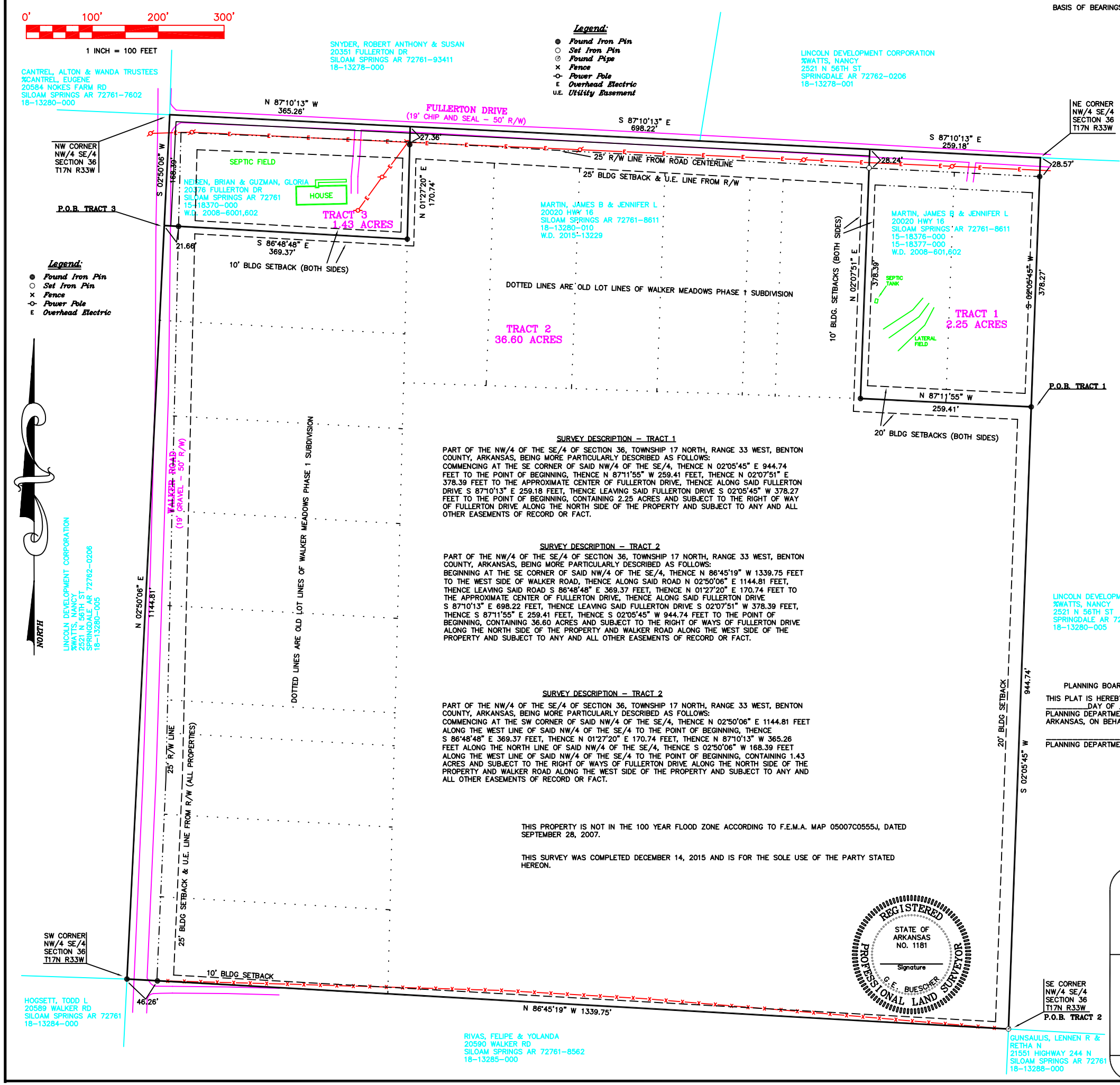


APPROVAL OF THIS PLAT DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAT ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THESE PROPERTIES WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE STATE HEALTH DEPARTMENT.

PLANNING BOARD ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS_____DAY OF _____ , 2016 BY THE DIRECTOR OF PLANNING OF BENTON COUNTY, ARKANSAS, ON BEHALF OF THE PLANNING BOARD.

_____

DIRECTOR OF PLANNING

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.

_____

ALL PARCELS EXCEPT 15–18370–000 (BRAD MARTIN)

_____

ALL PARCELS EXCEPT 15–18370–000 (JENNIFER MARTIN)

_____

PARCEL 15–18370–000 (BRIAN NEISEN)

_____

PARCEL 15–18370–000 (GLORIA GUZMAN)

STATE OF:
COUNTY OF:

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 2015.

_____

NOTARY PUBLIC

SURVEY DESCRIPTION – TRACT 1

PART OF THE NW/4 OF THE SE/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID NW/4 OF THE SE/4, THENCE N 02°05'45" E 944.74 FEET TO THE POINT OF BEGINNING, THENCE N 87°11'55" W 259.41 FEET, THENCE N 02°07'51" E 378.39 FEET TO THE APPROXIMATE CENTER OF FULLERTON DRIVE, THENCE ALONG SAID FULLERTON DRIVE S 87°10'13" E 259.18 FEET, THENCE LEAVING SAID FULLERTON DRIVE S 02°05'45" W 378.27 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES AND SUBJECT TO THE RIGHT OF WAY OF FULLERTON DRIVE ALONG THE NORTH SIDE OF THE PROPERTY AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2

PART OF THE NW/4 OF THE SE/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SE CORNER OF SAID NW/4 OF THE SE/4, THENCE N 86°45'19" W 1339.75 FEET TO THE WEST SIDE OF WALKER ROAD, THENCE ALONG SAID ROAD N 02°50'06" E 1144.81 FEET, THENCE LEAVING SAID ROAD S 86°48'48" E 369.37 FEET, THENCE N 01°27'20" E 170.74 FEET TO THE APPROXIMATE CENTER OF FULLERTON DRIVE, THENCE ALONG SAID FULLERTON DRIVE S 87°10'13" E 698.22 FEET, THENCE LEAVING SAID FULLERTON DRIVE S 02°07'51" W 378.39 FEET, THENCE S 87°11'55" E 259.41 FEET, THENCE S 02°05'45" W 944.74 FEET TO THE POINT OF BEGINNING, CONTAINING 36.60 ACRES AND SUBJECT TO THE RIGHT OF WAYS OF FULLERTON DRIVE ALONG THE NORTH SIDE OF THE PROPERTY AND WALKER ROAD ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

SURVEY DESCRIPTION – TRACT 2

PART OF THE NW/4 OF THE SE/4 OF SECTION 36, TOWNSHIP 17 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID NW/4 OF THE SE/4, THENCE N 02°50'06" E 1144.81 FEET ALONG THE WEST LINE OF SAID NW/4 OF THE SE/4 TO THE POINT OF BEGINNING, THENCE S 86°48'48" E 369.37 FEET, THENCE N 01°27'20" E 170.74 FEET, THENCE N 87°10'13" W 365.26 FEET ALONG THE NORTH LINE OF SAID NW/4 OF THE SE/4, THENCE S 02°50'06" W 168.39 FEET ALONG THE WEST LINE OF SAID NW/4 OF THE SE/4 TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES AND SUBJECT TO THE RIGHT OF WAYS OF FULLERTON DRIVE ALONG THE NORTH SIDE OF THE PROPERTY AND WALKER ROAD ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD OR FACT.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05007C0555J, DATED SEPTEMBER 28, 2007.

THIS SURVEY WAS COMPLETED DECEMBER 14, 2015 AND IS FOR THE SOLE USE OF THE PARTY STATED HEREON.

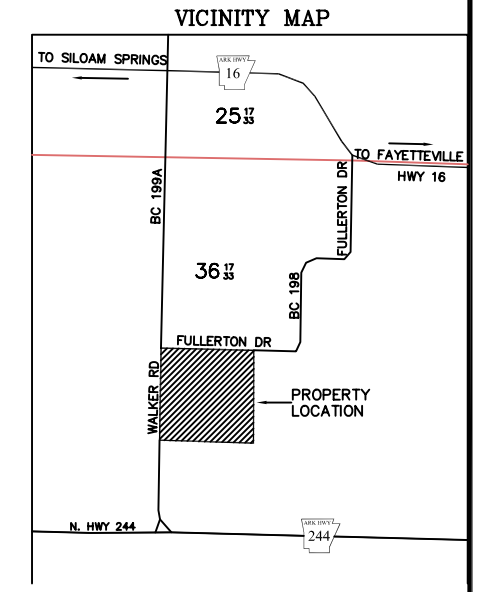
PLANNING BOARD ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS _____DAY OF _____, 2016 BY THE PLANNING DEPARTMENT OF BENTON COUNTY, ARKANSAS, ON BEHALF OF THE PLANNING BOARD.

_____

PLANNING DEPARTMENT

VICINITY MAP



500–17N–33W–0–36–240–04–1181

BOUNDARY LINE ADJUSTMENT SURVEY
(FROM LOTTED SUBDIVISION TO METES AND BOUNDS)

BRAD & JENNIFER MARTIN

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479–750–1608 FAX 479–750–1629
Gene E. Buescher R.L.S. #1181

W.O. 15254	DRAWN BY: GEB	DATE: JAN. 11, 2016