2004 389

0' 100' 200' 300'

1 INCH = 100 FEET

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID

2004 389

Legend:

- ● Found Iron Pin
- ○ Set Iron Pin
- ◎ Found Pipe
- △ Found Corps Monument
- ------ Set Back – all 25' from R/W
- -·-·-·- R/W line
- Common Roads

NORTH

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.
ROADS SHOWN ARE NOT ACCEPTED BY THE COUNTY FOR MAINTENANCE.

OWNER: Fern Hollow, LLC
JOHN SLAYMAKER, Member
WICHITA, KANSAS

Fern Hollow, LLC by
John Slaymaker, Member

STATE OF ARKANSAS
COUNTY OF ~~BENTON~~ Washington

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th DAY OF April, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/8/2007

"NOTARY SEAL"
David A. Vining, Notary Public
Washington County, State of Arkansas
My Commission Expires 10/8/2007

SURVEY DESCRIPTION – TRACT 1

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°36'42" W 495.30 FEET TO THE POINT OF BEGINNING, THENCE N 86°36'42" W 268.10 FEET, THENCE N 03°23'18" E 20.00 FEET, THENCE N 33°46'21" E 131.46 FEET TO THE CORPS OF ENGINEER'S LINE, THENCE ALONG SAID LINE S 53°07'07" E 241.75 FEET TO THE POINT OF BEGINNING CONTAINING 0.43 ACRES. THIS PROPERTY WILL BENEFIT FROM EXISTING ROADS FOR INGRESS AND EGRESS. THIS PROPERTY WILL BENEFIT FROM THE 20.00 FOOT WIDE WELL AND WATER LINE EASEMENT DESCRIBED ON THIS PLAT, AND WILL BENEFIT FROM THE 50.00 FOOT WIDE BOAT DOCK ACCESS EASEMENT DESCRIBED ON THIS PLAT. ALSO SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N86°36'42" W 763.40 FEET TO THE POINT OF BEGINNING, THENCE N 03°23'18" E 20.00 FEET, THENCE N 33°46'21" E 131.46 FEET TO THE CORPS OF ENGINEER'S LINE, THENCE ALONG SAID LINE N 53°07'07" W 194.00 FEET, THENCE S 42°35'38" W 32.63 FEET, THENCE S 83°04'37" W 141.65 FEET, THENCE S 05°53'54" W 190.00 FEET, THENCE S 86°36'42" E 263.60 FEET TO THE POINT OF BEGINNING CONTAINING 1.35 ACRES. THIS PROPERTY IS SUBJECT TO AND BENEFITS FROM EXISTING ROADS FOR INGRESS AND EGRESS. THIS PROPERTY IS SUBJECT TO AND BENEFITS FROM A 20.00 FOOT WIDE WELL AND WATER LINE EASEMENT DESCRIBED ON THIS PLAT AND WILL BENEFIT FROM THE 50.00 FOOT WIDE BOAT DOCK ACCESS EASEMENT DESCRIBED ON THIS PLAT. ALSO SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

Approved by the Benton County Planning Board
This _____ Day of _____

Benton County Planning

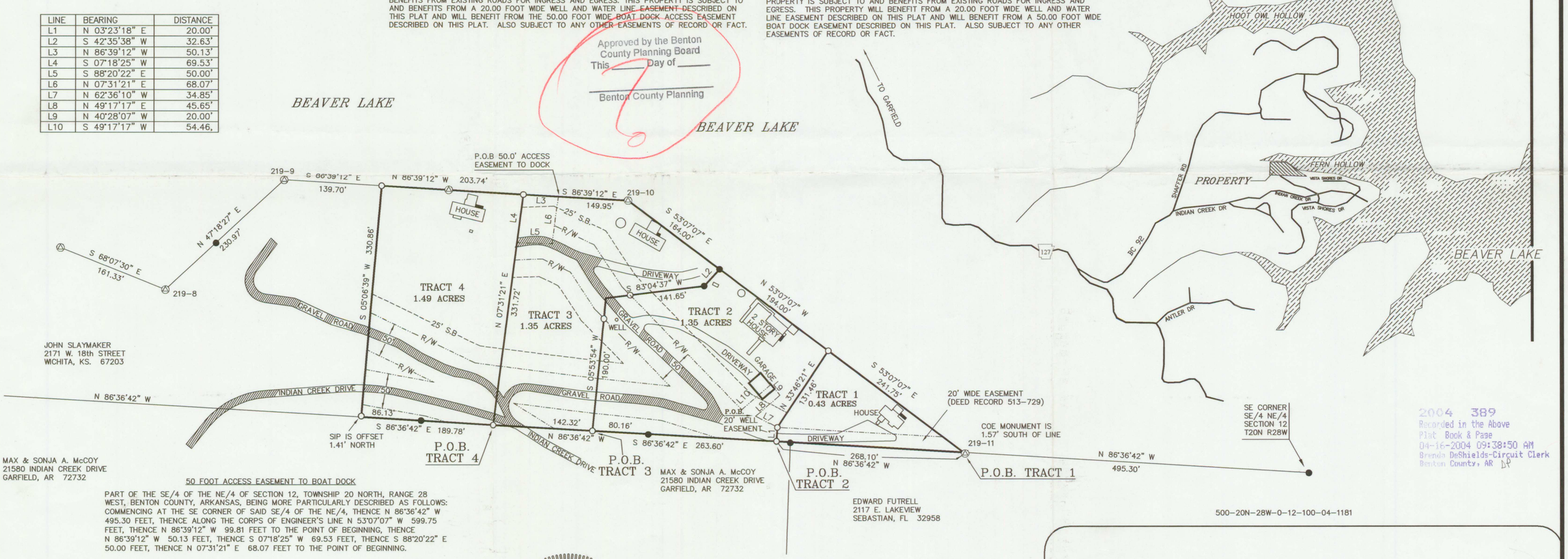
SURVEY DESCRIPTION – TRACT 3

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°36'42" W 1027.00 FEET TO THE POINT OF BEGINNING, THENCE N 86°36'42" W 142.32 FEET, THENCE N 07°31'21" E 331.72 FEET TO THE CORPS OF ENGINEER'S LINE, THENCE ALONG SAID LINE S 86°39'12" E 149.95 FEET, THENCE S 53°07'07" E 164.00 FEET, THENCE LEAVING SAID LINE S 42°35'38" W 32.63 FEET, THENCE S 83°04'37" W 141.65 FEET, THENCE S 05°53'54" W 190.00 FEET TO THE POINT OF BEGINNING CONTAINING 1.35 ACRES. THIS PROPERTY IS SUBJECT TO AND BENEFITS FROM EXISTING ROADS FOR INGRESS AND EGRESS. THIS PROPERTY BENEFITS FROM A 20.00 FOOT WELL AND WATER LINE EASEMENT DESCRIBED ON THIS PLAT AND WILL BE SUBJECT TO AND BENEFIT FROM A 50.00 FOOT WIDE BOAT DOCK EASEMENT DESCRIBED ON THIS PLAT. ALSO SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 4

PART OF THE SE/4 OF THE NE/4 AND PART OF THE SW/4 OF THE NE/4 ALL IN SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°36'42" W 1169.32 FEET TO THE POINT OF BEGINNING, THENCE N 07°31'21" E 331.72 FEET TO THE CORPS OF ENGINEER'S LINE, THENCE ALONG SAID LINE N 86°39'12" W 203.74 FEET, THENCE THENCE LEAVING SAID LINE S 05°06'39" W 330.86 FEET, THENCE S 86°36'42" E 189.78 FEET TO THE POINT OF BEGINNING CONTAINING 1.49 ACRES. THIS PROPERTY IS SUBJECT TO AND BENEFITS FROM EXISTING ROADS FOR INGRESS AND EGRESS. THIS PROPERTY WILL BENEFIT FROM A 20.00 FOOT WIDE WELL AND WATER LINE EASEMENT DESCRIBED ON THIS PLAT AND WILL BENEFIT FROM A 50.00 FOOT WIDE BOAT DOCK EASEMENT DESCRIBED ON THIS PLAT. ALSO SUBJECT TO ANY OTHER EASEMENTS OF RECORD OR FACT.

LINE	BEARING	DISTANCE
L1	N 03°23'18" E	20.00'
L2	S 42°35'38" W	32.63'
L3	N 86°39'12" W	50.13'
L4	S 07°18'25" W	69.53'
L5	S 88°20'22" E	50.00'
L6	N 07°31'21" E	68.07'
L7	N 62°36'10" W	34.85'
L8	N 49°17'17" E	45.65'
L9	N 40°28'07" W	20.00'
L10	S 49°17'17" W	54.46,



2004 389
Recorded in the Above Plat Book & Page
04-16-2004 09:38:50 AM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

500-20N-28W-0-12-100-04-1181

50 FOOT ACCESS EASEMENT TO BOAT DOCK

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°36'42" W 495.30 FEET, THENCE ALONG THE CORPS OF ENGINEER'S LINE N 53°07'07" W 599.75 FEET, THENCE N 86°39'12" W 99.81 FEET TO THE POINT OF BEGINNING, THENCE N 86°39'12" W 50.13 FEET, THENCE S 07°18'25" W 69.53 FEET, THENCE S 88°20'22" E 50.00 FEET, THENCE N 07°31'21" E 68.07 FEET TO THE POINT OF BEGINNING.

20 FOOT WIDE WELL AND WATER LINE EASEMENT

PART OF THE SE/4 OF THE NE/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 86°36'42" W 763.40 FEET, THENCE N 03°23'18" E 20.00 FEET, THENCE N 62°36'10" W 34.85 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE ROAD RIGHT-OF-WAY, THENCE N 49°17'17" E 45.65 FEET, THENCE N 40°28'07" W 20.00 FEET, THENCE S 49°17'17" W 54.46 FEET TO THE ROAD RIGHT-OF-WAY.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05007C0100 E, DATED SEPTEMBER 18, 1991.

THIS SURVEY WAS COMPLETED APRIL 2, 2004 AND MEETS THE MINIMUM REQUIRED STANDARDS OF THE STATE OF ARKANSAS.

FERN HOLLOW COTTAGES

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

2004 389

W.O. 2221	F.B. 84/69	DRAWN BY: GEB	DATE: APRIL 6, 2004

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