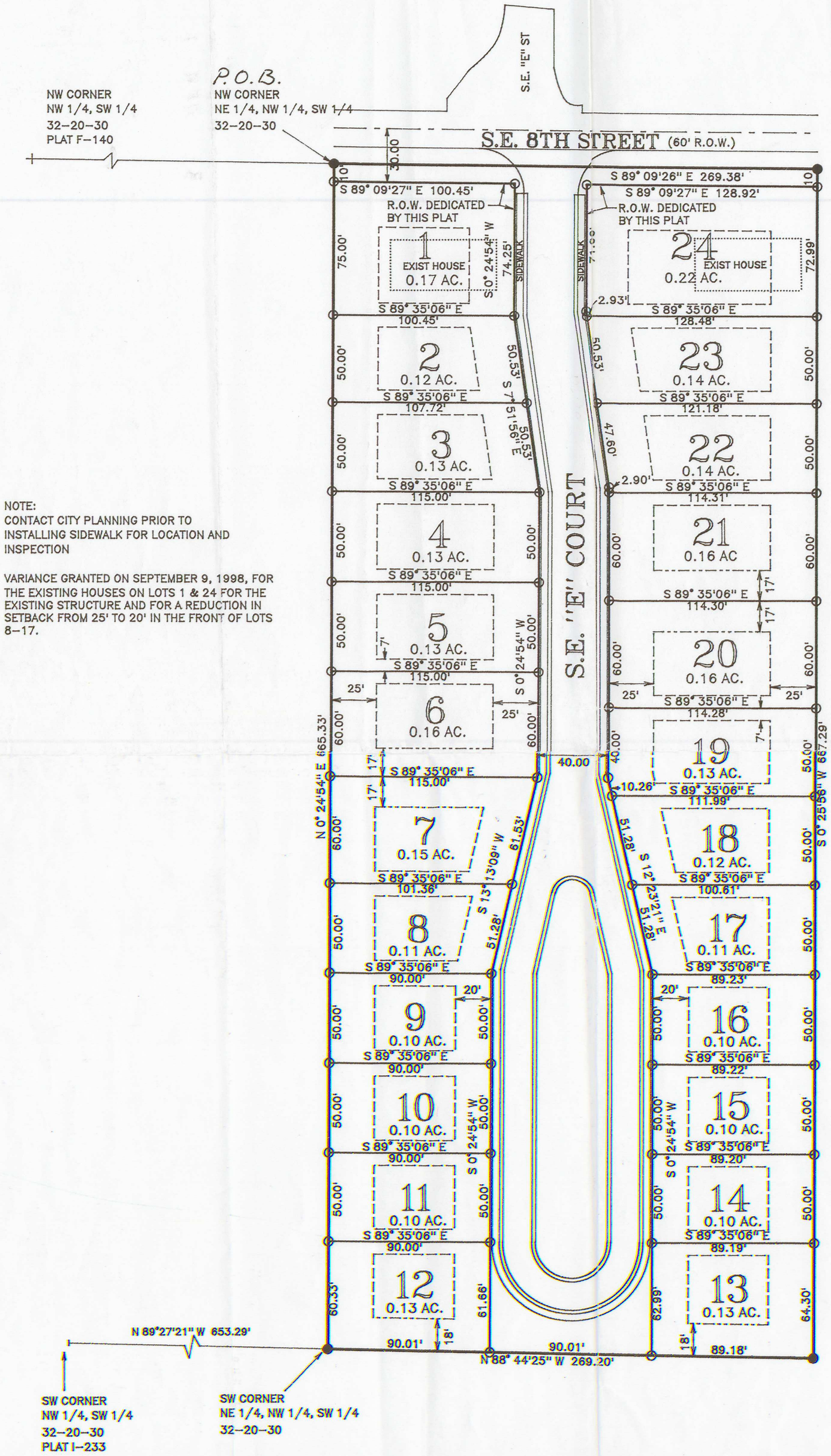
P2 784



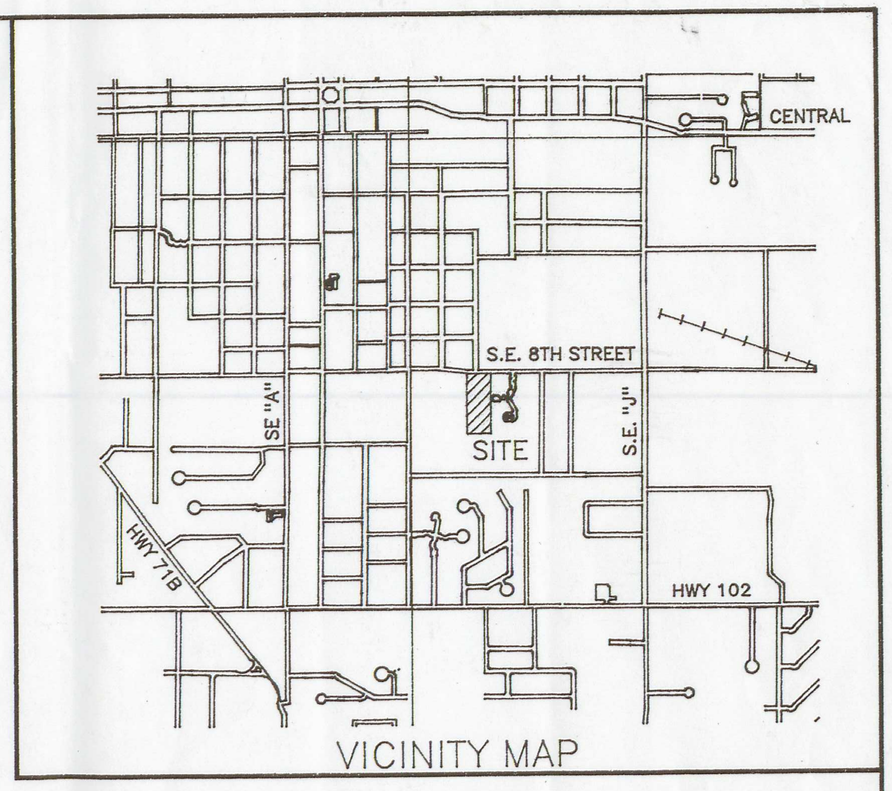
SCALE 1" = 50'

50 25 0 50

FILED FOR RECORD
At 2 O'Clock P M
FEB 17 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

LEGEND

● FOUND IRON PIN
○ SET IRON PIN
---------- BUILDING SETBACK, UTILITY, & DRAIANGE EASEMENT
7' SIDE
25' REAR
25' FRONT
20' FRONT (LOTS 8–17)
---------- SPECIAL UTILITY AND DRAINAGE EASEMENT



VICINITY MAP

NOTE:
CONTACT CITY PLANNING PRIOR TO INSTALLING SIDEWALK FOR LOCATION AND INSPECTION

VARIANCE GRANTED ON SEPTEMBER 9, 1998, FOR THE EXISTING HOUSES ON LOTS 1 & 24 FOR THE EXISTING STRUCTURE AND FOR A REDUCTION IN SETBACK FROM 25' TO 20' IN THE FRONT OF LOTS 8–17.

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0155 G, EFFECTIVE DATE NOVEMBER 20, 1996.

PROPERTY DESCRIPTION

PART OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 32, BEING A 5/8 INCH IRON PIN; THENCE ALONG THE NORTH LINE OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 32, S 89°09'26"E 269.38 FEET FEET; THENCE S 0°25'56"W 667.29 FEET, ALONG THE WEST LINE OF DURHAM PLACE, BENTONVILLE, ARKANSAS, TO A 5/8 INCH IRON PIN, SAID POINT BEING ON THE SOUTH LINE OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE ALONG SAID SOUTH LINE, N 88°44'25"W 269.20 FEET, TO A 5/8 INCH IRON PIN AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 32, N 0°24'54"E 665.33 FEET, TO THE POINT OF BEGINNING, CONTAINING 4.12 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT OF WAY OF SE 8TH STREET ON THE NORTH SIDE THEREOF AND TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT.

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT ON THE 8 DAY OF NOV, 1999, THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W Copelin

THOMAS W. COPELIN REGISTERED LAND SURVEYOR 0944

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN

SIGN–OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

OWNERS DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

President V.P.

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF February, ~~1999~~ 2000.

NOTARY PUBLIC

Diane Shastid
Notary Public, State of Arkansas
Benton County
My Commission Expires 02/14/06

MY COMMISSION EXPIRES 2/14/06

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 12 DAY OF Dec, 1999. BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 25th DAY OF January, ~~1999~~ 2000. BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

MAYOR CITY CLERK

OWNER/DEVELOPER	ENGINEER	SURVEYOR
NORTHSTAR INVESTMENTS 602 S.E. 8TH ST. BENTONVILLE, AR 273–3896	W/R CONSULTING, INC. 1900 S. WALTON BLVD. BENTONVILLE, AR 273–7989	COPELIN LAND SURVEYING 10636 W. HWY 72, STE 102 BENTONVILLE, AR 273–7015

FINAL PLAT

SCALE: 1"=50'	APPROVED BY:	DRAWN BY:
DATE: 11/8/99	THOMAS W. COPELIN	JCD

AUTUMN WOOD

COPELIN LAND SURVEYING 273–7015

ATLAS PAGE 404

DRAWING NUMBER: 98173