

Notes:
Lots 1 thru 8 and Lot 64 will have no direct access to NW 'A' Street per the City of Bentonville Master Street Plan.
Lots 1 thru 8 and Lot 64 will have access to and from NW Small Oaks Street and NW Tall Oaks Avenue, respectively.

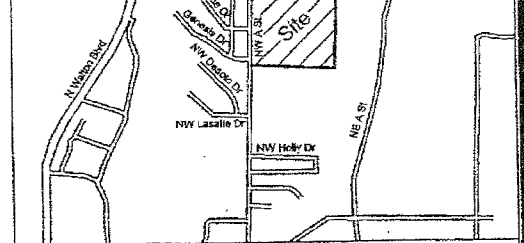
Right-of-way Dedication by this plat

Water Easement
Doc. #98-072588 per boundary survey by Arrow Land Surveying and Mapping for Mike Pennington, W.O. 04050

SW Corner,
NE1/4, NE1/4,
Section 13,
T-20-N, R-30-W
N 758432.4580
E 682055.7009

See Easement
Detail "A"
Sheet 2 of 3

P.O.B.
NE Corner
Section 19,
T-20-N, R-30-W
Nail in root of tree
N 75°56'13.78"
E 66°42'1.8956"



Vicinity Map
N.T.S.

2006 560
Recorded in the Above
Plat Book & Page
05-03-2006 08:42:52 AM
Brenda DeShields-Circuit Clerk
Benton County, AR



100 0 100
SCALE: 1" = 100'

LEGEND

- MONUMENT FOUND (AS NOTED)
- 6" REBAR W/CAP (PLS 1002) UNLESS OTHERWISE NOTED
- PROPERTY LINE
- - - EASEMENT LINE

Survey Description

All of the NE1/4 of the NE1/4 of Section 19, Township 20 North, Range 30 West of the Fifth Principal Meridian, City of Bentonville, County of Benton, Arkansas being more particularly described as follows:

Beginning at the NE Corner of said Section 19 being a found nail in the root of a tree; thence S02°16'23"W, along the East line of said Section 19, a distance of 1324.18 feet to a found 5/8" rebar; thence N86°58'25"W, along the South line of said NE1/4, NE1/4, a distance of 1315.51 feet to a set 5/8" rebar w/ cap (PLS 1002); thence N01°46'39"E, along the West line of said NE1/4, NE1/4, a distance of 1311.36 feet to a found 5/8" rebar; thence S67°32'09"E, along the North line of said Section 19, a distance of 1326.75 feet to the Point of Beginning, containing 1,740,768 square feet or 39.96 acres, more or less. Subject to any and all easements, covenants, restrictions, or rights-of-way of record or prescription.

OWNER/DEVELOPER

MIKE PENNINGTON
PENNINGTON DEVELOPMENT, INC.
P.O. BOX 6095
SPRINGDALE, AR. 72766
PHONE 479-957-5422

State Filing Code
500-20N-30W-0-19-110-04-1002

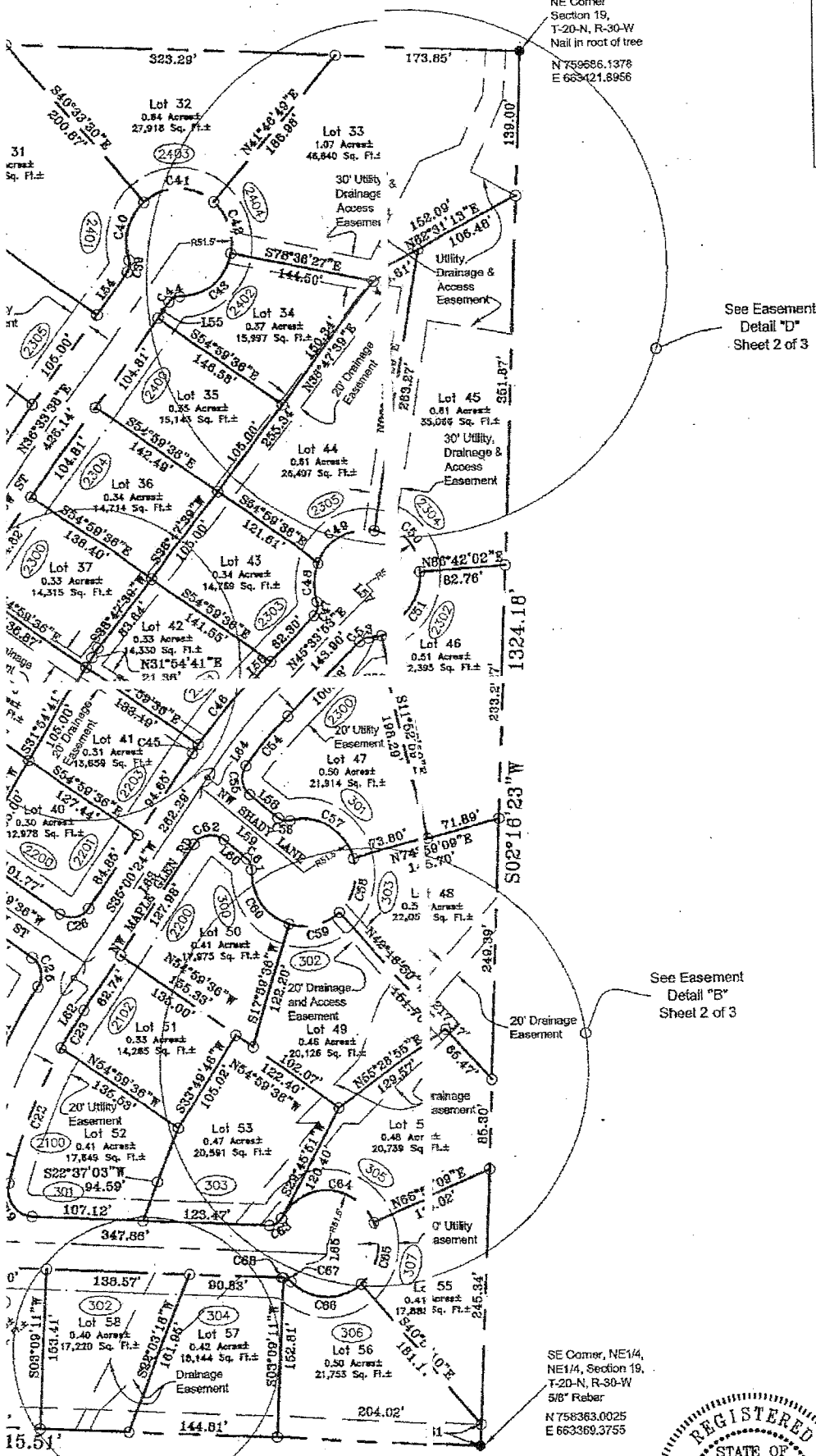
DATE	REVISION
Feb. 27, 2006	Added Drainage Description to Easements North of Lot 34 and Between Lots 44 & 45
Feb. 27, 2006	Added Note No. 7 (Drainage Easement Note)
Mar. 20, 2008	Created Lot No. 65 (Walking Trail) Revised North Line of Lot 8 & 9 to Accommodate Lot No. 65

**FINAL PLAT
OAKLAWN HILLS
SUBDIVISION**



SAND CREEK
ENGINEERING
AND
LANDSCAPE
ARCHITECTURE,
INC.

1610 NW 12th Street
P.O. Box 464-9282
Bentonville, AR 72712
Tel: (479) 464-9282 Fax: (479) 464-9284



See Easement
Detail "D"
Sheet 2 of 3

See Easement
Detail "B"
Sheet 2 of 3

SE Corner, NE1/4,
NE1/4, Section 19,
T-20-N, R-30-W
5/8" Rebar
N 75°56'13.78"
E 66°42'1.8956"



Easement
Detail "A"
Sheet 2 of 3

2006-560