



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	89°47'54"	30.00	47.02	29.89	S 42°42'22" E	42.35
C2	122°28'18"	41.50	9.03	4.53	S 04°02'34" E	9.02
C3	122°28'18"	41.50	9.03	4.53	S 04°02'34" E	9.02
C4	21°25'25"	525.00	196.30	99.31	S 12°54'17" W	195.16
C5	68°34'35"	25.00	29.82	17.05	S 57°54'17" W	28.17
C6	90°02'20"	25.00	39.29	25.02	N 42°47'15" W	35.37
C7	89°57'40"	25.00	39.25	24.98	N 47°12'45" E	35.34
C8	106°59'25"	25.00	46.68	33.78	S 34°16'43" E	40.19
C9	162°56'50"	575.00	165.06	83.10	S 10°57'35" W	164.49
C10	09°32'35"	575.00	5.45	2.72	S 02°27'52" W	5.45
C11	46°58'22"	25.00	20.50	10.86	S 25°40'46" W	19.93
C12	116°39'15"	50.00	101.80	81.04	S 09°08'41" E	85.11
C13	65°34'18"	50.00	57.35	32.30	N 79°39'03" E	54.26
C14	45°24'40"	25.00	19.81	10.46	N 69°29'44" E	19.30
C15	45°24'40"	25.00	19.81	10.46	S 65°08'20" E	19.30
C16	61°35'34"	50.00	53.75	29.80	S 73°12'02" E	51.20
C17	44°24'31"	50.00	38.75	20.41	N 53°47'56" E	37.79
C18	55°56'30"	50.00	48.82	26.55	N 03°37'25" E	46.90
C19	20°25'58"	50.00	17.83	9.01	N 34°33'49" W	17.74
C20	46°58'22"	25.00	20.50	10.86	N 21°17'36" W	19.93
C21	90°00'00"	25.00	39.27	25.00	N 47°11'35" E	35.36
C22	90°00'00"	25.00	39.27	25.00	N 42°48'25" W	35.36
C23	01°48'53"	27.00	0.86	0.43	N 03°06'01" E	0.86
C24	51°13'57"	27.00	24.14	12.95	N 29°37'28" E	23.35
C25	71°08'47"	59.50	73.85	42.53	N 19°41'01" E	69.20
C26	48°04'49"	59.50	49.93	26.54	N 39°54'47" W	48.48
C27	48°04'49"	59.50	49.93	26.54	N 67°59'36" W	48.48
C28	48°04'49"	59.50	49.93	26.54	S 43°55'34" W	48.48
C29	70°44'25"	59.50	73.46	42.24	S 15°29'03" E	68.88
C30	51°13'57"	27.00	24.14	12.95	S 25°14'17" E	23.35
C31	01°48'53"	27.00	0.86	0.43	S 01°17'08" W	0.86
C32	90°00'00"	25.00	39.27	25.00	S 47°11'35" W	35.36
C33	107°49'17"	25.00	47.05	34.30	N 33°53'47" W	40.40
C34	09°30'35"	575.00	95.44	47.83	N 15°15'34" E	95.33
C35	08°18'42"	575.00	83.41	41.78	N 06°20'56" E	83.34
C36	122°28'18"	41.50	9.01	4.52	N 08°24'55" E	9.00
C37	122°28'18"	41.50	9.01	4.52	N 08°24'55" E	9.00
C38	90°12'06"	30.00	47.23	30.11	N 47°13'36" E	42.50
C39	69°21'01"	25.00	30.26	17.29	N 57°31'04" E	28.45
C40	90°00'00"	25.00	39.27	25.00	S 42°48'25" W	35.36
C41	90°00'00"	23.50	36.91	23.50	S 47°11'35" W	33.23
C42	90°00'00"	23.50	36.91	23.50	S 42°48'25" W	33.23
C43	06°42'29"	525.00	61.47	30.77	N 05°32'49" E	61.43
C44	13°56'29"	525.00	127.75	64.19	N 15°52'19" E	127.43

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 02°11'35" W	19.16'
L2	S 02°11'35" W	46.19'
L3	N 02°11'35" E	6.88'
L4	N 14°38'16" E	19.51'
L5	N 14°38'16" E	15.53'
L6	S 01°54'31" W	17.74'
L7	N 02°11'35" E	55.17'

LOT TABLE

NAME	SQUARE FEET	ACRES
5	1853.33	0.43
4	14163.96	0.33
5	14412.45	0.33
6	22104.62	0.51
7	15674.66	0.36
8	14227.90	0.33
9	14222.26	0.33
10	18028.65	0.41
11	11678.71	0.27
12	18632.05	0.43
13	15098.40	0.35
14	14726.43	0.34
15	16194.47	0.37
16	14171.01	0.33
17	12842.69	0.29
18	12569.97	0.29
19	11801.26	0.27
20	15429.70	0.35
21	11625.77	0.27
22	12600.00	0.29
23	12600.00	0.29
24	12600.00	0.29
25	12600.00	0.29
26	12600.00	0.29

LOT TABLE

NAME	SQUARE FEET	ACRES
27	12600.00	0.29
28	12600.00	0.29
29	11557.98	0.27
30	13108.11	0.30
31	12623.80	0.29
32	12623.80	0.29
33	12623.80	0.29
34	12623.80	0.29
35	12623.80	0.29
36	12627.80	0.29
37	13181.49	0.30
38	12278.74	0.28
39	12140.23	0.28
40	12139.40	0.28
41	12139.40	0.28
42	12139.40	0.28
43	12139.40	0.28
44	12139.40	0.28
45	14467.19	0.33
46	83544.04	1.92
47	91204.49	2.09
48	63394.89	1.46
49	86077.12	1.98
50	5432.57	0.12

BUILDING SETBACK TABLE

ZONING	SETBACK (FT.)			
	FRONT	REAR	INTERIOR	EXTERIOR
PUD	20	25	7	20

OWNER/DEVELOPER:
BENTONVILLE U.S.A. DEVELOPMENT, LLC
24 EAST MEADOW ST.
FAYETTEVILLE, AR 72701
(479) 841-1621

SURVEYOR/ENGINEER:
CRAFTON, TULL & ASSOCIATES, INC.
901 N 47th ST., SUITE 200
ROGERS, AR 72756
(479) 636-4838

NOTES:

TYPE AND LOCATION OF SIGNAGE TO BE DETERMINED.

DESCRIPTION: (PARENT TRACT)

LOT 1 OF CORNERSTONE RIDGE SUBDIVISION AS RECORDED IN CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 2005-253 BEING PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 14;

THENCE ALONG THE EAST LINE THEREOF S02°24'25"W 445.16 FEET TO THE POINT OF BEGINNING;

THENCE S02°24'25"W 539.20 FEET;

THENCE N87°48'25"W 1287.99 FEET TO THE EAST RIGHT-OF-WAY OF S.W. REGIONAL AIRPORT BOULEVARD AS SHOWN ON SAID PLAT RECORD 2005-253;

THENCE ALONG SAID EAST RIGHT-OF-WAY N02°13'54"E 952.90 FEET TO THE SOUTH RIGHT-OF-WAY OF W. RAINBOW FARM ROAD AS SHOWN ON SAID PLAT RECORD 2005-253;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°36'19"E 996.66 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S02°24'25"W 411.65 FEET;

THENCE S88°05'29"E 294.25 FEET TO THE POINT OF BEGINNING, CONTAINING 25.37 ACRES, MORE OR LESS.

LOTS 3, 10, 11, AND 12 WILL NOT HAVE DIRECT ACCESS TO SW RAINBOW FARM ROAD PER ITS COLLECTOR STREET STATUS ON THE CITY MASTER STREET PLAN.

ALL FRONT, REAR AND SIDE EXTERIOR SETBACKS TO BE DEDICATED AS UTILITY EASEMENTS.

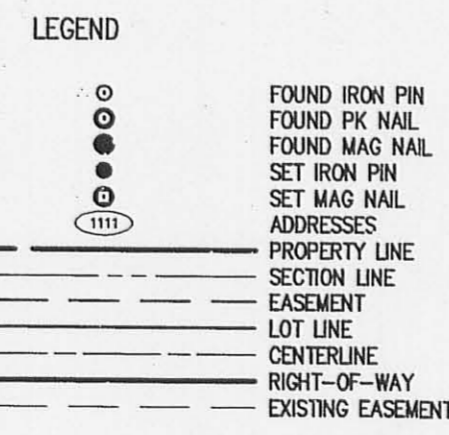
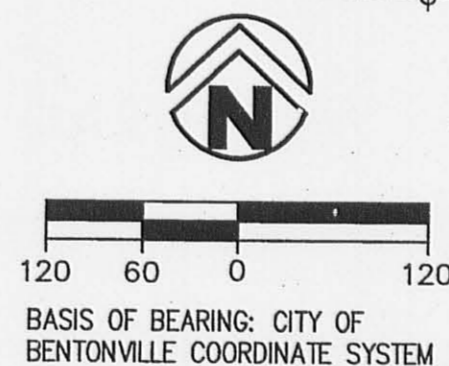
NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0135 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

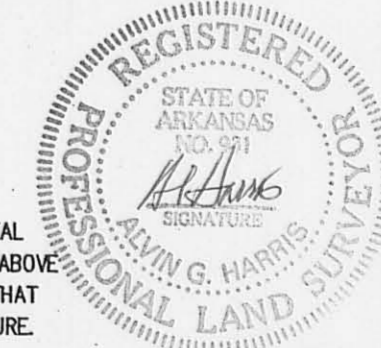
THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.



LAND SURVEYOR'S DECLARATION:

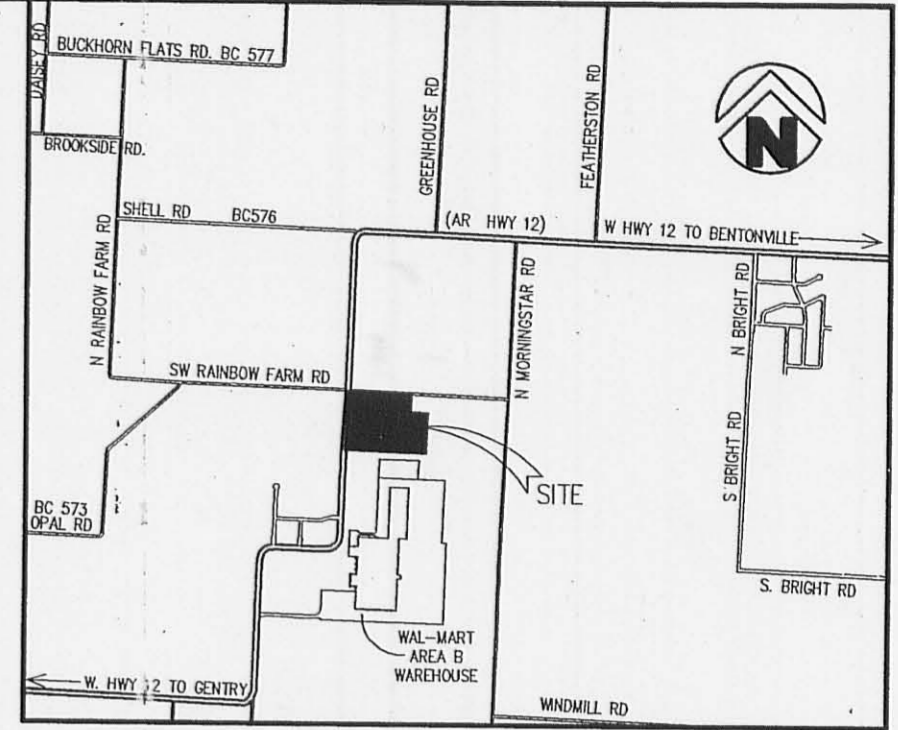
I HEREBY DECLARE THAT ON THE 27 DAY OF March, 2006 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL & ASSOCIATES, INC.
BY ALVIN G. HARRIS (AGENT)



ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

500-19N-31W-0-14-440-04-0931



CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

DATED 3-27-06
OWNER [Signature]

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF March, 2006.

[Signature]
NOTARY PUBLIC

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS 27 DAY OF March, 2006.

[Signature]
CHAIRMAN

THIS PLAT IS HEREBY ACCEPTED THIS 27 DAY OF March, 2006 BY

[Signature]
MAYOR

[Signature]
20 CITY CLERK

Recorded in the Above Plat Book & Page 03-27-2006 04:10:00 PM Brenda DeShields-Circuit Clerk Benton County, AR 2006 344

ATLAS PAGE# 524

DATE	BY	DESCRIPTION
2/9/06	SJ	REVISIONS PER CITY MAPPING DEPARTMENT
3/8/06	SJ	REVISIONS PER CITY MAPPING DEPARTMENT

REVISIONS

FINAL PLAT
CORNERSTONE RIDGE SUBDIVISION PHASE IV
Prepared For
BENTONVILLE U.S.A. DEVELOPMENT, LLC

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.636.4838 FAX: 479.631.6224 www.crafton.com

Architects, Engineers & Surveyors

DRAWN: SJ	DATE: 12/28/05	PROJECT NO.
CHECKED: AH	SHEET NO.	041144-00