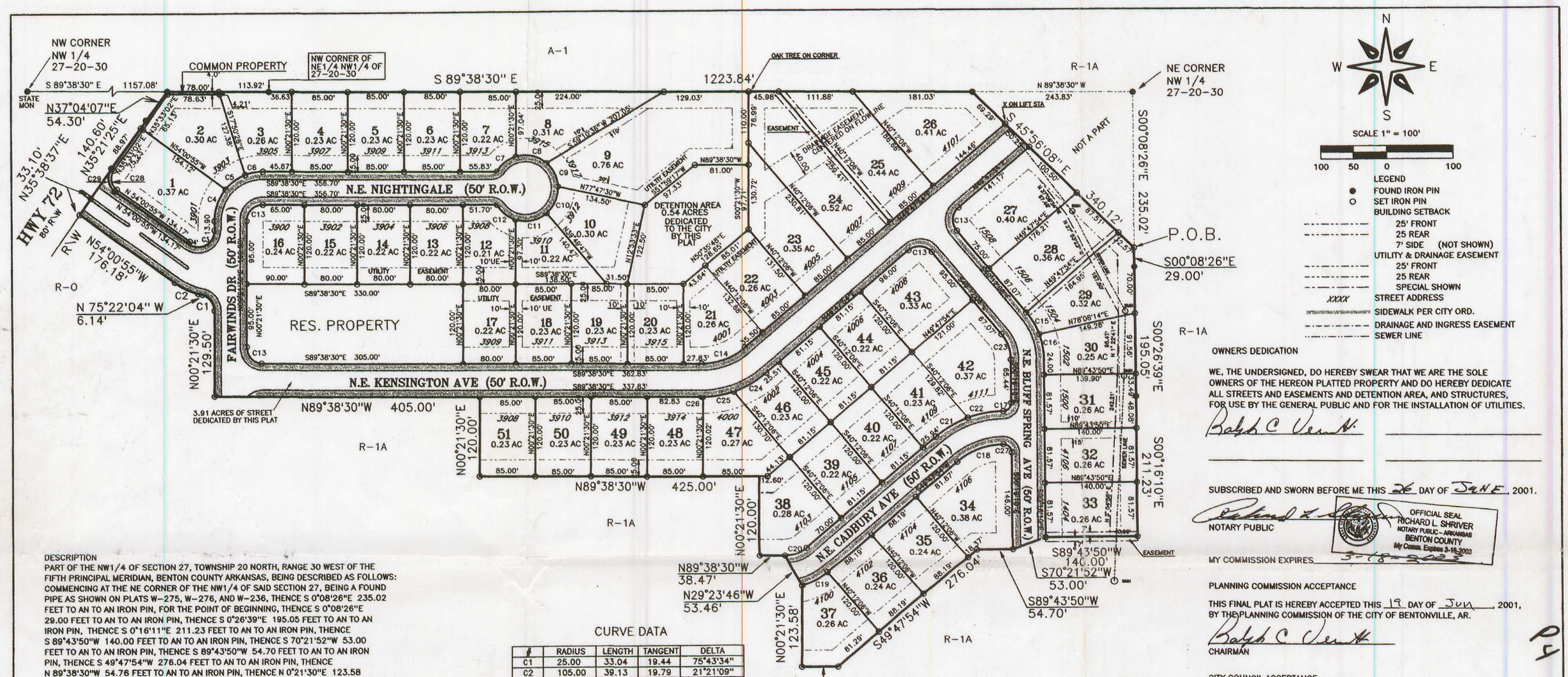


SCALE 1" = 100'

100 50 0 100

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK
  - 25' FRONT
  - 25 REAR
  - 7' SIDE (NOT SHOWN)
- UTILITY & DRAINAGE EASEMENT
  - 25' FRONT
  - 25 REAR
  - SPECIAL SHOWN
- XXXX STREET ADDRESS
- SIDEWALK PER CITY ORD.
- DRAINAGE AND INGRESS EASEMENT
- SEWER LINE

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 AND DETENTION AREA, AND STRUCTURES, FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Ralph C Vernon

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF JUNE, 2001.

NOTARY PUBLIC

OFFICIAL SEAL
RICHARD L. SHRIVER
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Comm. Expires 3-18-2003

MY COMMISSION EXPIRES 3-18-2003

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 19 DAY OF JUN, 2001, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF June, 2001, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

MAYOR

CITY CLERK

P4 54

DESCRIPTION

PART OF THE NW1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW1/4 OF SAID SECTION 27, BEING A FOUND PIPE AS SHOWN ON PLATS W-275, W-276, AND W-236, THENCE S 0°08'26"E 235.02 FEET TO AN TO AN IRON PIN, FOR THE POINT OF BEGINNING, THENCE S 0°08'26"E 29.00 FEET TO AN TO AN IRON PIN, THENCE S 0°26'39"E 195.05 FEET TO AN TO AN IRON PIN, THENCE S 0°16'11"E 211.23 FEET TO AN TO AN IRON PIN, THENCE S 89°43'50"W 140.00 FEET TO AN TO AN IRON PIN, THENCE S 70°21'52"W 53.00 FEET TO AN TO AN IRON PIN, THENCE S 89°43'50"W 54.70 FEET TO AN TO AN IRON PIN, THENCE S 49°47'54"W 276.04 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 54.76 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 123.58 FEET TO AN TO AN IRON PIN, THENCE N 29°23'46"W 53.46 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 38.47 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 120.00 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 425.00 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 120.00 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 405.00 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 129.50 FEET TO AN TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 75°43'34" HAVING A RADIUS OF 25.00 FEET AND A ARC LENGTH OF 33.04 FEET, WITH A CHORD BEARING AND DISTANCE OF N 37°30'17"W 30.69 FEET, TO AN TO AN IRON PIN, THENCE N 75°22'04"W 6.14 FEET TO AN TO AN IRON PIN, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 21°21'09" HAVING A RADIUS OF 105.00 FEET AND A ARC LENGTH OF 39.13 FEET, WITH A CHORD BEARING AND DISTANCE OF N 64°41'30"W 38.90 FEET, TO AN TO AN IRON PIN, THENCE N 54°00'55"W 176.18 FEET TO AN TO AN IRON PIN ON THE EAST RIGHT OF WAY OF HIGHWAY 72, THENCE ALONG SAID RIGHT OF WAY, N 35°38'37"E 33.10 FEET TO AN TO A RIGHT OF WAY MONUMENT, THENCE N 35°21'25"E 140.60 FEET TO AN TO A RIGHT OF WAY MONUMENT, THENCE N 37°04'07"E 54.30 FEET TO AN TO AN IRON PIN, THENCE S 89°38'31"E 155.29 FEET TO AN TO AN IRON PIN AT THE NW CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 27, THENCE S 89°38'31"E 1068.55 FEET TO AN TO AN IRON PIN, THENCE S 45°56'08"E 340.12 FEET TO AN TO THE POINT OF BEGINNING CONTAINING 19.85 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

CURVE DATA

#	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00	33.04	19.44	75°43'34"
C2	105.00	39.13	19.79	21°21'09"
C3	25.00	54.81	48.67	125°37'35"
C4	75.00	52.08	27.14	39°47'21"
C5	75.00	38.16	19.50	29°09'08"
C6	75.00	27.57	13.94	21°03'31"
C7	50.00	38.03	19.99	43°35'04"
C8	50.00	50.01	27.32	57°18'21"
C9	50.00	40.66	21.53	46°35'14"
C10	50.00	44.89	24.09	51°26'36"
C11	50.00	51.08	28.02	58°32'12"
C12	50.00	37.13	19.47	42°32'33"
C13	25.00	39.27	25.00	90°00'00"
C14	100.00	70.79	36.95	40°33'35"
C15	110.00	38.33	19.36	19°57'58"
C16	110.00	38.33	19.36	19°57'57"
C17	25.00	37.57	23.36	86°06'14"
C18	110.00	60.34	30.95	31°25'40"
C19	110.00	43.94	22.33	25°10'23"
C20	50.00	35.40	18.48	40°33'35"
C21	160.00	56.36	28.48	20°11'00"
C22	160.00	44.27	22.28	15°51'10"
C23	60.00	41.82	21.80	39°55'55"
C24	150.00	57.00	28.85	21°46'15"
C25	150.00	47.02	23.71	17°57'40"
C26	150.00	2.17	1.08	00°49'41"
C27	25.00	42.90	29.02	98°30'15"
C28	21.00	32.76	20.77	89°22'20"
C29	25.00	39.00	24.73	89°22'20"

SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE
CONTACT PLANNING DEPT. PRIOR TO POURING, 271 3126

ZONED R-1A

OWNER/DEVELOPER
SUSANA DEVELOPMENT
2 WHITE WAY
BENTONVILLE, AR.
273-0304

SURVEYOR
COPELIN LAND SURVEYING
10636 W. HWY 72 S.102
BENTONVILLE, AR. 72712
501 273 7015

ENGINEER
SAND CREEK ENGINEERING AND
AND LANDSCAPE ARCHITECTURE
1610 NW 12TH
BENTONVILLE, AR.
464-9282

ATLAS PAGES 364, 322

REVISED ON 07/31/2001 TO CORRECT SCRIVENER ERRORS ON THE PLAT OF SURVEY SHOWN ON P3-953

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0065 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

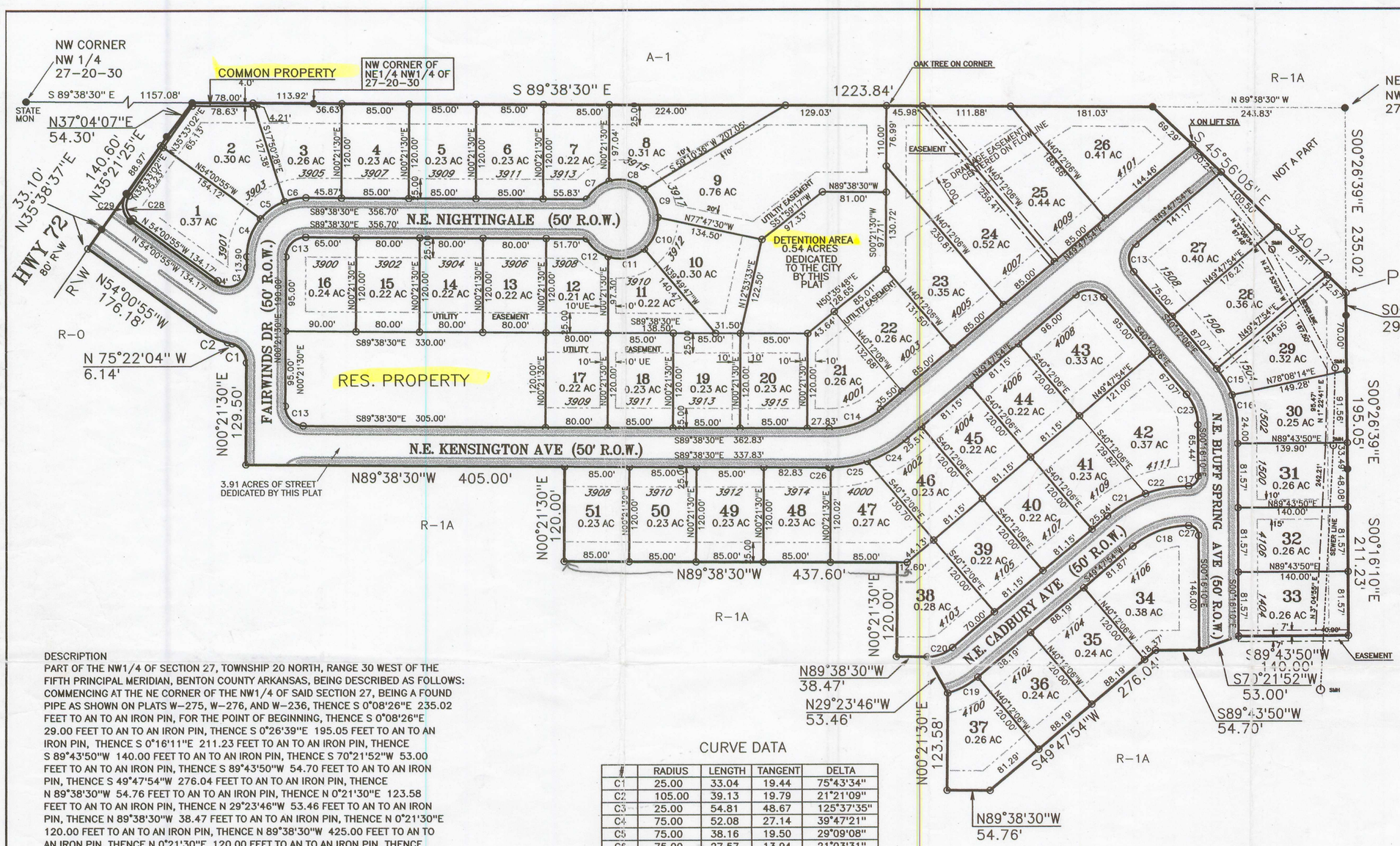
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 944
THOMAS W. COPELIN
SIGNATURE

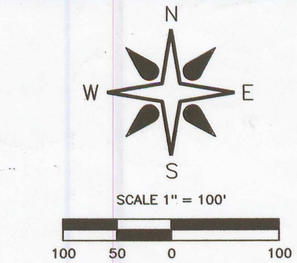
IF THE SIGNATURE ON THIS PLAT IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

FILED FOR RECORD
At 2:15 O'Clock P M
AUG 0 2 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

FINAL PLAT

SCALE: 1"=100'	SURVEY FOR: SUSANA DEVELOPMENT	DRAWN BY: TWC
DATE: 6/28/2001		
REVISED: 07/31/2001	KENSINGTON PHASE 1 LOTS 1- 51	
CORRECT P3-953		
COPELIN LAND SURVEYING 273-7015		DRAWING NUMBER: 2001028A
500-20N-30W-27-0-400-04-0944		





LEGEND
- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK
  - 25' FRONT
  - 25 REAR
  - 7' SIDE (NOT SHOWN)
- UTILITY & DRAINAGE EASEMENT
  - 25' FRONT
  - 25 REAR
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- XXXX STREET ADDRESS
- SIDEWALK PER CITY ORD.
- DRAINAGE AND INGRESS EASEMENT
- SEWER LINE

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 AND DETENTION AREA, AND STRUCTURES, FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Ralph C Vernon

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF JUNE, 2001.

Richard L. Shriver
NOTARY PUBLIC

OFFICIAL SEAL
RICHARD L. SHRIVER
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Comm. Expires 3-18-2003

MY COMMISSION EXPIRES 3-18-2003

PLANNING COMMISSION ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 19 DAY OF Jun, 2001, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, AR.

Ralph C Vernon
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS FINAL PLAT IS HEREBY ACCEPTED THIS 26th DAY OF June, 2001, BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, AR.

Gary Coberly — MAYOR
Suzanne Geisler — CITY CLERK

DESCRIPTION

PART OF THE NW1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW1/4 OF SAID SECTION 27, BEING A FOUND PIPE AS SHOWN ON PLATS W-275, W-276, AND W-236, THENCE S 0°08'26"E 235.02 FEET TO AN TO AN IRON PIN, FOR THE POINT OF BEGINNING, THENCE S 0°08'26"E 29.00 FEET TO AN TO AN IRON PIN, THENCE S 0°26'39"E 195.05 FEET TO AN TO AN IRON PIN, THENCE S 0°16'11"E 211.23 FEET TO AN TO AN IRON PIN, THENCE S 89°43'50"W 140.00 FEET TO AN TO AN IRON PIN, THENCE S 70°21'52"W 53.00 FEET TO AN TO AN IRON PIN, THENCE S 89°43'50"W 54.70 FEET TO AN TO AN IRON PIN, THENCE S 49°47'54"W 276.04 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 54.76 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 123.58 FEET TO AN TO AN IRON PIN, THENCE N 29°23'46"W 53.46 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 38.47 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 120.00 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 425.00 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 120.00 FEET TO AN TO AN IRON PIN, THENCE N 89°38'30"W 405.00 FEET TO AN TO AN IRON PIN, THENCE N 0°21'30"E 129.50 FEET TO AN TO AN IRON PIN, THENCE ALONG A CURVE TO THE LEFT WITH A DELTA ANGLE OF 75°43'34" HAVING A RADIUS OF 25.00 FEET AND A ARC LENGTH OF 33.04 FEET, WITH A CHORD BEARING AND DISTANCE OF N 37°30'17"W 30.69 FEET, TO AN TO AN IRON PIN, THENCE N 75°22'04"W 6.14 FEET TO AN TO AN IRON PIN, THENCE ALONG A CURVE TO THE RIGHT WITH A DELTA ANGLE OF 21°21'09" HAVING A RADIUS OF 105.00 FEET AND A ARC LENGTH OF 39.13 FEET, WITH A CHORD BEARING AND DISTANCE OF N 64°41'30"W 38.90 FEET, TO AN TO AN IRON PIN, THENCE N 54°00'55"W 176.18 FEET TO AN TO AN IRON PIN ON THE EAST RIGHT OF WAY OF HIGHWAY 72, THENCE ALONG SAID RIGHT OF WAY, N 35°38'37"E 33.10 FEET TO AN TO A RIGHT OF WAY MONUMENT, THENCE N 35°21'25"E 140.60 FEET TO AN TO A RIGHT OF WAY MONUMENT, THENCE N 37°04'07"E 54.30 FEET TO AN TO AN IRON PIN, THENCE S 89°38'31"E 155.29 FEET TO AN TO AN IRON PIN AT THE NW CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 27, THENCE S 89°38'31"E 1068.55 FEET TO AN TO AN IRON PIN, THENCE S 45°56'08"E 340.12 FEET TO AN TO THE POINT OF BEGINNING CONTAINING 19.85 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

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SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE
CONTACT PLANNING DEPT. PRIOR TO POURING, 271 3126

ZONED R--1A

OWNER/DEVELOPER
SUSANA DEVELOPMENT
2 WHITE WAY
BENTONVILLE, AR.
273-0304

SURVEYOR
COPELIN LAND SURVEYING
10636 W. HWY 72 S.102
BENTONVILLE, AR. 72712
501 273 7015

ENGINEER
SAND CREEK ENGINEERING AND AND LANDSCAPE ARCHITECTURE
1610 NW 12TH
BENTONVILLE, AR.
464-9282

ATLAS PAGES 364, 322

FILED FOR RECORD
At 1:30 O'Clock P M
JUN 27 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

SIGN-OFF

FIRE DEPARTMENT	
CITY UTILITIES	
ARKANSAS WESTERN GAS	
SOUTHWESTERN BELL	

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" OR "AE" AS SHOWN ON THE FIRM\FEMA FLOOD MAP PANEL NO. 05007C0065 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

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

IF THE SIGNATURE ON THIS SEAL IS NOT RED COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

D3 095

FINAL PLAT

SCALE: 1"=100'	SURVEY FOR:	DRAWN BY:
DATE: 6/28/2001	SUSANA DEVELOPMENT	TWC
REVISED:	KENSINGTON PHASE 1 LOTS 1- 51	
COPELIN LAND SURVEYING 273-7015		DRAWING NUMBER:
500-20N-30W-27-0-400-04-0944		2001028