

NORTH WALTON BLVD.(U.S. HWY 71B)
(120' RIGHT-OF-WAY)
(ASPHALT-GOOD CONDITION)

120.00'

OWNER'S CERTIFICATION

I, THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREIN DESCRIBED PROPERTY, AND DO HEREBY DEDICATE ALL EASEMENT AND STREET RIGHTS-OF-WAY FOR THE GENERAL USE OF THE PUBLIC.

S. Morrison 10-15-03
SAM K. MORRISON DATE

STATE OF ARKANSAS

SUBSCRIBED AND SWORN BEFORE ME THIS 15TH DAY OF October, 2003.

Amy M. Underhill 10-15-03
AMY M. UNDERHILL
Notary Public - Arkansas
County of Benton
My Commission Exp. 09/23/2010

MY COMMISSION EXPIRES 9-23-10

ACCEPTANCE:

THIS PLAT IS HEREBY APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF BENTONVILLE PLANNING COMMISSION ON THIS 11TH DAY OF OCTOBER, 2003.

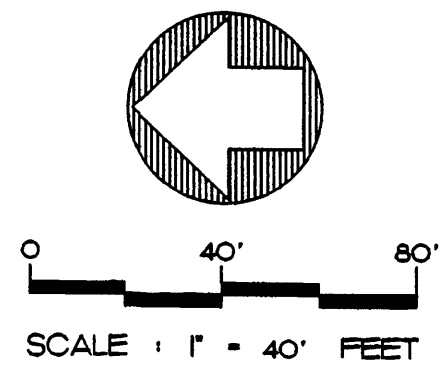
G. Blife
CHAIRMAN DATE

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE CITY OF BENTONVILLE CITY COUNCIL ON THIS 24TH DAY OF October, 2003.

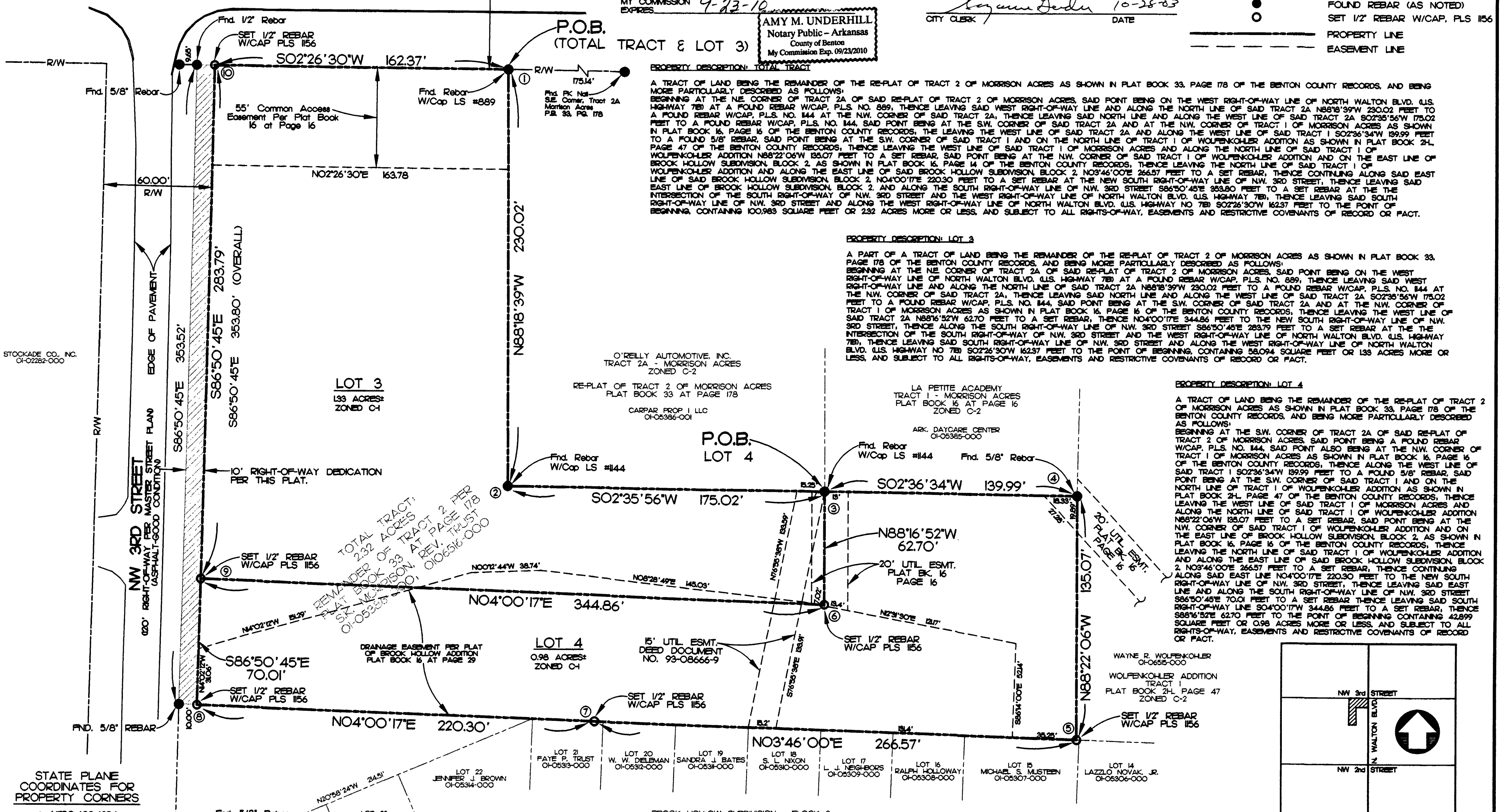
Lucy Black Cook 10-28-03
MAYOR DATE

Raymond Giden 10-28-03
CITY CLERK DATE



LEGEND

- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/CAP, PLS 156
- PROPERTY LINE
- - - EASEMENT LINE



PROPERTY DESCRIPTION: TOTAL TRACT

A TRACT OF LAND BEING THE REMAINDER OF THE RE-PLAT OF TRACT 2 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 33, PAGE 178 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF TRACT 2A OF SAID RE-PLAT OF TRACT 2 OF MORRISON ACRES, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B AT A FOUND REBAR W/CAP, PLS. NO. 889, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID TRACT 2A N88°18'39"W 230.02 FEET TO A FOUND REBAR W/CAP, PLS. NO. 144 AT THE NW CORNER OF SAID TRACT 2A, THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT 2A S02°26'30"W 162.37 FEET TO A FOUND REBAR W/CAP, PLS. NO. 144, SAID POINT BEING AT THE SW CORNER OF SAID TRACT 2A AND AT THE NW CORNER OF TRACT 1 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 16, PAGE 16 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 2A AND ALONG THE WEST LINE OF SAID TRACT 1 S02°36'34"W 139.99 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING AT THE SW CORNER OF SAID TRACT 1 AND ON THE NORTH LINE OF TRACT 1 OF WOLFENKÖHLER ADDITION AS SHOWN IN PLAT BOOK 24, PAGE 47 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ALONG THE NORTH LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION N88°22'06"W 175.02 FEET TO A SET REBAR, SAID POINT BEING AT THE NW CORNER OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ON THE EAST LINE OF BROOK HOLLOW SUBDIVISION, BLOCK 2, AS SHOWN IN PLAT BOOK 16, PAGE 14 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE NORTH LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ALONG THE EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N03°46'00"E 266.57 FEET TO A SET REBAR, THENCE CONTINUING ALONG SAID EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N04°00'17"E 220.30 FEET TO A SET REBAR AT THE NEW SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET, THENCE LEAVING SAID EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET S86°50'45"E 353.80 FEET TO A SET REBAR AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF NW. 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET AND ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B 162.37 FEET TO THE POINT OF BEGINNING, CONTAINING 100,983 SQUARE FEET OR 2.32 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PROPERTY DESCRIPTION: LOT 3

A PART OF A TRACT OF LAND BEING THE REMAINDER OF THE RE-PLAT OF TRACT 2 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 33, PAGE 178 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF TRACT 2A OF SAID RE-PLAT OF TRACT 2 OF MORRISON ACRES, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B AT A FOUND REBAR W/CAP, PLS. NO. 889, THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF TRACT 2A N88°18'39"W 230.02 FEET TO A FOUND REBAR W/CAP, PLS. NO. 144 AT THE NW CORNER OF SAID TRACT 2A, THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID TRACT 2A S02°26'30"W 162.37 FEET TO A FOUND REBAR W/CAP, PLS. NO. 144, SAID POINT BEING AT THE SW CORNER OF SAID TRACT 2A AND AT THE NW CORNER OF TRACT 1 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 16, PAGE 16 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 2A AND ALONG THE WEST LINE OF SAID TRACT 1 S02°36'34"W 139.99 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING AT THE SW CORNER OF SAID TRACT 1 AND ON THE NORTH LINE OF TRACT 1 OF WOLFENKÖHLER ADDITION AS SHOWN IN PLAT BOOK 24, PAGE 47 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ALONG THE NORTH LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION N88°22'06"W 175.02 FEET TO A SET REBAR, SAID POINT BEING AT THE NW CORNER OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ON THE EAST LINE OF BROOK HOLLOW SUBDIVISION, BLOCK 2, AS SHOWN IN PLAT BOOK 16, PAGE 14 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE NORTH LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ALONG THE EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N03°46'00"E 266.57 FEET TO A SET REBAR, THENCE CONTINUING ALONG SAID EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N04°00'17"E 220.30 FEET TO A SET REBAR AT THE NEW SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET, THENCE LEAVING SAID EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET S86°50'45"E 353.80 FEET TO A SET REBAR AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF NW. 3RD STREET AND THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET AND ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH WALTON BLVD., U.S. HIGHWAY 71B 162.37 FEET TO THE POINT OF BEGINNING, CONTAINING 58,094 SQUARE FEET OR 1.33 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

PROPERTY DESCRIPTION: LOT 4

A TRACT OF LAND BEING THE REMAINDER OF THE RE-PLAT OF TRACT 2 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 33, PAGE 178 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF TRACT 2A OF SAID RE-PLAT OF TRACT 2 OF MORRISON ACRES, SAID POINT BEING A FOUND REBAR W/CAP, PLS. NO. 144, SAID POINT ALSO BEING AT THE NW CORNER OF TRACT 1 OF MORRISON ACRES AS SHOWN IN PLAT BOOK 16, PAGE 16 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 1 S02°36'34"W 139.99 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING AT THE SW CORNER OF SAID TRACT 1 AND ON THE NORTH LINE OF TRACT 1 OF WOLFENKÖHLER ADDITION AS SHOWN IN PLAT BOOK 24, PAGE 47 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE WEST LINE OF SAID TRACT 1 OF MORRISON ACRES AND ALONG THE WEST LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION N88°22'06"W 175.02 FEET TO A SET REBAR, SAID POINT BEING AT THE NW CORNER OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ON THE EAST LINE OF BROOK HOLLOW SUBDIVISION, BLOCK 2, AS SHOWN IN PLAT BOOK 16, PAGE 14 OF THE BENTON COUNTY RECORDS, THENCE LEAVING THE NORTH LINE OF SAID TRACT 1 OF WOLFENKÖHLER ADDITION AND ALONG THE EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N03°46'00"E 266.57 FEET TO A SET REBAR, THENCE CONTINUING ALONG SAID EAST LINE N04°00'17"E 220.30 FEET TO THE NEW SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET, THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET S86°50'45"E 700.01 FEET TO A SET REBAR THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S04°00'17"E 344.86 FEET TO A SET REBAR, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF NW. 3RD STREET, THENCE LEAVING SAID EAST LINE OF SAID BROOK HOLLOW SUBDIVISION, BLOCK 2, N04°00'17"E 220.30 FEET TO THE POINT OF BEGINNING, CONTAINING 42,899 SQUARE FEET OR 0.98 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

STATE PLANE COORDINATES FOR PROPERTY CORNERS

- ① N750,489,4294
E658,321,7993
- ② N750,496,2094
E658,091,8828
- ③ N750,321,3773
E657,942,5609
- ④ N750,181,5265
E658,077,5732
- ⑤ N750,185,3727
E657,942,5609
- ⑥ N750,323,2520
E658,021,2750
- ⑦ N750,451,3622
E657,960,0719
- ⑧ N750,671,1243
E657,975,4577
- ⑨ N750,667,2700
E658,045,3596
- ⑩ N750,651,6520
E658,328,7169

NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES - NORTH ZONE.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY IS PERFORMED ON A CLASS (C) URBAN PROPERTY PER THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
5. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

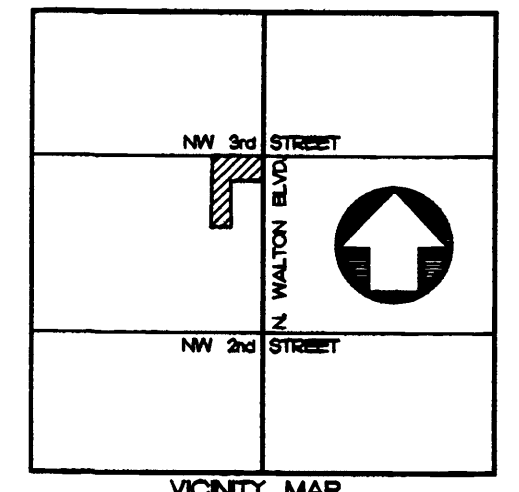
FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER: 050700044 F. MAP REVISED: DECEMBER 20, 2000. PER THE ABOVE DESCRIBED FIRM, THIS PROPERTY IS IN ZONE 'X' DESCRIBED AS AREAS BEING OUTSIDE THE 500-YEAR FLOOD PLAIN.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE 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, AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.

S. Craig Davis 10-21-03
S. CRAIG DAVIS, PLS. NO.156, ARKANSAS DATE



ATLAS PAGE 360

NO.	REVISIONS	BY
1	CHANGES PER CITY OF BENTONVILLE COMMENTS	SD
2	CHANGES PER CITY OF BENTONVILLE COMMENTS	SD

The essential building blocks...

FNF

Freeland - Kauffman & Freeland, Inc.
Civil Engineers - Landscape Architects - Land Surveyors
5201 Village Parkway, Suite 201
Rogers, AR 72758
Telephone: 479-4645748
Fax: 479-4645748
Affiliate: Freeland and Kauffman, Inc., Greenville, SC

2003 943
Recorded in the Above
Plat Book & Page
10-28-2003 03:09:01 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

LOT SPLIT FOR: SAM K. MORRISON
MORRISON ACRES - TRACT 2 REMAINDER
NORTH WALTON BLVD. & NW 3RD STREET
BENTONVILLE, BENTON CO., ARKANSAS

DATE	SCALE	JOB NO.	DATE
9-2-03	7-60	2003-88	9-8-03

9-SHETS