Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2010/314
Term/Cashier: CASH2/TBABER
07/29/2010 2:14:13PM
Tran: 121763
Total Fees: $15.00

Book 2010 Page 314
Recorded in the Above
PLAT Book & Page
07/29/2010

Benton County Circuit
Clerk Recording Block

MCE McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE

ADJOINER INFORMATION

Adjoiner A
Parcel # 18-08668-000
Ownership Information
TOVNER REVOCABLE TRUST-WILLIAM A
TOVNER, WILLIAM A & TRUSTEE
3331 SW 14TH ST
BENTONVILLE AR 72712-3551

Adjoiner B
Parcel # 01-18152-000
Ownership Information
JL PROPERTIES INC
902 SW 2ND ST
BENTONVILLE AR 72712-5023

Adjoiner C
Parcel # 15-15341-000
Ownership Information
BIRCHFIELD, TONIA CLOUD & CLOUD, TIM ET AL
3310 SW 14TH ST
BENTONVILLE AR 72712-9208

ADJOINER D
Parcel # 18-10149-001
Ownership Information
ELM TREE CENTER SUBREFERENCE)
DUANE, VIRGINA TRUST
1310 SW ELM TREE
BENTONVILLE AR 72712

Adjoiner E
Parcel # 18-08667-000
Ownership Information
LARAMORE, LARRY & DEBRA
13325 BRUSH CREEK RD
SPRINGDALE AR 72762-4365

Adjoiner F
Parcel # 01-16130-000
Ownership Information
WHITEHEAD, KAREN & RICHARD
334 GREENHOUSE RD
BENTONVILLE AR 72712-9204

This is to certify to: AEP SWEPCO that on July 15, 2010 a survey was completed under my supervision on the above described property. This survey certification is made to the above listed person and persons and is not transferable to additional institutions and subsequent owners.

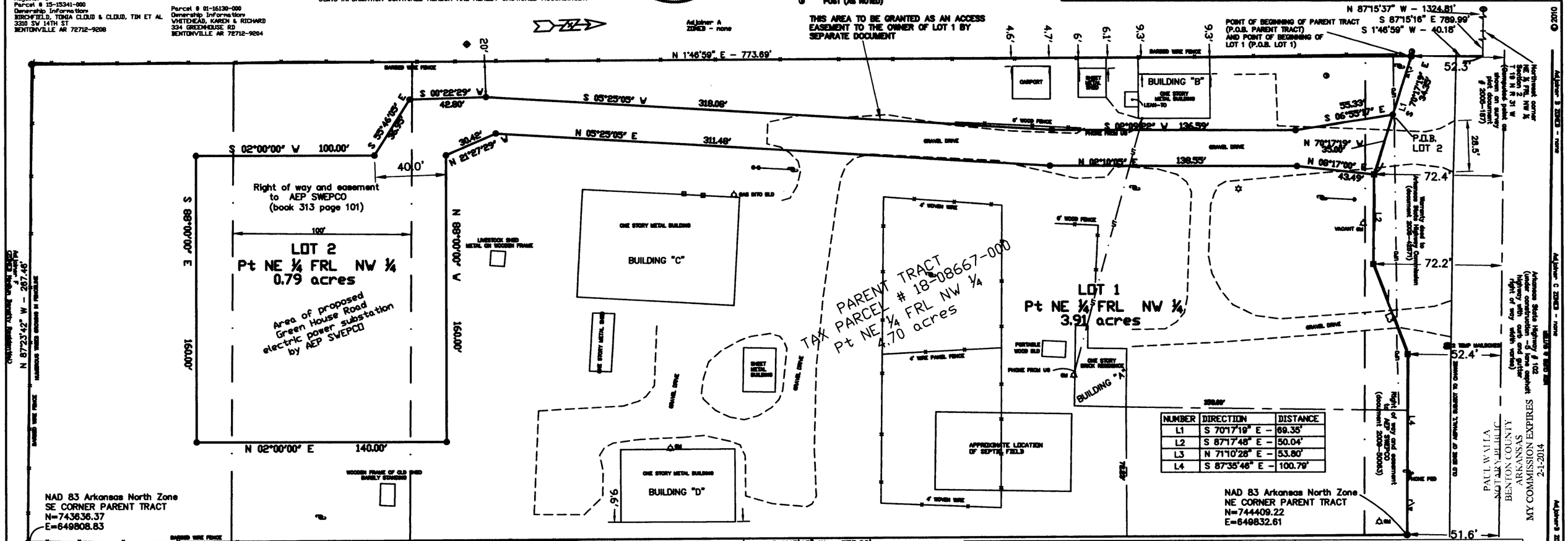
IMPORTANT NOTE:

THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1214 — SIGNATURE — PAUL J. WALLA

LEGEND

PROPERTY LINE
GAS LINE
UNDERGROUND PHONE
UNDERGROUND FIBER OPTIC
FENCE
POWER POLE
GUY WIRE WITH ANCHOR
GAS METER
STREET LIGHT POLE
MAILBOX
PEDESTAL (AS NOTED)
SIGN (AS NOTED)
POST (AS NOTED)
BENCHMARK
FOUND IRON PIN
SET IRON PIN
FOUND RR-SPIKE
COMPUTED POINT
RIGHT OF WAY
RIGHT OF WAY ANGLE POINT



NUMBER	DIRECTION	DISTANCE
L1	S 70°17'19" E –	69.35'
L2	S 87°17'48" E –	50.04'
L3	N 71°10'28" E –	53.80'
L4	S 87°35'46" E –	100.79'

PAUL WALLA
NOTARY PUBLIC
BENTON COUNTY
ARKANSAS
MY COMMISSION EXPIRES
2-1-2014

PARENT TRACT DESCRIPTION
METES AND BOUNDS DESCRIPTION BY FACTUAL SURVEY

Part of the Northeast Quarter (NE 1/4) of the Fractional Northwest Quarter (FRL NW 1/4) of Section 2, Township 19 North, Range 31 West of the Fifth Principle Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the northwest corner of the NE 1/4 of said NW 1/4 (as shown on survey plat document 2005 page 187
thence South 87 degrees 15 minutes 16 seconds East a distance of 789.99;
thence South 01 degrees 46 minutes 59 seconds West a distance of 40.18 to the southerly right of way line of Arkansas State Highway #102, a found 1/2 inch diameter iron pin and the POINT OF BEGINNING OF THE PARENT TRACT (P.O.B. PARENT TRACT)
thence along said right of way the following courses:
South 70 degrees 17 minutes 19 seconds East a distance of 69.35:
South 87 degrees 17 minutes 48 seconds East a distance of 50.04;
North 71 degrees 10 minutes 28 seconds East a distance of 53.80;
South 87 degrees 35 minutes 46 seconds East a distance of 100.79 to a found 1/2 inch diameter iron pin;
thence leaving said right of way
South 01 degrees 45 minutes 45 seconds West a distance of 773.22 to a found 1/2 inch diameter iron pin;
thence North 87 degrees 23 minutes 42 seconds West a distance of 267.46 to a found 1/2 inch diameter iron pin;
thence North 01 degrees 46 minutes 59 seconds East a distance of 773.69 to the POINT OF BEGINNING OF THE PARENT TRACT (P.O.B. PARENT TRACT, containing 4.70 acres.as surveyed. And being subject to any easements, rights of ways, covenants and restrictions of record.

LOT 1
METES AND BOUNDS DESCRIPTION BY FACTUAL SURVEY

Part of the Northeast Quarter (NE 1/4) of the Fractional Northwest Quarter (FRL NW 1/4) of Section 2, Township 19 North, Range 31 West of the Fifth Principle Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the northwest corner of the NE 1/4 of said NW 1/4 (as shown on survey plat document 2005 page 187
thence South 87 degrees 15 minutes 16 seconds East a distance of 789.99 feet;
thence South 01 degrees 46 minutes 59 seconds West a distance of 40.18 feet to the southerly right of way line of Arkansas State Highway # 102, a found 1/2 inch diameter iron pin,
and the POINT OF BEGINNING OF LOT 1 (P.O.B. LOT 1)
thence along said right of way South 70 degrees 17 minutes 19 seconds East a distance of 34.35 feet to a set 1/2 inch diameter iron pin;
thence leaving said right of way South 06 degrees 55 minutes 17 seconds East a distance of 55.33 feet to a set 1/2 inch diameter iron pin;
thence South 02 degrees 09 minutes 22 seconds West a distance of 136.59 feet to a set 1/2 inch diameter iron pin;
thence South 05 degrees 25 minutes 05 seconds West a distance of 318.08 feet to a set 1/2 inch diameter iron pin;
thence South 00 degrees 22 minutes 29 seconds West a distance of 42.80 feet to a set 1/2 inch diameter iron pin;
thence South 55 degrees 46 minutes 05 seconds East a distance of 36.95 feet to a set 1/2 inch diameter iron pin;
thence South 02 degrees 00 minutes 00 seconds West a distance of 100.00 feet to a set 1/2 inch diameter iron pin;
thence South 88 degrees 00 minutes 00 seconds East a distance of 160.00 feet to a set 1/2 inch diameter iron pin;
thence North 02 degrees 00 minutes 00 seconds East a distance of 140.00 feet to a set 1/2 inch diameter iron pin;
thence North 88 degrees 00 minutes 00 seconds West a distance of 160.00 feet to a set 1/2 inch diameter iron pin;
thence North 21 degrees 27 minutes 29 seconds West a distance of 30.42 feet to a set 1/2 inch diameter iron pin;
thence North 05 degrees 25 minutes 05 seconds East a distance of 311.48 feet to a set 1/2 inch diameter iron pin;
thence North 02 degrees 10 minutes 05 seconds East a distance of 138.55 feet to a set 1/2 inch diameter iron pin;
thence North 08 degrees 17 minutes 00 seconds East a distance of 43.49 feet the southerly right of way line o f Arkansas State Highway #102 and a set 1/2 inch diameter iron pin;
thence along said right of way the following courses:
South 87 degrees 17 minutes 48 seconds East a distance of 50.04 feet;
North 71 degrees 10 minutes 28 seconds East a distance of 53.80 feet;
South 87 degrees 35 minutes 46 seconds East a distance of 100.79 feet to a found 1/2 inch diameter iron pin;
thence leaving said right of way
South 01 degrees 45 minutes 45 seconds West a distance of 773.22 feet to a found 1/2 inch diameter iron pin;
thence North 87 degrees 23 minutes 42 seconds West a distance of 267.46 feet to a found 1/2 inch diameter iron pin;
thence North 01 degrees 46 minutes 59 seconds East a distance of 773.69 feet to the POINT OF BEGINNING OF LOT 1 (P.O.B. LOT 1)
containg 3.91 acres, as surveyed. And being subject to any easements, rights of ways, covenants and restrictions of record.

LOT 2
METES AND BOUNDS DESCRIPTION BY FACTUAL SURVEY

Part of the Northeast Quarter (NE 1/4) of the Fractional Northwest Quarter (FRL NW 1/4) of Section 2, Township 19 North, Range 31 West of the Fifth Principle Meridian, Benton County, Arkansas, being more particularly described as follows:
Commencing at the northwest corner of the NE 1/4 of said NW 1/4 (as shown on survey plat document 2005 page 187
thence South 87 degrees 15 minutes 16 seconds East a distance of 789.99 feet;
thence South 01 degrees 46 minutes 59 seconds West a distance of 40.18 feet to the southerly right of way line of Arkansas State Highway #102 a found 1/2 inch diameter iron pin;
thence along said right of way South 70 degrees 17 minutes 19 seconds East a distance of 34.35 feet to set 1/2 inch diameter iron pin and the POINT OF BEGINNING OF LOT 2 (P.O.B. LOT 2);
thence leaving said right of way
South 06 degrees 55 minutes 17 seconds East a distance of 55.33 feet to set 1/2 inch diameter iron pin;;
thence South 02 degrees 09 minutes 22 seconds West a distance of 136.59 feet to set 1/2 inch diameter iron pin;;
thence South 05 degrees 25 minutes 05 seconds West a distance of 318.08 feet to set 1/2 inch diameter iron pin;;
thence South 00 degrees 22 minutes 29 seconds West a distance of 42.80 feet to set 1/2 inch diameter iron pin;;
thence South 55 degrees 46 minutes 05 seconds East a distance of 36.95 feet to set 1/2 inch diameter iron pin; ;
thence South 02 degrees 00 minutes 00 seconds West a distance of 100.00 feet to set 1/2 inch diameter iron pin;;
thence South 88 degrees 00 minutes 00 seconds East a distance of 160.00 feet to set 1/2 inch diameter iron pin;;
thence North 02 degrees 00 minutes 00 seconds East a distance of 140.00 feet to set 1/2 inch diameter iron pin;;
thence North 88 degrees 00 minutes 00 seconds West a distance of 160.00 feet to set 1/2 inch diameter iron pin;;
thence North 21 degrees 27 minutes 29 seconds West a distance of 30.42 feet to set 1/2 inch diameter iron pin;;
thence North 05 degrees 25 minutes 05 seconds East a distance of 311.48 feet to set 1/2 inch diameter iron pin;;
thence North 02 degrees 10 minutes 05 seconds East a distance of 138.55 feet to set 1/2 inch diameter iron pin;;
thence North 08 degrees 17 minutes 00 seconds East a distance of 43.49 feet the southerly right of way line of Arkansas State Highway # 102 and a set 1/2 inch diameter iron pin;
thence along said right of way North 70 degrees 17 minutes 19 seconds West a distance of 35.00 feet to
POINT OF BEGINNING OF LOT 2 (P.O.B. LOT 2), containing 0.79 acres, as surveyed. And being subject to any easements, rights of ways, covenants and restrictions of record.

SURVEY NOTES:

1) Property owners: Larry and Debra Laramore
3091 Brush Creek Road
Springdale, Arkansas 72762-4318

2) Deed reference:
Warranty deed document 2002-145486

3) Basis of bearings:
City of Bentonville GIS network

4) The following surveys were reviewed as part of this survey: 2005-187, 11-128, 26-86, 2005-91, 2005-186, 31-98, 2006-1224, 27-79, 9-176, I-74 15-166, 2005-89, 2004-743, 2004-1308, 2004-923 Right of Way Map Greenhouse Road to HWY 71B (Job 090179)

5) Title report and deed information was supplied thru title insurance policy #09-10007R, supplied by AEP SWEPCO.

6) Orange plastic caps embossed "PLS 1214" were placed on all set iron pins.

7) This property is not within a Special Flood Hazard Area as shown on the Federal Emergency Management Agency Flood Insurance Rate Map # 05007C0235 J, dated September 28, 2007.

8) Elevation datum: NAVD 1988

9) Contour interval –1 foot

10) Zoning information for the adjoining parcels was taken from the City of Bentonville GIS Map.

11) Benton County 911 office lists: the following addresses to this property:
Building "A" (residence) 3307 SW 14th Street
Building "B" (metal building) – no address
Building "C" (metal building – 3307 A SW 14th Street
Building "D" (metal building) – no address

Note: Visual inspection shows Orndorff Monument Company appearing to operating out of Building "B"

CERTIFICATE OF OWNERSHIP

We, the undersigned, owners of the real estate shown and described hereon, do hereby certify that we have laid off, platted, and subdivided and hereby lay off, plat and subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public streets, alleys, drives, easements, etc. as shown on said plat.

Date: 7-21-10

Signed: LARRY LARAMORE OWNER 3091 BRUSH CREEK ROAD
Name Title Address

Signed: DEBRA LARAMORE OWNER 3091 BRUSH CREEK ROAD
Name Title Address

Signature Signature

Notary

State of Arkansas
County of Washington

Subscribed and sworn before me this 21st day of July, 2010.

My commission expires 2-1-2014

Paul Walla
Notary public

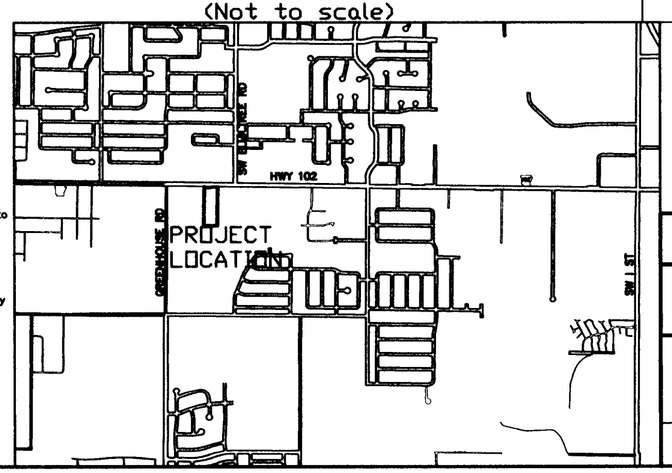
CERTIFICATE OF APPROVAL

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of said rules and regulations.

Date: 7/26/2010

Signed:
Bentonville Community Development Director

VICINITY MAP
(Not to scale)



SCALE: 1" = 40'
40 20 0 40 80

ATLAS PAGE 442

SOUTHWESTERN ELECTRIC POWER COMPANY
TULSA, OKLAHOMA

LOT SPLIT FOR
AEP–LARA ADDITION
Benton County, Arkansas

JOB NO. FY102704
STATE PLAT CODE: 500-19N-31W-0-02-410-04-1214