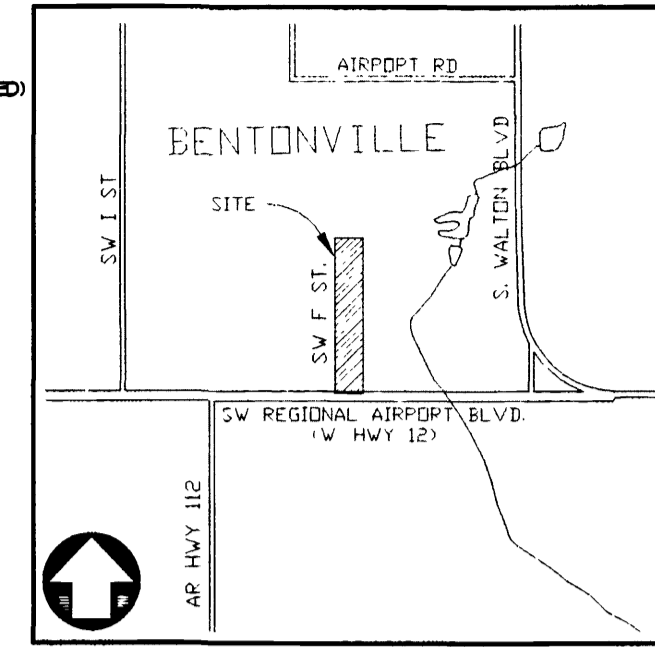


**BENTONVILLE PLANNING COMMISSION ACCEPTANCE:**  
 APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING  
 COMMISSION OF BENTONVILLE, ARKANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2005.

CHAIRMAN \_\_\_\_\_  
 N: 737478.4860  
 E: 659920.4685  
 ZONED A-1  
 FN 89-01-0021-000

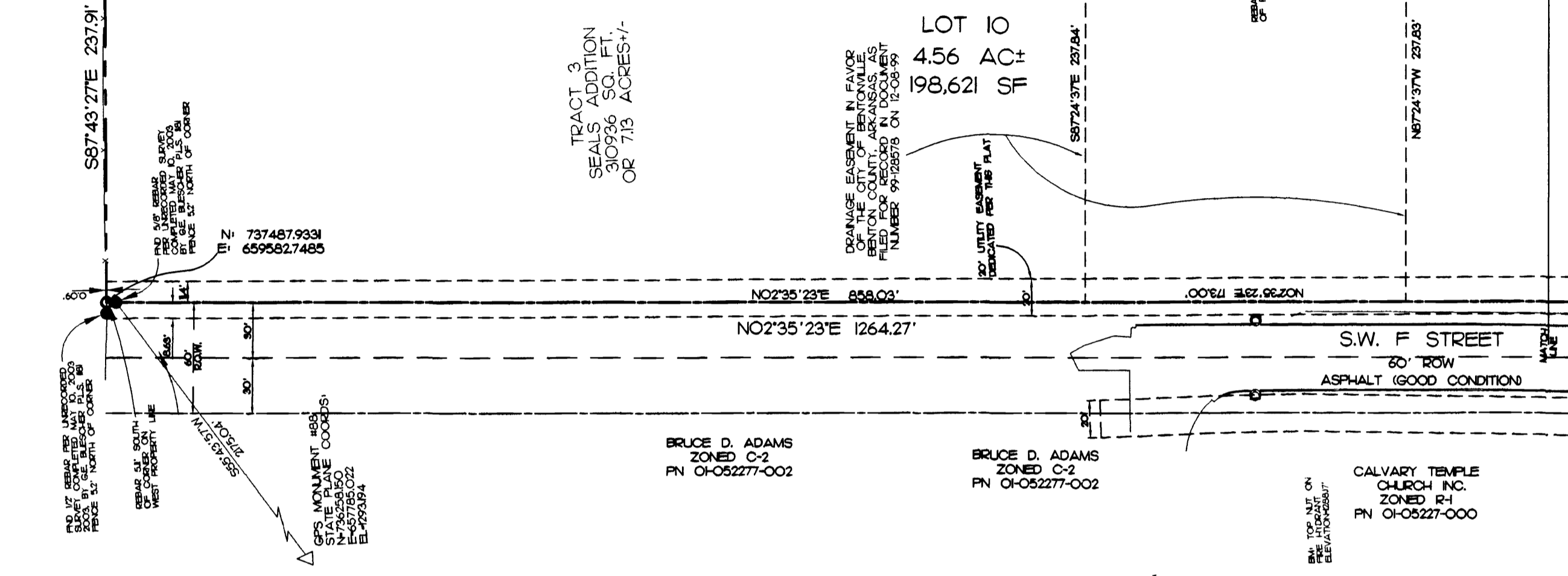
**LEGEND**

- FOUND REBAR/PIPE (AS NOTED)
- ▲ FOUND RIGHT-OF-WAY (AS NOTED)
- FOUND STONE
- SET 1/2" REBAR W/CAP, LS 156
- ⊗ FOUND RAILROAD SPIKE
- WIRE FENCE
- WOOD FENCE
- CHAINLINK FENCE
- PROPERTY LINE
- RIGHT-OF-WAY LINE



**RECORDING INFORMATION**  
 2005-564  
 05-03-05  
 2005 564  
 Recorded in the Above  
 Plat Book & Page  
 05-03-2005 04:02:22 PM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

KEELING  
 SUBDIVISION  
 ZONED C-2  
 P3-83



**PARENT TRACT LEGAL DESCRIPTION:**

TRACT 3, SEALS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 7, AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2002-53 OF THE BENTON COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 AND IN THE CENTERLINE OF SW. REGIONAL AIRPORT BLVD., THENCE ALONG SAID CENTERLINE N87°08'W 237.76 FEET TO A POINT N02°35'23"E 42.00 FEET FROM THE EAST RIGHT-OF-WAY LINE OF SW. F STREET, THENCE ALONG SAID RIGHT-OF-WAY N02°35'23"E 1264.27 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°43'27"E 237.91 FEET TO THE EAST LINE OF SAID SE 1/4 NW 1/4, THENCE ALONG SAID EAST LINE S02°35'46"W 1308.51 FEET TO THE POINT OF BEGINNING, CONTAINING 30,936 SF OR 7.13 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 8 LEGAL DESCRIPTION:**

A PORTION OF TRACT 3, SEALS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N02°35'46"E 42.00 FEET FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 7, AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2002-53 OF THE BENTON COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 AND ON THE NORTH RIGHT-OF-WAY LINE OF SW. REGIONAL AIRPORT BLVD., THENCE ALONG NORTH RIGHT-OF-WAY LINE N87°08'W 237.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF F STREET, LEAVING SAID NORTH LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF F STREET N02°35'23"E 198.75 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°24'37"E 237.78 FEET TO THE EAST LINE OF SAID SE 1/4 NW 1/4, THENCE ALONG SAID EAST LINE S02°35'46"W 199.68 FEET TO THE POINT OF BEGINNING, CONTAINING 47,364 SQ. FT. OR 1.08 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 9 LEGAL DESCRIPTION:**

A PORTION OF TRACT 3, SEALS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N02°35'46"E 246.68 FEET FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 7, AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2002-53 OF THE BENTON COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, THENCE ALONG SAID CENTERLINE N87°08'W 237.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW. F STREET, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N02°35'23"E 207.48 FEET, THENCE LEAVING SAID EAST LINE S87°24'37"E 79.50 FEET, THENCE N02°35'23"E 35.52 FEET, THENCE S87°24'37"E 158.31 FEET TO THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, THENCE ALONG SAID EAST LINE S02°35'46"W 243.00 FEET TO THE POINT OF BEGINNING, CONTAINING 54,962 SQUARE FEET OR 1.26 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 10 LEGAL DESCRIPTION:**

A PORTION OF TRACT 3, SEALS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N02°35'46"E 484.68 FEET FROM THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 7, AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2002-53 OF THE BENTON COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, THENCE LEAVING SAID EAST LINE N87°24'37"W 158.31 FEET, THENCE S02°35'23"W 35.52 FEET, THENCE N87°24'37"W 79.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW. F STREET, THENCE ALONG SAID EAST LINE N02°35'23"E 858.03 FEET, THENCE LEAVING SAID EAST LINE S87°43'27"E 237.91 FEET TO THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, THENCE ALONG SAID EAST LINE S02°35'46"W 823.82 FEET TO THE POINT OF BEGINNING, CONTAINING 198,621 SQUARE FEET OR 4.56 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**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 ENCROACHMENTS 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, PLS./NO.156, ARKANSAS  
 DATE 05-03-05

**CERTIFICATE OF DEDICATION:**  
 WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON 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, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER \_\_\_\_\_ DATE \_\_\_\_\_  
 STATE OF ARKANSAS  
 COUNTY OF BENTON  
 SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.  
 NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**DEDICATED R.O.W. LEGAL DESCRIPTION:**

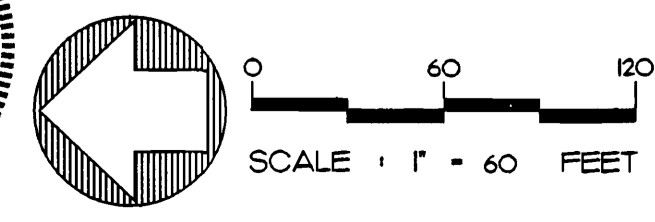
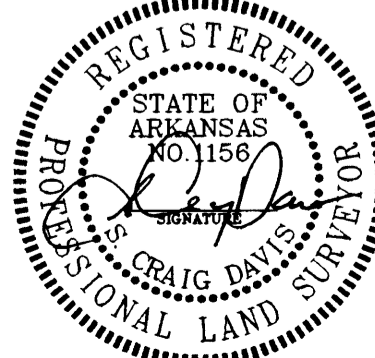
TRACT 3, SEALS ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS, A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 7, AS SHOWN ON A SURVEY RECORDED IN DOCUMENT #2002-53 OF THE BENTON COUNTY RECORDS, SAID POINT BEING ON THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4 AND ON THE CENTERLINE OF SW. REGIONAL AIRPORT BLVD., THENCE ALONG SAID CENTERLINE N87°08'W 237.76 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW. F STREET, THENCE LEAVING SAID CENTERLINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF F STREET N02°35'23"E 42.00 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°08'E 237.76 FEET TO THE EAST LINE OF SAID SE 1/4 NW 1/4, THENCE ALONG SAID EAST LINE S02°35'46"W 42.00 FEET TO THE POINT OF BEGINNING, CONTAINING 9987 SF OR .23 ACRES MORE OR LESS.

DEDICATED FOR THIS PLAT  
 9987 SF OR .23 ACRES  
 MORE OR LESS

**C-2 GENERAL COMMERCIAL BUILDING SETBACKS:**

- FRONT: WITH PARKING: 50'  
 WITHOUT PARKING: 20'
- SIDE: ADJACENT TO NON-RESIDENTIAL DISTRICT: 7'  
 ADJACENT TO RESIDENTIAL DISTRICT: 30'
- REAR: ADJACENT TO NON-RESIDENTIAL DISTRICT: 20'  
 ADJACENT TO RESIDENTIAL DISTRICT: 30'



LOT SPLIT FOR TRACT 3 OF THE SEALS ADDITION  
 BENTONVILLE, ARKANSAS  
 CHARLES AND CHAD HATFIELD

The essential building blocks...  
**FNF**  
 FNF Engineers - Landscape Architects - Land Surveyors  
 Freedland - Kaufman & Freedland, Inc.  
 5201 Village Parkway, Suite 201  
 Rogers, AR 72758  
 Telephone: 479-464-9745  
 Fax: 479-464-9746  
 Affiliate: Freedland and Kaufman, Inc. Greenville, SC

DRAWN	_____
CHECKED	_____
DATE	05-03-05
SCALE	1" = 60'
JOB NO.	_____
DATE	_____
SHEET	_____
TOTAL SHEETS	_____