14-150

Note: Only Lots 11, 17, 18, 19 and 20 are affected by the revision. All of these lots are owned by Hanover, Inc., except Lots 17 and 20.

Owners' Certification and Dedication:

We, the undersigned, do hereby certify that we are the sole owners of Lot 17, Hanover Subdivision, Phase 1, to the City of Bentonville, Arkansas, and do hereby dedicate all streets and easements on said property for use by the general public and for the installation of utilities.

Thomas N. Smith — 4-13-88 Date

Mary Jane Smith — 4-13-88 Date

Subscribed and sworn before me, this 13 day of April, 1988.

Carole Plemmons My Commission expires 9-1-93.

CAROLE M. PLEMMONS, NOTARY PUBLIC
BENTON COUNTY, STATE OF ARKANSAS
MY COMMISSION EXPIRES 9/1/93

Owners' Certification and Dedication:

We, the undersigned, do hereby certify that we are the sole owners of Lot 20, Hanover Subdivision, Phase 1, to the City of Bentonville, Arkansas, and do hereby dedicate all streets and easements on said property for use by the general public and for the installation of utilities.

Sidney T. Hartman — 3/31/88 Date

Yolanda D. Hartman — 4/1/88 Date

Subscribed and sworn before me, this 1st day of April, 1988.

4-30-93 My Commission expires.

OWNER'S CERTIFICATION AND DEDICATION:

WE, THE UNDERSIGNED, DO HEREBY CERTIFY 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.

ARNOLD LEHMAN - CORP. PRESIDENT — DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 19__.
MY COMMISSION EXPIRES ____

JIM VON GREMP - CORP. VICE PRESIDENT — DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____, 19__.
MY COMMISSION EXPIRES ____

CARMEN LEHMAN - CORP. SECRETARY — DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 14 DAY OF April, 1988.
MY COMMISSION EXPIRES 9-1-93

CAROLE M. PLEMMONS, NOTARY PUBLIC
BENTON COUNTY, STATE OF ARKANSAS
MY COMMISSION EXPIRES 9/1/93

PLANNING COMMISSION ACCEPTANCE:
THIS PLAT IS ACCEPTED THIS 13 DAY OF March 19 88.

CHAIRMAN

CITY COUNCIL ACCEPTANCE:
THIS PLAT IS ACCEPTED THIS 21 DAY OF June, 19 88.

MAYOR — CLERK

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

ROBERT M. LEWIS, RLS # 1106 — 11 MARCH, 1988 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1106 — ROBERT M. LEWIS

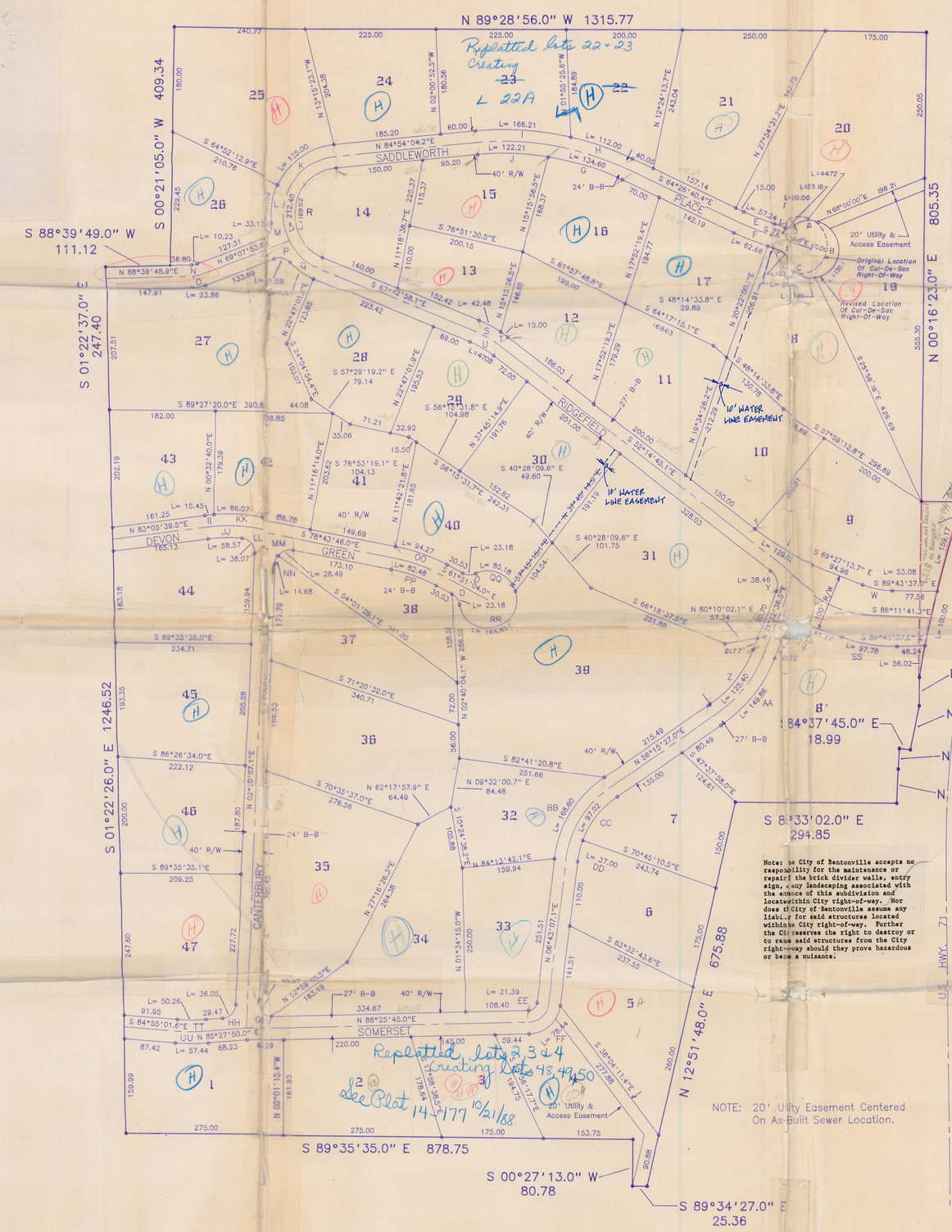
LEGAL DESCRIPTION - PHASE I

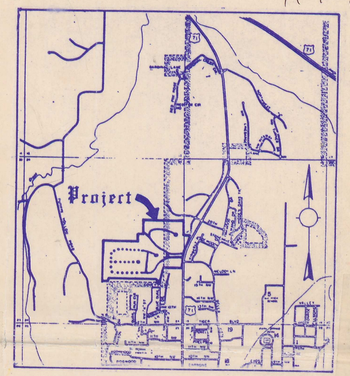
PART OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS, AND PART OF LOT 1, BLOCK 5 OF BRAITHWAITE PARK SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A FOUND STATE MONUMENT, THENCE S 00°16'23"W 1982.59 FEET TO THE NE CORNER OF THE SOUTH 1/2, SE 1/4, NE 1/4, FOR THE POINT OF BEGINNING; THENCE N 89°28'56"W 1315.77 FEET TO THE NW CORNER OF SAID SOUTH 1/2, SE 1/4, NE 1/4; THENCE S 00°21'05"W 409.34 FEET ALONG THE WEST LINE OF SAID SOUTH 1/2, SE 1/4, NE 1/4; THENCE S 88°39'49"W 111.12 FEET; THENCE S 01°22'37"E 247.40 FEET; THENCE S 01°22'26"E 1246.52 FEET; THENCE S 89°35'35"E 878.75 FEET; THENCE S 00°27'13"W 80.78 FEET; THENCE S 89°34'27"E 25.36 FEET; THENCE N 12°51'48"E 675.88 FEET; THENCE S 89°33'02"E 294.85 FEET TO THE RIGHT-OF-WAY OF U.S. HIGHWAY #71; THENCE N 02°51'43"E 58.46 FEET TO A FOUND IRON RIGHT-OF-WAY MONUMENT; THENCE N 03°41'03"E 34.56 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE S 84°37'45"E 18.99 FEET TO A FOUND RIGHT-OF-WAY MONUMENT; THENCE N 11°49'30"E 73.93 FEET ALONG SAID RIGHT-OF-WAY TO THE EAST LINE OF SAID SECTION 24; THENCE N 00°16'23"E 49.12 FEET ALONG SAID EAST LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY #71; THENCE WITH SAID WESTERLY RIGHT-OF-WAY ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 1969.86 FEET AND A CENTRAL ANGLE OF 09°06'01" A DISTANCE OF 312.87 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 89°47'26"W 62.25 FEET; THENCE N 00°16'23"E 805.35 FEET TO THE POINT OF BEGINNING, CONTAINING 55.5 ACRES, MORE OR LESS.

CC19-20-30

CURVE DATA

	R	DELTA
A	50'	51°14'43"
B	50'	154°48'48"
C	50'	80°12'10"
D	25'	53°07'29"
E	380'	8°37'50"
F	420'	8°32'53"
G	480'	16°04'00"
H	520'	12°20'26"
I	520'	18°18'49"
J	480'	14°35'16"
K	120'	59°40'59"
L	120'	32°01'08"
M	25'	75°55'42"
N	30'	19°31'55"
O	70'	19°31'55"
P	25'	67°48'55"
Q	120'	24°09'52"
R	80'	121°41'46"
S	220'	11°03'48"
T	220'	3°54'24"
U	180'	14°58'12"
V	430'	17°11'29"
W	150'	20°16'30"
X	50'	89°20'08"
Y	30'	73°27'11"
Z	205'	35°02'54"
AA	245'	35°02'47"
BB	195'	49°32'20"
CC	155'	35°51'48"
DD	155'	13°40'37"
EE	10'	81°42'13"
FF	55'	81°42'13"
GG	25'	93°53'47"
HH	25'	82°37'14"
II	320'	2°45'59"
JJ	280'	11°59'06"
KK	320'	15°24'39"
LL	25'	87°15'00"
MM	25'	65°17'39"
NN	25'	33°38'39"
OO	320'	16°52'44"
PP	280'	16°52'44"
QQ	50'	97°36'33"
RR	50'	188°39'07"
SS	200'	28°00'43"
TT	280'	10°17'05"
UU	320'	10°17'05"





1" = 100'

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- ▲ RIGHT OF WAY MARKER

Note: The City of Bentonville accepts no responsibility for the maintenance or repair of the brick divider walls, entry sign, or any landscaping associated with the entrance of this subdivision and located within City right-of-way. Nor does the City of Bentonville assume any liability for said structures located within the City right-of-way. Further the City reserves the right to destroy or to remove said structures from the City right-of-way should they prove hazardous or become a nuisance.

FILED FOR RECORD
At 11 O'clock A M
JUL 14 1988
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

HANOVER SUBDIVISION

CEI ENGINEERING ASSOCIATES
110 W. CENTRAL AVE., Suite 300 (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY: L.M.G. — DATE: 9/21/87
CHECKED BY: R.M.L. / R.E.H. — FILE NO: 3337
SCALE: 1" = 100'

FINAL PLAT (REVISED) PHASE I — SHEET NO. 1 OF 1