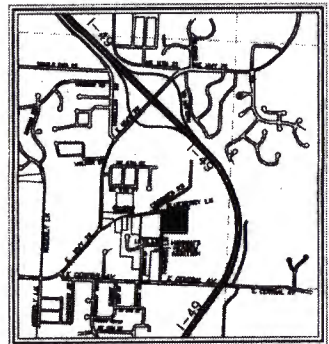


Beardo DeShields-Circuit Clerk
 Benton County, AR
 Book/Pg# 2017/162
 Terra/Casualty L&S/Utilities/Measurement
 02/27/2017 1011040540
 Tract 41698A
 Total Fees: \$15.00

Book 2017 Page 1 of 2
 Recorded in the County
 PLAT Book & Page
 02/27/2017



Vicinity Map

- LEGEND**
- F.I.P. FOUND IRON PIN
 - S.I.P. SET IRON PIN (3/8" W/CAP)
 - COMPUTED POINT
 - BEL
 - PROPERTY LINE
 - ADJACENT PROPERTIES
 - ⊕ POWER POLE
 - ⊕ SEWER MAN HOLE
 - ⊕ CABLE BOX
 - OVERHEAD ELECTRIC
 - BARBED WIRE FENCE
 - CHAIN LINK FENCE
 - CENTERLINE
 - ELECTRIC EASEMENT

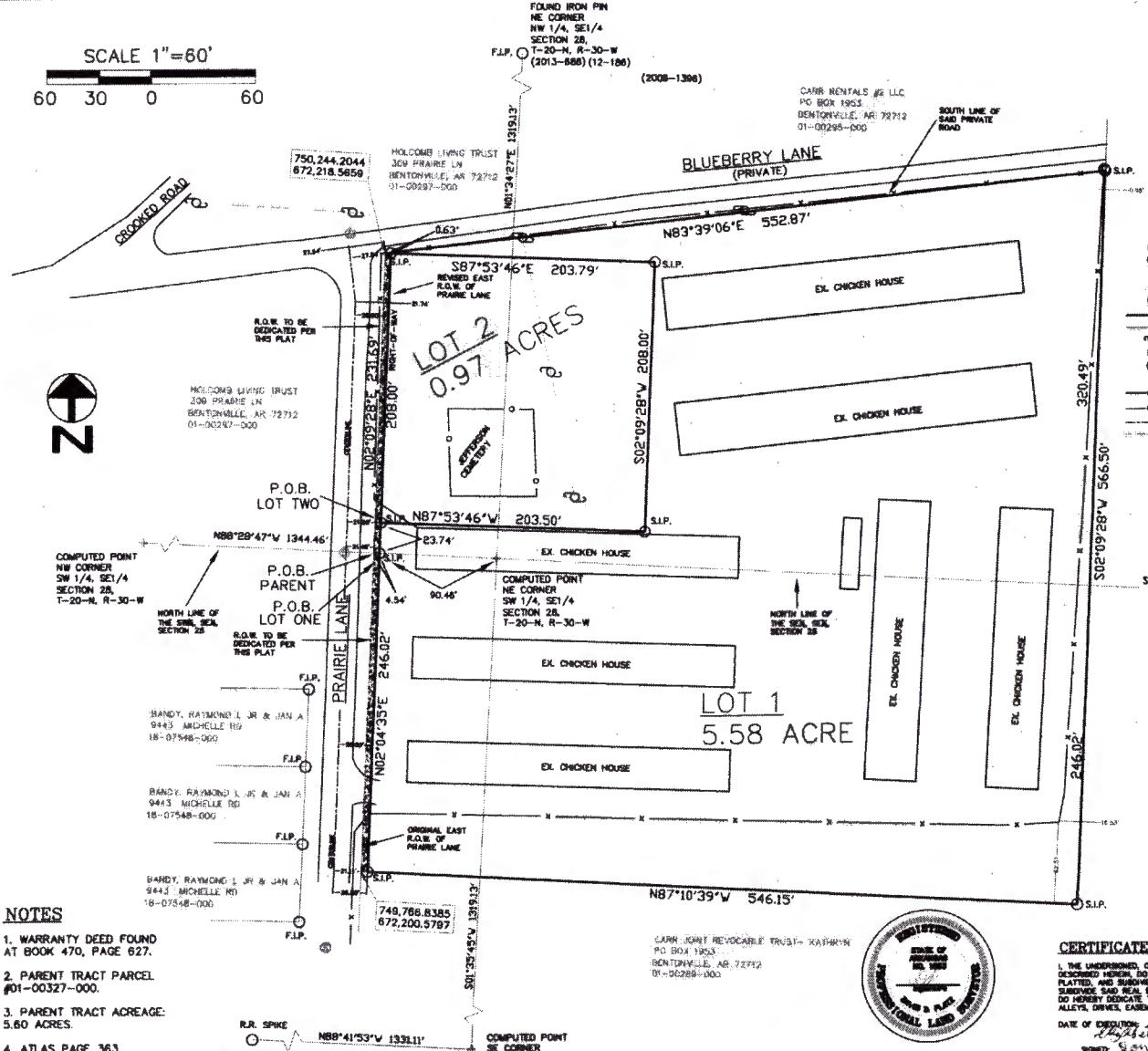
PROPERTY DESCRIPTION - PARENT

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORD "A" AT PAGE 110; THENCE WITH THE EAST LINE OF SAID ROAD, S 02°09'28"W 348.02 FEET; THENCE SOUTH 89°10'39" EAST 561.04 FEET; THENCE NORTHERLY TO THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 28 AND CONTINUING NORTH 02°09'28" EAST 566.50 FEET TO THE SOUTH LINE OF A PRIVATE ROAD, THENCE WESTERLY WITH THE SOUTH LINE OF SAID PRIVATE ROAD TO ITS INTERSECTION WITH THE APRESAID ROAD, SOUTH 83°30'06" WEST 567.13 FEET; THENCE WITH THE EAST LINE OF SAID ROAD, SOUTH 02°09'28" WEST 231.60 FEET BACK TO THE POINT OF BEGINNING, EXCEPT A CEMETERY THAT IS ONE ACRE IN SIZE SQUARELY (208' x 208') ON THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28, SAID PROPERTY MINUS THE ONE ACRE CEMETERY CONTAINING 5.80 ACRES.

LOT 1
 PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORD "A" AT PAGE 110; THENCE SOUTH 89°28'47" EAST 4.54 FEET; THENCE NORTH 02°04'35" EAST 23.74 FEET; THENCE SOUTH 87°53'46" EAST 203.50 FEET; THENCE NORTH 02°09'28" EAST 208.00 FEET; THENCE NORTH 02°09'28" EAST 0.63 FEET; THENCE NORTH 83°30'06" EAST 568.87 FEET; THENCE SOUTH 02°09'28" WEST 566.50 FEET; THENCE NORTH 87°10'39" WEST 548.15 FEET; THENCE NORTH 02°04'35" EAST 246.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF PRAIRIE LANE AND BLUEBERRY LANE, CONTAINING 5.58 ACRES MORE OR LESS.

LOT 2 - PROPOSED CEMETERY LAND
 PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 20 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING ON THE EAST SIDE OF THE COUNTY ROAD AT A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 28, AS SHOWN IN PLAT RECORD "A" AT PAGE 110; THENCE SOUTH 89°28'47" EAST 4.54 FEET; THENCE NORTH 02°04'35" EAST 23.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°09'28" EAST 208.00 FEET; THENCE SOUTH 87°53'46" EAST 203.79 FEET; THENCE SOUTH 02°09'28" WEST 208.00 FEET; THENCE NORTH 87°53'46" WEST 203.79 FEET; THENCE NORTH 02°09'28" EAST 0.63 FEET; THENCE NORTH 83°30'06" EAST 568.87 FEET; THENCE SOUTH 02°09'28" WEST 566.50 FEET; THENCE NORTH 87°10'39" WEST 548.15 FEET; THENCE NORTH 02°04'35" EAST 246.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO THE RIGHT-OF-WAY OF PRAIRIE LANE, CONTAINING 0.97 ACRES MORE OR LESS.

ZONING A-1
 FRONT SETBACK 30'
 SIDE SETBACK 30'
 REAR SETBACK 30'



- NOTES**
1. WARRANTY DEED FOUND AT BOOK 470, PAGE 627.
 2. PARENT TRACT PARCEL #01-00327-000.
 3. PARENT TRACT ACREAGE: 5.80 ACRES.
 4. ATLAS PAGE 363.

FLOOD CERTIFICATION
 NO PART OF THIS PROPERTY IS IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/STANDARD FLOOD HAZARD ZONING MAP K & NO 080302000 K, EFFECTIVE DATE: JUNE 5, 2012.

CERTIFICATE OF ACCURACY
 I, DAVID B. PLATZ, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
 DATE OF EXECUTION: 12/11/17
 SIGNED: David B. Platz
 REGISTERED LAND SURVEYOR
 NO. 5222
 STATE OF ARKANSAS

BASIS OF BEARING
 DRAWING ROTATED TO ARKANSAS GRID NORTH AS INDICATED BY GPS.

- CITY REQUIRED NOTES:**
1. OWNER/MAJOR SHALL BE THE RESPONSIBILITY OF THE BUILDER / OWNER AT THE TIME OF BUILDING PERMIT ISSUANCE.
 2. OWNER / DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
 3. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
 4. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND/OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT AND TYPE OF THE WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY.
 5. ALL OVERHEAD ELECTRIC LINES SHALL HAVE A 30' EASEMENT, 10' ON EACH SIDE OF THE OVERHEAD LINE, ACCORDING TO BELD STANDARD PRACTICE.

CERTIFICATE OF APPROVAL
 PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVALS HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.
 DATE OF EXECUTION: 12/11/17
 SIGNED: Bob McCallum
 MAYOR
 SIGNED: Linda Spence
 CITY CLERK
 PLANNING COMMISSION CHAIRMAN



CERTIFICATE OF OWNERSHIP FOR LOT 1
 I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OUT, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SURVEY SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
 DATE OF EXECUTION: 2/15/17
 SIGNED: Liliana Garcia Hernandez
 309 Prairie Ln, Bentonville, AR 72712
 SOURCE OF TITLE: D.L. Howard
 PARE: Liliana Garcia Hernandez
 NOTARY PUBLIC - ARKANSAS
 My Commission Expires March 25, 2020
 Commission No. 123658

CERTIFICATE OF OWNERSHIP FOR LOT 2
 I, THE UNDERSIGNED, OWNER/DEPENDENT OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OUT, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SURVEY SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.
 DATE OF EXECUTION: 2/18/17
 SIGNED: Sharon E. Cox
 309 Prairie Ln, Bentonville, AR 72712
 SOURCE OF TITLE: D.L. Howard
 PARE: Sharon E. Cox
 Notary Public - Arkansas
 Washington County
 My Commission Expires June 22, 2022
 Commission #12368145

LOT SPLIT CREATING 1 & 2 OF HOLCOMB SUBDIVISION		REVISIONS	
OWNER:	NO.:	BY:	DATE:
HOLCOMB LIVING TRUST 309 PRAIRIE LANE BENTONVILLE, AR 72712	#1	QTY. COMM.	1/23/17
	#2	QTY. COMM.	1/30/17
BY: SP/JS	DATE:	DATE:	DATE:
1/23/17	12/22/16	2016143	
SCALE: 1"=60'	SHEET: 1		