

DATE OF PLAT PREPARATION: September 30, 2005  
 DATE OF SURVEY PREPARATION: March 22, 2004

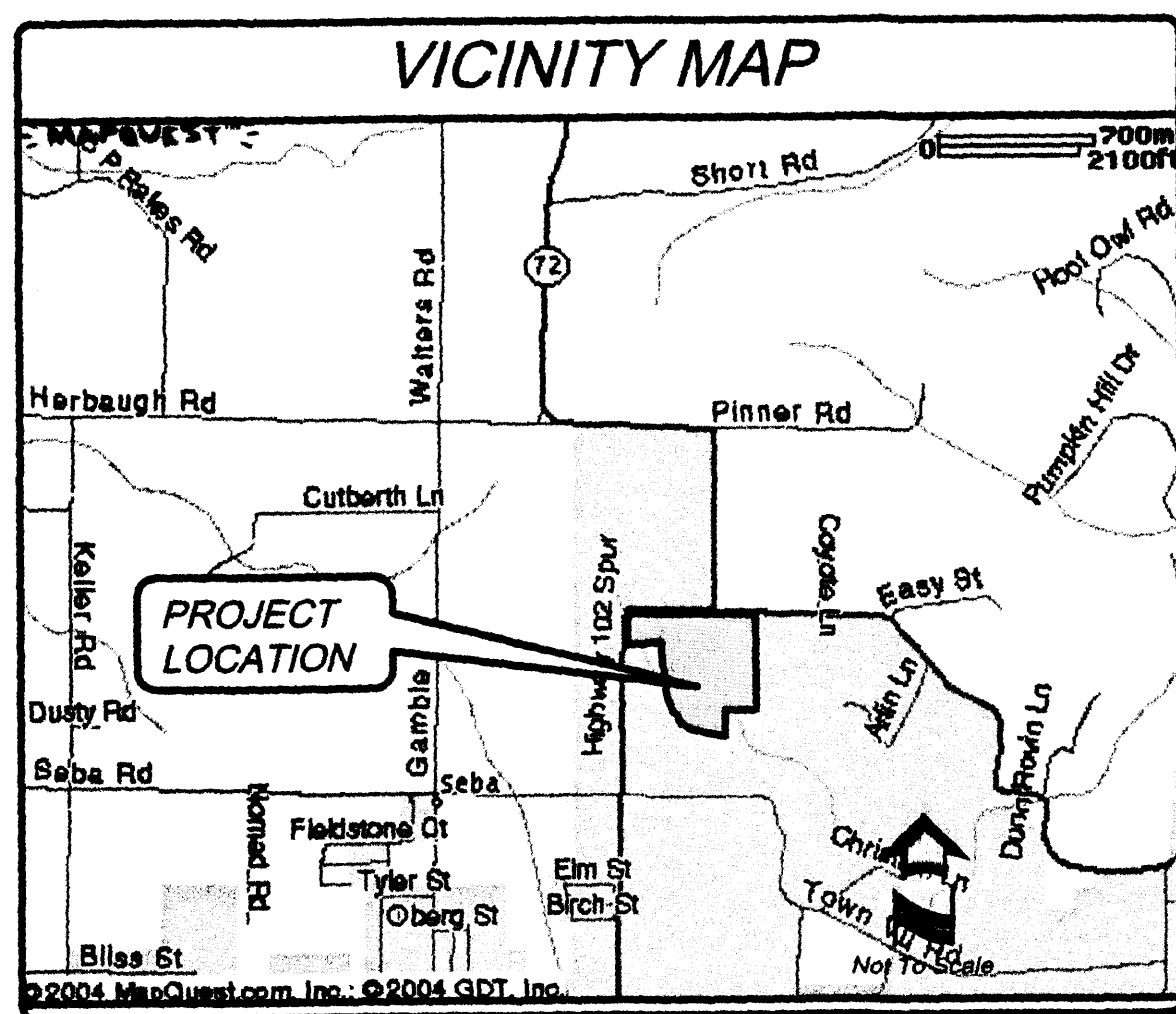
**BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 31 WEST, CENTERTON, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE S 87°23'24" E, 1329.03 FEET TO THE NORTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE S 87°22'45" E, 419.49 FEET ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE S 02°31'02" W, 1319.49 FEET TO A POINT ON THE SOUTH LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE N 87°24'09" W, 419.57 FEET ALONG SAID SOUTH LINE OF THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4; THENCE S 02°30'32" W, 362.33 FEET ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4; THENCE N 75°49'08" W, 478.06 FEET; THENCE N 48°53'37" W, 119.90 FEET; THENCE N 87°05'41" W, 37.95 FEET; THENCE N 19°57'20" W, 145.81 FEET; THENCE N 60°19'17" W, 65.62 FEET; THENCE N 19°57'20" W, 165.00 FEET; THENCE N 10°21'30" W, 125.70 FEET; THENCE N 04°05'23" W, 561.53 FEET; THENCE N 02°31'02" E, 129.20 FEET; THENCE N 87°23'24" W, 185.60 FEET; THENCE S 58°43'03" W, 58.49 FEET; THENCE N 87°35'47" W, 224.13 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF THE SE 1/4; THENCE N 02°22'47" E, 418.43 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 46.58 Ac. OR 2,029,074.03 SQUARE FEET, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR FACT.

**NOTES:**

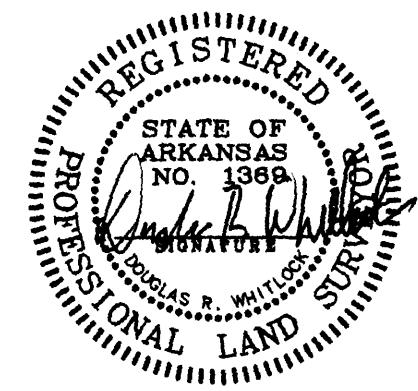
- ◆ All Distances Along Curves Are Chord Lengths.
- ◆ 1/2" Rebar w/cap #1369 set at all Property Corners (unless noted otherwise).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Basis of Bearings: Arkansas North Zone, NAD 83, Based Upon City Of Bentonville GPS Monuments.
- ◆ All Setbacks Are Dedicated As Utility And Drainage Easements.
- ◆ There Are No Known Wetlands On This Project.
- ◆ No Fences May Be Constructed Within Or Across The Side Yard Setback Between Lots 16 & 31, 31 & 32, 56 & 57, 66 & 67, and 69 & 70.
- ◆ FLOOD INFORMATION: This Property Does Not Lie In The 100 Year Flood Zone. Zone Panel No. 05007C00045F, Dated December 20, 2000.
- ◆ Front Yard Setbacks = 30.0' Unless Otherwise Noted on Plat  
 Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted on Plat
- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- ◆ Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space W/ A 4' Concrete Sidewalk On Both Sides Of Street.)



**RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT**

The right-of-way as shown on this plat is hereby dedicated to the public for public use. Tract "A" is dedicated to the City of Centerton for operation and maintenance of a detention pond and sewer lift station. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements and/or lot setbacks shall be provided.

**ENGINEER & SURVEYOR**  
**MORRISON-SHIPLEY**  
**ENGINEERS, INC.**  
 2407 SE Cottonwood Street  
 Bentonville, Arkansas 72712  
 (479) 273-2209  
 (479) 273-2553 (Fax)



**OWNER & DEVELOPER**  
**TUSCANY, LLC.**  
 788 North Old Missouri Road  
 Springdale, Arkansas 72764  
 (479) 750-4353  
 (479) 750-3378 (Fax)

**ZONING CLASSIFICATION: R-2**

# TUSCANY

## (Phase I, Lots 1 Thru 71 and Tracts A & B) (A Single-Family Development)

PART OF THE SE1/4 OF SECTION 28, T-20-N, R-31-W  
 CENTERTON, BENTON COUNTY, ARKANSAS

PLAT CERTIFIED CORRECT:

*Douglas R. Whitlock*  
 DOUGLAS R. WHITLOCK  
 AR P.L.S. #1369

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

Owner: *Neil Johnson*, Tuscany, LLC. Date: 10/13/05  
*John David Lindsey*, Tuscany, LLC. Date: 10/13/05

STATE OF ARKANSAS  
 COUNTY OF Benton, SWORN AND SUBSCRIBED BEFORE ME  
 THIS 13<sup>th</sup> DAY OF October, 2005.  
 Notary Public: *Lorene M. Taul*  
 My Commission Expires: 08/01/2012

CENTERTON PLANNING COMMISSION APPROVAL:  
 Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 26<sup>th</sup> Day Of September, 2005.

Chairperson: *Judith Coffelt*

CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:  
 Water and Sewer Director: *J*

CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:  
 Public Works Director: *Jenny S. Hogan*

CENTERTON FIRE DEPARTMENT APPROVAL:  
 Fire Chief: *Jenny S. Hogan*

CENTERTON CITY COUNCIL ACCEPTANCE:  
 This Plat Is Hereby Accepted By The City Of Centerton City Council This 29<sup>th</sup> Day Of September, 2005.

Ordinance No. 05-79

Mayor: *Tom Willey*  
 City Recorder: *Bonnie Driffitt*

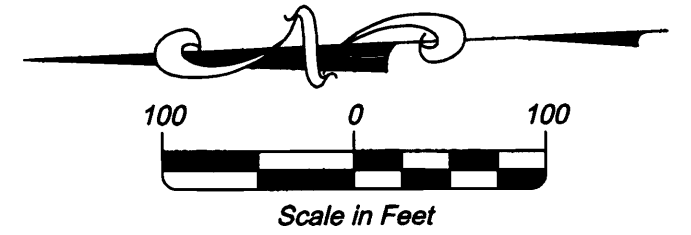
FILED FOR RECORD: THIS \_\_\_ DAY OF \_\_\_, 200\_\_ AT \_\_\_ O'CLOCK \_\_\_, CIRCUIT CLERK AND EX-OFFICIO RECORDER.

BY: \_\_\_\_\_

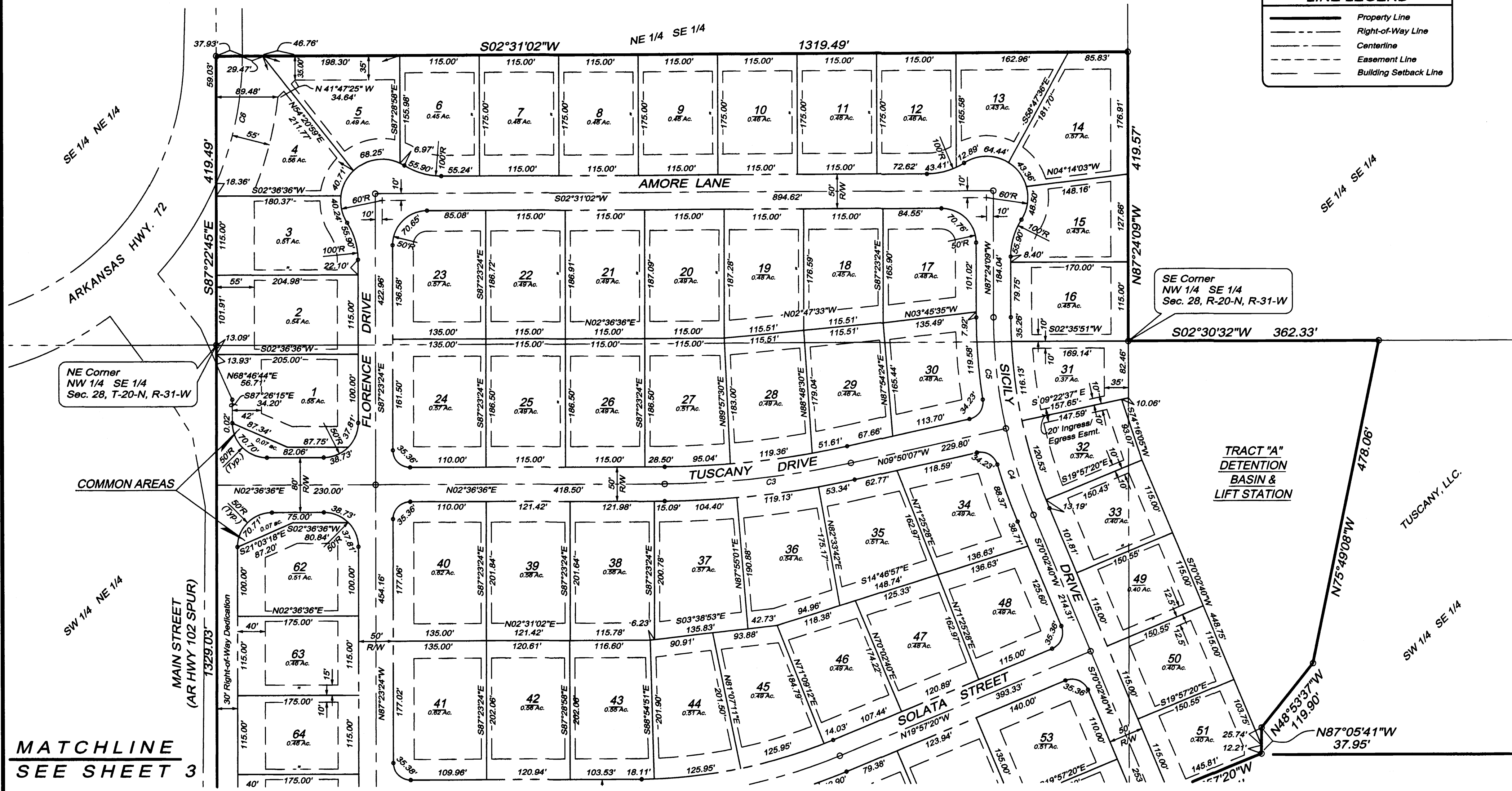
RECORDING STAMP:

2005 1231  
 Recorded in the Above  
 Plat Book & Page  
 10-13-2005 04:05:04 PM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

|  |          |
|--|----------|
| <b>TUSCANY</b><br>(A Single-Family Development)    |          |
| REVISION   | REV. NO. |
|  |          |
| MORRISON-SHIPLEY ENGINEERS, INC.<br>DATE: 09.30.05 |          |
| <b>SHEET 1 of 3</b>                                |          |



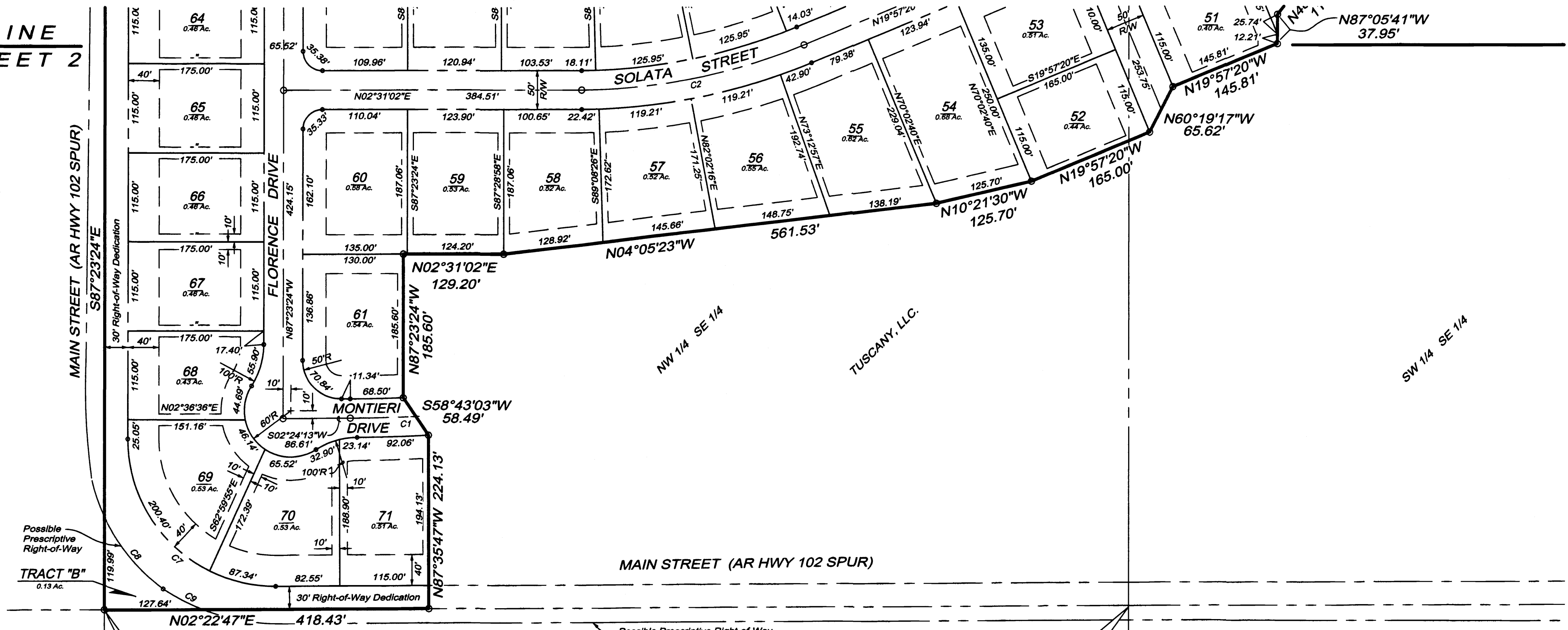
| LINE LEGEND |                       |
|-------------|-----------------------|
|             | Property Line         |
|             | Right-of-Way Line     |
|             | Centerline            |
|             | Easement Line         |
|             | Building Setback Line |



| CURVE TABLE |         |          |           |         |                 |              |
|-------------|---------|----------|-----------|---------|-----------------|--------------|
| CURVE       | LENGTH  | RADIUS   | DELTA     | TANGENT | CHORD DIRECTION | CHORD LENGTH |
| C3          | 271.51' | 1250.00' | 12°26'43" | 136.29' | S03°36'46"E     | 270.98'      |
| C4          | 132.47' | 750.00'  | 10°07'13" | 66.41'  | S75°06'16"W     | 132.30'      |
| C5          | 162.75' | 750.00'  | 12°25'59" | 81.69'  | S86°22'52"W     | 162.43'      |
| C6          | 189.43' | 472.42'  | 22°58'26" | 96.00'  | S75°44'58"E     | 188.16'      |

2005 1232  
 Recorded in the Above  
 Plat Book & Page  
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 Benton County, AR

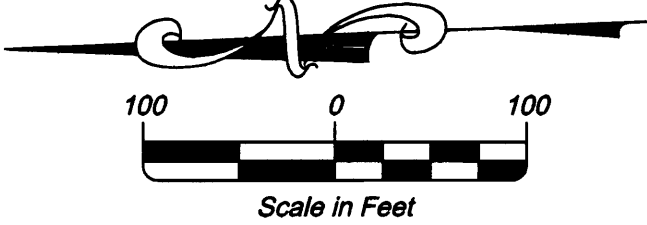
MATCHLINE  
SEE SHEET 2



**POINT OF BEGINNING**  
NW Corner  
NW 1/4 SE 1/4  
Section 28, T-20-N, R-31-W

**TBM:** Cotton Picker Spindle  
At SW Corner  
NW 1/4 SE 1/4  
Sec. 28, T-20-N, R-31-W  
Elev.=1319.76

2005 1233  
Recorded in the Above  
Plat Book & Page  
10-13-2005 04:12:30 PM  
Brenda DeShields-Circuit Clerk  
Benton County, AR



| CURVE TABLE |         |          |           |         |                 |              |
|-------------|---------|----------|-----------|---------|-----------------|--------------|
| CURVE       | LENGTH  | RADIUS   | DELTA     | TANGENT | CHORD DIRECTION | CHORD LENGTH |
| C1          | 84.77'  | 2000.00' | 2°25'43"  | 42.39'  | S01°11'21"W     | 84.77'       |
| C2          | 294.17' | 750.00'  | 22°28'22" | 149.00' | S08°43'09"E     | 292.29'      |
| C7          | 299.21' | 190.00'  | 90°13'49" | 190.77' | N47°29'41"E     | 269.24'      |
| C8          | 121.81' | 240.21'  | 29°03'17" | 62.24'  | S53°07'42"W     | 120.51'      |
| C9          | 57.59'  | 265.91'  | 12°24'31" | 28.91'  | S 30°01'23"W    | 57.47'       |

| LINE LEGEND |                       |
|-------------|-----------------------|
|             | Property Line         |
|             | Right-of-Way Line     |
|             | Centerline            |
|             | Easement Line         |
|             | Building Setback Line |