Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/406
Term/Cashier: CASH2/NPETERS
05/01/2007 3:40:16PM
Tran: 163
Total Fees: $12.00
Book 2007 Page 406
County File Stamp
Rec'd and In the Above
PLAT Book & Page
05/01/2007 3:39PM

Owner:
Hightower Living Trust, et al

S88°37'59"E (1318.76')
1318.88'

Found Stone
NW Corner, E1/2, SE1/4,
Section 14, T-20-N, R-31-W

Point of Beginning - Survey Description
NE Corner, SE1/4, Section 14, T-20-N, R-31-W
3" Aluminum Cap stamped 1/4 Corner Section 13 & 14

Section 14 / Section 13

Owner:
Hightower Living Trust, et al

Flood Zone "X"

Flood Zone "X"

NE1/4, SE1/4, Section 14,
T-20-N, R-31-W
39.65 Acres±
1,727,155 Square Feet±

Owner:
Betty Henderson

1372.58'

Flood Zone "X"

Tract 1
51.38 Acres±
2,238,299 Square Feet±

Owner:
Richard L. Mahan Revocable Trust

Flood Zone "X"

Flood Zone "X"

2601.40'

N02°54'56"E

R=300.57'
L=40.86'
Delta=7°47'23"
CB=N55°56'56"W
CD=40.83'

N87°50'23"W
1318.94'

Total Area
E1/2, SE1/4, Section 14,
T-20-N, R-31-W
79.31 Acres±
3,454,868 Square Feet±

Axle
NE Corner, of the SE1/4 of the SE1/4
of Section 14, T-20-N, R-31-W

1/2" Rebar

2028.25'

GLO Dist.=2640.00'

61.19'

N52°03'15"W
33.69'

Flood Zone "X"

RR Spike

176.11'

N89°50'38"W

R=490.25'
L=132.71'
Delta=15°30'36"
CB=N52°05'20"W
CD=132.31'

S89°50'38"E
176.11'

R=350.57'
L=46.50'
Delta=7°36'00"
CB=S56°02'38"E
CD=46.47'

71.64'

N44°20'02"W

R=440.25'
L=10.30'
Delta=1°20'28"
CB=S59°10'24"E
CD=10.30'

S44°20'02"E
71.64'

R=440.25'
L=108.87'
Delta=14°10'08"
CB=S51°25'06"E
CD=108.59'

R=171.60'
L=115.17'
Delta=38°27'21"
CB=N63°33'43"W
CD=113.03'

237.57'
N82°47'23"W

Punkin Hollow Road
50' Right-of-way
Dedicated by this Plat

Punkin Hollow Road

S82°47'23"E
220.34'

S82°47'23"E
17.23'

R=484.39'
L=238.74'
Delta=28°14'21"
CB=N68°40'13"W
CD=236.33'

N54°33'02"W
288.26'

Owner:
Steven W. & Drusilla M. Sorey

2637.91'
S02°53'49"W
(2637.82')

R=221.60'
L=108.80'
Delta=28°07'47"
CB=S58°23'55"E
CD=107.71'

693.12'

Tract 2B
138,441 square feet±
3.18 acres±

N02°54'56"E
657.13'

Tract 4C
27,307 square feet±
0.63 acres±

Flood Zone "X"

N48°40'12"W
152.12'

N02°54'56"E
166.82'

S82°47'23"E
17.23'

R=434.39'
L=214.10'
Delta=28°14'21"
CB=S68°40'13"E
CD=211.94'

S54°33'02"E
65.18'

N54°33'02"W
288.26'

N02°54'56"E
34.17'

Flood Zone "A"

Tract 3B
145,450 square feet±
3.34 acres±

R=221.60'
L=39.94'
Delta=10°19'34"
CB=S77°37'36"E
CD=39.88'

N70°35'29"W
122.11'

N51°08'09"W
28.14'

N51°08'09"W
166.49'

Tract 5C
55,546 square feet±
1.28 acres±

N02°54'56"E
194.87'

S54°33'02"E
203.57'

N56°57'19"W
27.00'

S55°36'29"E
173.36'

N02°54'56"E
556.84'

Flood Zone "A"

Tract 4B
139,990 square feet±
3.21 acres±

SE1/4, SE1/4, Section 14,
T-20-N, R-31-W
39.66 Acres±
1,727,712 Square Feet±

N86°12'57"E
69.16'

N56°57'19"W
61.37'

Tract 6A
54,660 square feet±
1.25 acres±

S55°36'29"E
204.45'

58.64'

N72°32'38"W
113.28'

N47°14'48"W
91.80'

N59°57'21"W
82.06'

142.82'

N88°07'55"W
46.71'

Flood Zone "A"

Flood Zone "X"

Flood Zone "A"

Owner:
David K. & Kathy W. Norman

N67°25'40"W
218.22'

N84°34'29"W
254.72'

Flood Zone "X"

Approximate location of water line and 25'
water line easement to Benton/Washington
County Water Association (unable to locate
on ground or verify existence of actual
water line; location based on maps
available to surveyor at the time of survey)
Instrument #97-016210

Tract 5B
140,573 square feet±
3.23 acres±

N02°54'56"E
546.97'

574.15'

501.44'

N37°39'37"W
34.94'

Flood Zone "A"

474.63'

Tract 2A
90,009 square feet±
2.07 acres±

N59°24'55"W
292.51'

Tract 6B
173,715 square feet±
3.99 acres±

N02°54'56"E
410.41'

N02°54'56"E
401.37'

Tract 3A
82,992 square feet±
1.91 acres±

Flood Zone "X"

N02°54'56"E
304.00'

Flood Zone "X"

Tract 4A
61,184 square feet±
1.40 acres±

N66°33'25"W
200.88'

N70°28'55"W
88.78'

Flood Zone "A"

Owner:
Wesley C. & Kandis A. Wright

N02°54'56"E
168.34'

Tract 5A
32,318 square feet±
0.74 acres±

72.72'

205.50'

235.32'

259.06'

273.20'

Flood Zone "X"

346.17'

P.O.B.
Tract 6

1" Open Pipe
SW Corner, E1/2, SE1/4,
Section 14, T-20-N, R-31-W

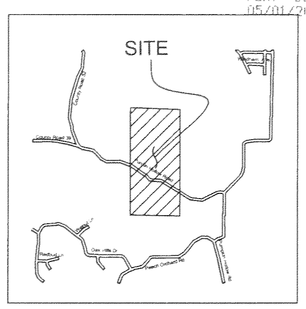
N87°02'48"W
1319.25' (1319.14')
GLO Dist.=1326.44'

Owner:
Robert & Linda McCurry

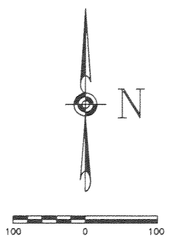
Owner:
Wesley C. & Kandis A. Wright

Bent 1" Pipe
SE Corner, Section 14,
T-20-N, R-31-W

14 13 23 24



Vicinity Map
N.T.S.



SCALE: 1" = 100'

LEGEND

- MONUMENT FOUND (AS NOTED)
- 5/8" REBAR W/CAP (PLS 1002) UNLESS OTHERWISE NOTED
- PROPERTY LINE
- (MEAS.MC) RECORD DISTANCE
- EASEMENT LINE
- FLOODPLAIN LINE

Notes:

1. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
2. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2005, Page 54398 at the courthouse in Benton County, Arkansas.
3. Basis of Bearings: City of Bentonville GIS Monumentation (NAD 83)
4. This survey is valid only if the drawing includes the seal and signature of the surveyor.
5. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats"
6. This survey is based on Title Commitment #0502542ben supplied by Waco Title Company, an agent for Chicago Title Insurance Company, with an effective date of September 19, 2005 and revised September 27, 2005.
7. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
8. The hereon described property is classed suburban
9. Subsurface and environmental conditions were not examined nor considered as part of this survey.
10. The locations of underground utilities as shown hereon are based on such above ground structures as were visible at the time of survey, and/or from record drawings provided to the surveyor. The location 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.
11. Flood Hazard Certification: This is to certify that by graphic plotting only, part of this property (the subject property surveyed) is within a special flood hazard area inundated by 100-year flood. Portions of this property are within Zone A, areas of 100-year flood with base flood elevations and flood hazard factors not determined, and Zone X, areas determined to be outside the 500-year floodplain, as per FEMA FIRM Map Community Panel Number 0500710042 F, dated December 20, 2000 based upon our interpretation of the location of the flood hazard boundary limits in relation to the property lines. This information is correct to the best of my knowledge and belief.
12. Tracts 2B, 3B, 4B, 5B, and 6B are entirely within flood zone A. No structure shall be allowed to be constructed or placed within these lots without first obtaining a floodplain development permit.
13. All tracts of the same number must be maintained by the same owner and cannot be sold independently from the other. For example: Tract 5A, Tract 5B, and Tract 5C must be held by the same owner.
14. Building setbacks for this property are as follows:

Front along R.O.W.	25 feet
Side	0 feet
Rear	0 feet

Survey Description:
All of the East 1/2 of the SE 1/4 of Section 14, Township 20 North, Range 31 West, City of Bentonville, Benton County, Arkansas, being more particularly described as follows:

Beginning at a found 3" Aluminum Cap stamped 1/4 Corner of Section 13 & 14 being the NE corner of said SE 1/4 of Section 14; thence S02°53'49"W a distance of 2637.91 feet to a found bent 1" pipe being the SE corner of said Section 14; thence N87°02'48"W a distance of 1319.25 feet to a found 1 inch pipe being the SW corner of said East 1/2; thence N02°54'56"E a distance of 2601.40 feet to a found stone being the NW corner of said East 1/2; thence S88°37'59"E a distance of 1318.88 to the Point Of Beginning and containing 79.31 acres or 3,454,866 square feet, more or less. Subject to any and all easements, covenants, restrictions, and/or rights-of-way of record or prescription.

Certificate of Dedication:

We, the undersigned owners of the real estate shown and described hereon, do hereby dedicate to the public all streets 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 Benton County and all utility companies, including cable television companies and said easements shall be for the purpose of construction, maintaining, repairing, or replacing utility lines, cable television lines, and drainage structures. Benton County, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements.

Jim Brakeart, Managing Member
Uphill Development, LLC

5/1/07
Date

State of Arkansas
County of Benton

Subscribed and sworn before me this 1st day of May, 2006.

Notary Public

My Commission Expires March 2, 2015

LISA M. MORRIS
Benton County
Notary Public - Arkansas
My Commission Expires Mar 2, 2015

REGISTERED
STATE OF ARKANSAS
NO. 1002
E. ED GRAY
PROFESSIONAL LAND SURVEYOR
5/1/07

REPLAT OF TRACT SPLIT RECORDED AT BOOK 2007, PAGE 391

State Filing Code:
500-20N-31W-0-14-200-04-1002

REPLAT OF TRACT SPLIT
FOR UPHILL DEVELOPMENT, LLC
PUNKIN HOLLOW ROAD

SAND CREEK ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

5/01/2007	Sheet 1 of 1	PROJ # 05055