

SINGLE-FAMILY RESIDENTIAL
SET IRON PIN (1/2" REBAR CAPPED)
FOUND IRON PIN
PROPERTY LINE
LOT LINE
EASEMENT
RIGHT-OF-WAY
CURB AND GUTTER
5' SIDEWALK
STREET CENTERLINE
MATCH LINE

REV	PER CITY OF BENTONVILLE COMMENTS	NOB	DATE	JEI	DATE
REV 4	PER CITY OF BENTONVILLE COMMENTS	NOB	6/7/07	JEI	6/7/07
REV 3	PER CITY OF BENTONVILLE COMMENTS	JAP	5/21/07	JEI	5/21/07
REV 2	PER CITY OF BENTONVILLE COMMENTS	JAP	4/30/07	JEI	4/30/07

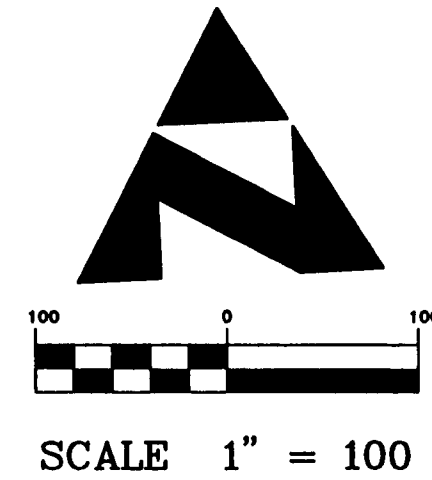
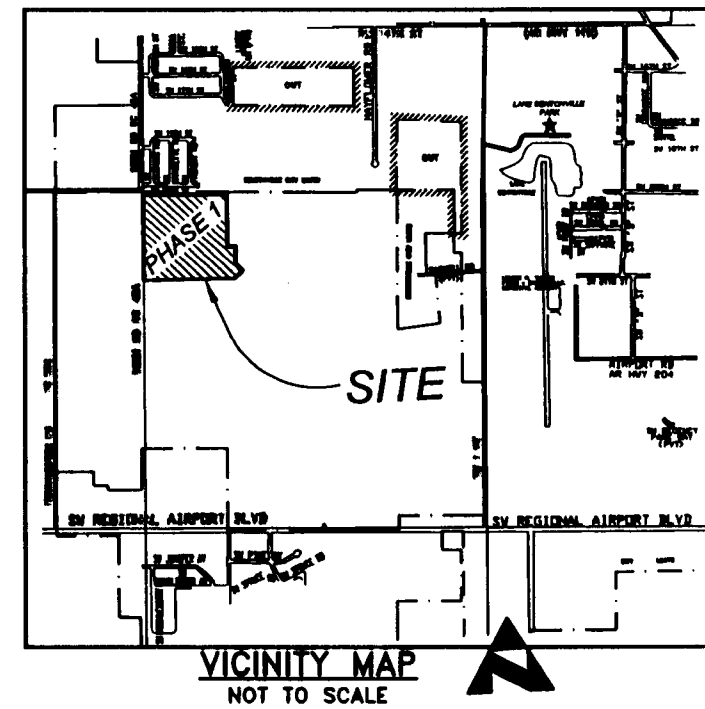
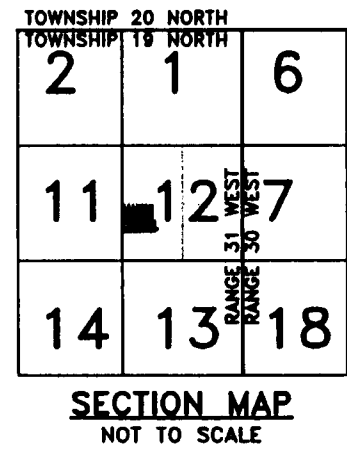
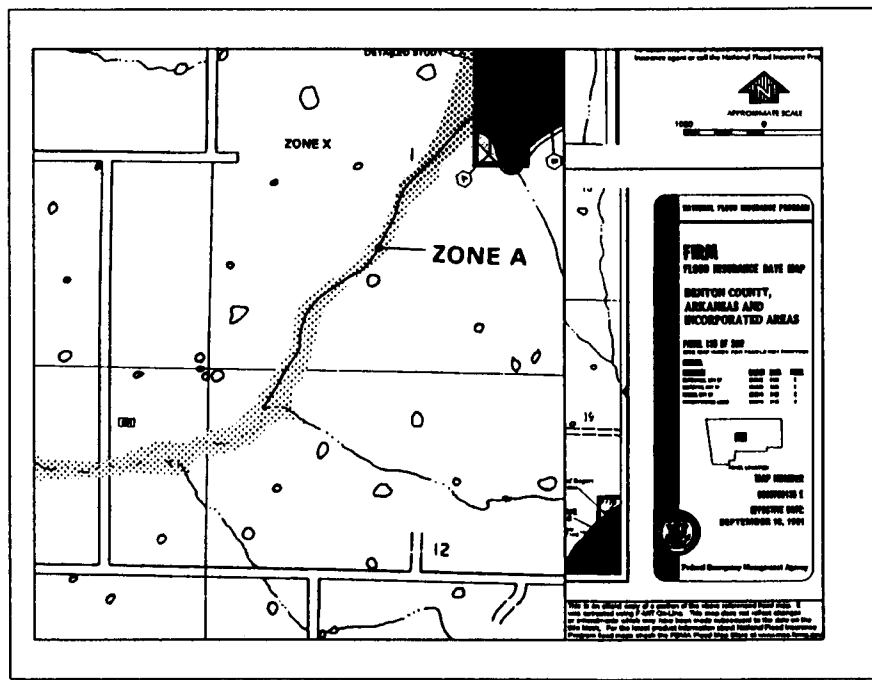
NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
207 South Main Street
(479) 271 - 0906
Bentonville, Arkansas 72712
(479) 271-8144 Fax

THORNBROOK VILLAGE SUBDIVISION, PHASE 1 ATLAS PAGE #443
BEEN ROAD
BENTONVILLE, ARKANSAS

CHECKED: *[Signature]*
DRAWN: *[Signature]*
FILE NAME: 357-01 FP.DWG
PROJECT NO.: 357-01
PLOT DATE/REV.: 6/7/07 4

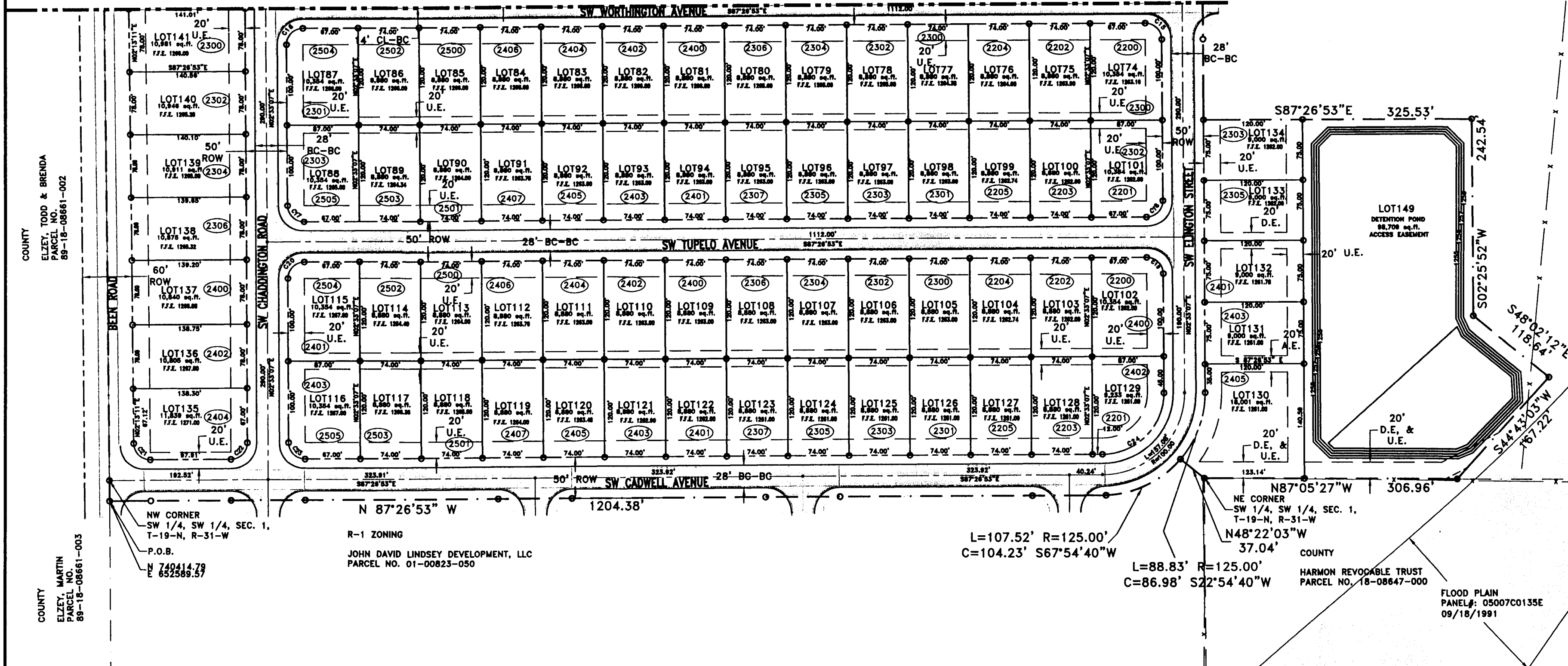
FINAL PLAT

SHEET 1



MATCH LINE AT CENTERLINE SW WORTHINGTON AVE

VICINITY MAP
NOT TO SCALE



PROPERTY ZONING:

R-1 BUILDING SETBACKS:
FRONT YARD - 20' OR AS SHOWN
FRONT YARD - 30' FOR GARAGE
REAR YARD - 25'
SIDE YARD - 7' INTERIOR, 20' EXTERIOR

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	31.30	20.00
C2	31.53	20.00
C3	31.42	20.00
C4	31.42	20.00
C5	28.51	20.00
C6	11.26	75.00
C7	34.32	20.00
C8	18.18	125.00
C9	31.42	20.00
C10	31.42	20.00
C11	31.42	20.00
C12	31.42	20.00
C13	31.42	20.00
C14	31.42	20.00
C15	31.42	20.00
C16	31.42	20.00
C17	31.42	20.00
C18	31.42	20.00
C19	31.42	20.00
C20	31.42	20.00
C21	31.30	20.00
C22	31.42	20.00
C23	31.42	20.00
C24	117.81	75.00

R-1 ZONING
JOHN DAVID LINDSEY DEVELOPMENT, LLC
PARCEL NO. 01-00823-050

L=107.52' R=125.00'
C=104.23' S67°54'40"W

L=88.83' R=125.00'
C=86.98' S22°54'40"W

N87°05'27"W 306.96'
NE CORNER SW 1/4, SW 1/4, SEC. 1,
T-19-N, R-31-W
N48°22'03"W 37.04'

COUNTY
HARMON REVOCABLE TRUST
PARCEL NO. 18-08647-000

FLOOD PLAIN
PANEL#: 05007C0135E
09/18/1991

P.O.C.
SW CORNER, SW 1/4
SECTION 1
T-19-N
R-31-W

LEGEND

- SET IRON PIN (1/2" REBAR CAPPED) ○
- FOUND IRON PIN ●
- PROPERTY LINE ———
- LOT LINE ———
- EASEMENT ———
- RIGHT-OF-WAY ———
- CURB AND GUTTER ———
- 5' SIDEWALK ———
- STREET CENTERLINE ———
- MATCH LINE ———

Brenda Deshields-Circuit Clerk
Benton County, AR
Book/Pgs: 2007/532
Term/Cashier: CASH/MPETERS
06/14/2007 2:08:39PM
Total Fees: 4853
Book 2007 Page 532
Recorded in the Above
PLAT Book & Page
06/14/2007

REV 4	PER CITY OF BENTONVILLE COMMENTS	NOB	6/7/07	JEI	6/7/07
REV 3	PER CITY OF BENTONVILLE COMMENTS	JAP	5/21/07	JEI	5/21/07
REV 2	PER CITY OF BENTONVILLE COMMENTS	JAP	4/30/07	JEI	4/30/07

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
207 South Main Street (479) 271 - 0906
Bentonville, Arkansas 72712 (479) 271-8144 Fax

THORNBROOK VILLAGE SUBDIVISION, PHASE 1 ATLAS PAGE #443
BEEN ROAD BENTONVILLE, ARKANSAS

CHECKED: 7/6/07
DRAWN: NOB 6/7/07
FILE NAME: 357-01 FP.DWG
PROJECT No.: 357-01
PLOT DATE/REV.: 6/7/07 / 4

SHEET 2

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1301
NORTHSTAR No. 74
ARKANSAS ENGINEER

FINAL PLAT