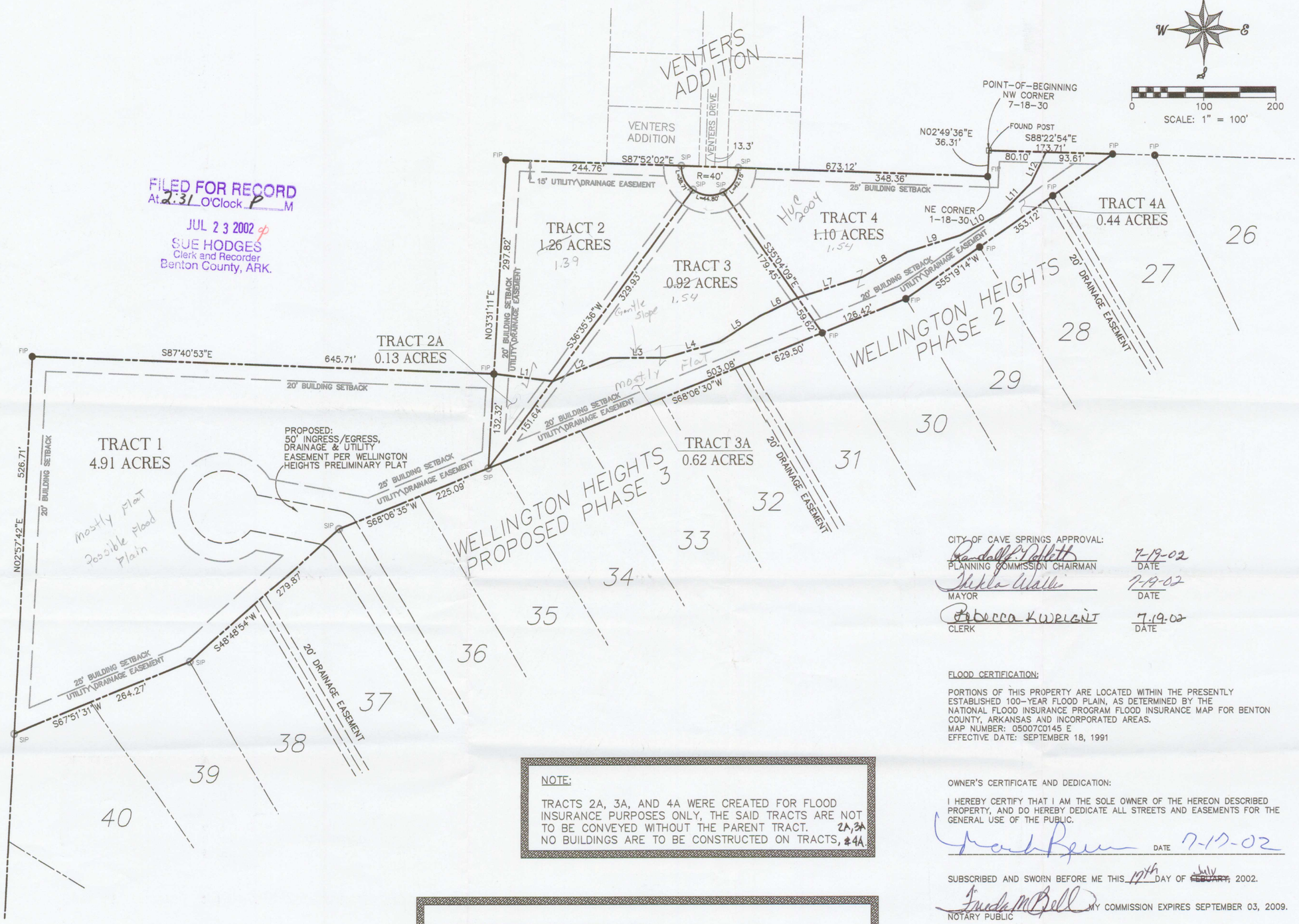
P4-869

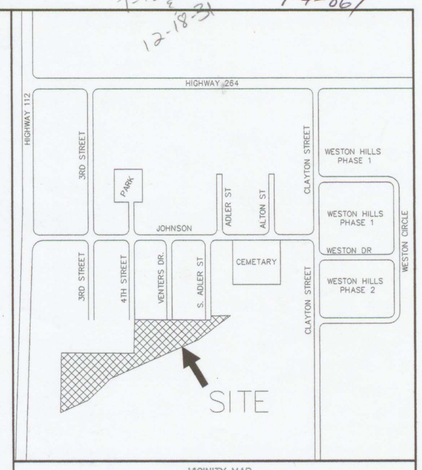
P4-869

7-18-30 & 12-18-31

P4-869



FILED FOR RECORD
At 2:31 O'Clock P M
JUL 23 2002
SUE HODGES
Clerk and Recorder
Benton County, ARK.



VICINITY MAP
(NOT TO SCALE)

LEGEND:

- ■ – STONE
- ⊕ – SET RAILROAD SPIKE
- ○ – SET IRON PIN
- ● – FOUND IRON PIN
- ——— – PROPERTY LINE
- — — – SETBACK LINE

SETBACKS:
FRONT 30' FROM RIGHT-OF-WAY
REAR 25'
SIDES 10'

CURRENT PROPERTY ZONING - R-2

CITY OF CAVE SPRINGS APPROVAL:

Randall Pollett — 7-19-02
PLANNING COMMISSION CHAIRMAN — DATE

Sheila Walls — 7-19-02
MAYOR — DATE

Rebecca Kuhlgnt — 7.19.02
CLERK — DATE

FLOOD CERTIFICATION:

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN THE PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0145 E
EFFECTIVE DATE: SEPTEMBER 18, 1991

NOTE:

TRACTS 2A, 3A, AND 4A WERE CREATED FOR FLOOD INSURANCE PURPOSES ONLY, THE SAID TRACTS ARE NOT TO BE CONVEYED WITHOUT THE PARENT TRACT. NO BUILDINGS ARE TO BE CONSTRUCTED ON TRACTS, 2A, 3A & 4A.

OWNER'S CERTIFICATE AND DEDICATION:

I HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON DESCRIBED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE GENERAL USE OF THE PUBLIC.

Frank Reeves — DATE 7-17-02

SUBSCRIBED AND SWORN BEFORE ME THIS 17th DAY OF ~~FEBUARY~~ July, 2002.

Frieda M Bell — MY COMMISSION EXPIRES SEPTEMBER 03, 2009.
NOTARY PUBLIC

GENERAL NOTES:

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

BASIS OF BEARINGS:
CITY OF BENTONVILLE, ARKANSAS. GPS CONTROL 2000

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.92	S82°51'10"E
L2	86.23	N68°23'09"E
L3	76.43	N90°00'00"E
L4	78.97	N73°54'52"E
L5	66.81	N57°51'17"E
L6	58.88	N64°25'21"E
L7	94.70	N72°33'20"E
L8	72.27	N61°20'11"E
L9	76.78	N72°48'41"E
L10	63.70	N62°23'03"E
L11	60.92	N44°58'39"E
L12	48.67	N26°32'50"E

SURVEY DESCRIPTION OF THE REEVES ADDITION.

PART OF THE FRACTIONAL W1/2 OF THE NW1/4 OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 30 WEST AND PART OF THE E1/2 OF THE NE1/4 OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 31 WEST, CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POST FOUND AT THE NW CORNER OF SAID SECTION 7; THENCE S88°22'54"E, 173.71 FEET TO AN IRON PIN FOUND; THENCE S55°19'14"W, 353.12 FEET TO AN IRON PIN FOUND; THENCE S68°06'30"W, 629.50 FEET TO AN IRON PIN SET; THENCE S68°06'35"W, 225.09 FEET TO AN IRON PIN SET; THENCE S48°48'54"W, 279.87 FEET TO AN IRON PIN SET; THENCE S67°51'31"W, 264.27 FEET TO AN IRON PIN SET; THENCE N02°57'42"E, 526.71 FEET TO AN IRON PIN FOUND; THENCE S87°40'53"E, 645.71 FEET TO AN IRON PIN FOUND; THENCE N03°31'11"E, 297.82 FEET TO AN IRON PIN FOUND; THENCE S87°52'02"E, 673.12 FEET TO AN IRON PIN FOUND; THENCE N02°49'36"E, 36.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 410,920 SQUARE FEET OR 9.433 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORD OR FACT.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A BOUNDARY SURVEY OF THE PROPERTY SHOWN HEREON, AND THIS MAP IS A TRUE REPRESENTATION OF THE TOPOGRAPHIC AND PHYSICAL FEATURES AS FOUND IN THE FIELD.

FRIEDA M. BELL NOTARY PUBLIC BENTON COUNTY, ARK.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1287 BRIAN D. SCOTT SIGNATURE 6/27/02

BRIAN D. SCOTT, AR. PLS #1287 — DATE

TRACT SPLIT

REEVES ADDITION TO THE CITY OF CAVE SPRINGS, BENTON COUNTY, ARKANSAS

DATE: 06-27-02	DWG: REEVES.DWG
SCALE: 1" = 100'	

PACE & BELL, INC.
PHONE (479) 248-1466 FAX (413) 375-004
CAVE SPRINGS 134 N. MAIN ST. ARKANSAS

DRAWN BY CEB\BDS	CHECKED BY BDS\CEB

500-18N-30W-0-06-320-04-1287

P4-869

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