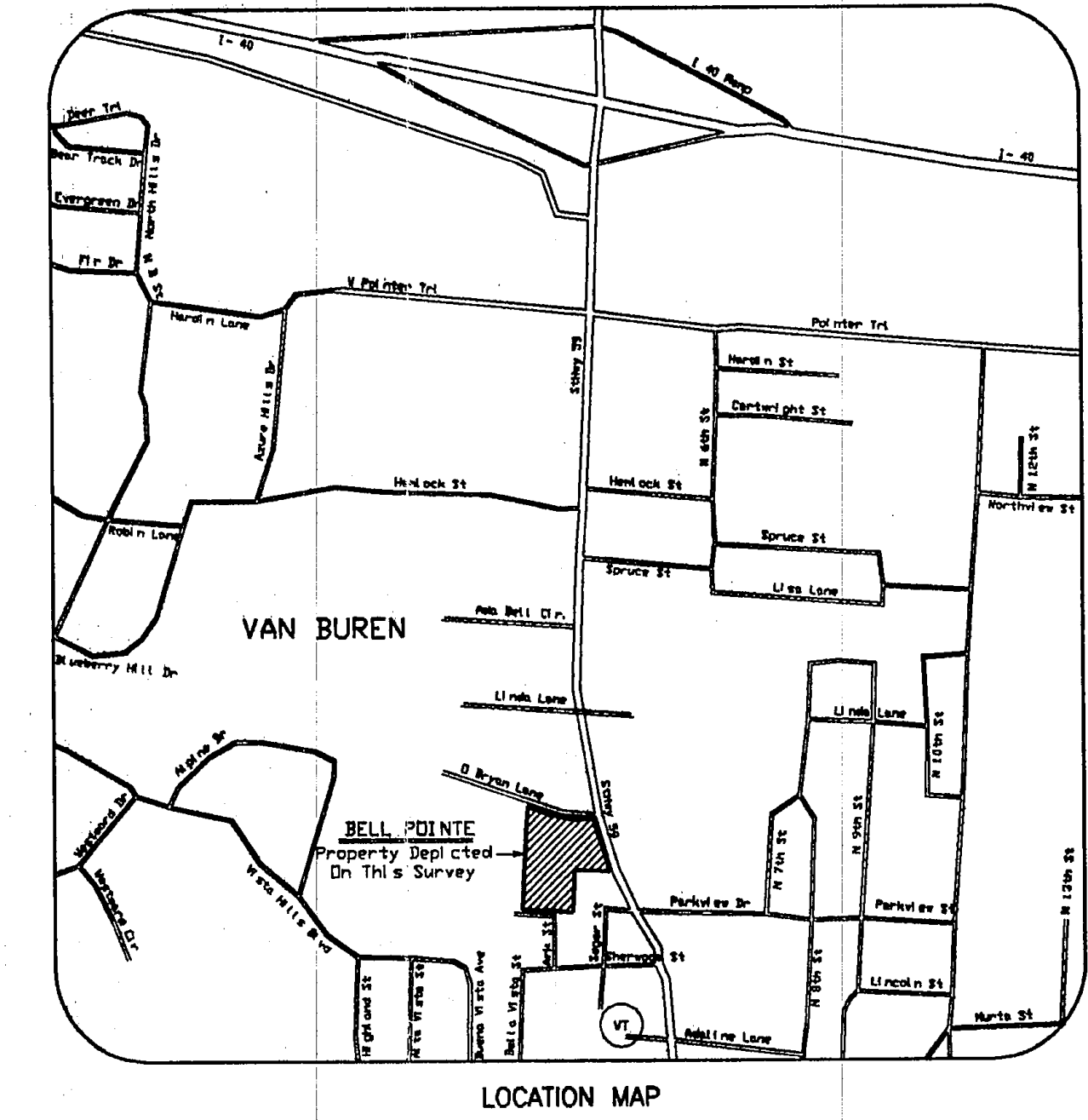


BASIS OF BEARING
 "SOUTH" on the West Line of the NW/4 NE/4 of Section 24, T-9-N, R-32-W of the Fifth Principal Meridian, per Survey by Hawkins-Weir Engineers, Inc. Job No. VB-86-25, Feb.-1985

- LEGEND**
- FOUND IRON PIPE
 - FOUND REBAR
 - AERIAL LINE
 - DRAINAGE DITCH
 - SIGN
 - UTILITY POLE
 - UTILITY POLE w/SECURITY LIGHT
 - 768 — CONTOUR LINE (1' INTERVALS) NGVD 29
 - W-8" — EXISTING WATER LINE w/PIPE SIZE
 - SS-8" — EXISTING SEWER LINE w/PIPE SIZE
 - AOG — AOG NATURAL GAS PIPELINE
 - ♦ PROPOSED FIRE HYDRANT
 - W-6" — PROPOSED WATER LINE w/LINE SIZE w/VALVE
 - SS-8" — PROPOSED SANITARY SEWER LINE w/LINE SIZE
 - SS-SS — PROPOSED SANITARY SEWER MANHOLE (1301)
 - W — STREET ADDRESS
 - W — PROPOSED WATER SERVICE LINE
 - SS-SS — PROPOSED SANITARY SEWER SERVICE LINE



ZONING CLASSIFICATION:
 C-2 (Commercial 2)

LAND USE:
 Commercial: Office Buildings

FLOOD CERTIFICATION:
 Based upon review of the Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Crawford County, Arkansas and Incorporated Areas, Community-Panel Number 050053 0170 E, Map Number 050300170 E, Effective Date: August 5, 1991, the property depicted on this survey is located within Zone X (Areas determined to be outside 500-year floodplain).

OWNER/DEVELOPER:
 JIMMY G. BELL & SHERRI L. BELL
 and JIMMY BELL REAL ESTATE COMPANY
 P.O. Box 280
 Van Buren, Arkansas 72956

PROPERTY BOUNDARY SURVEY:
 Corporation Deed Record Book 92-16 at Page 19
 County of Crawford and State of Arkansas, to-wit:
 Part of the West Half of the Northeast Quarter and Part of the Northeast Quarter of the Northwest Quarter of Section 24, Township 9 North, Range 32 West, more particularly described as follows: Starting at the Northwest Corner of the Northwest Quarter Northeast Quarter of said Section 24; thence South 646.74 feet; thence West 101.27 feet to the point of beginning; thence South 00 degrees 04 minutes 58 seconds West 202.03 feet; thence South 00 degrees 18 minutes 18 seconds West 238.70 feet; thence North 89 degrees 55 minutes 23 seconds East 222.0 feet; thence North 01 degrees 08 minutes 07 seconds West 174.23 feet; thence North 88 degrees 49 minutes 37 seconds East 153.60 feet to the Westerly right of way line of Arkansas Highway 59; thence North 20 degrees 32 minutes 30 seconds West along said right of way line 239.92 feet to the Southerly right of way line of O'Bryan Lane; thence along said Southerly right of way line South 81 degrees 05 minutes 38 seconds West 73.09 feet; thence North 81 degrees 26 minutes 26 seconds West 112.03 feet; thence 72 degrees 50 minutes 31 seconds West 105.98 feet to the point of beginning.

PRELIMINARY PLAT

BELL POINTE

BEING A PART OF THE NORTHEAST QUARTER (NE 1/4) AND A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF VAN BUREN, CRAWFORD COUNTY, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
 IVAN L. HOFFMAN, JR.
 No. 4333
 DEC 27 1995

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 ALVIN L. PRIEUR, JR.
 No. 4333
 DEC 27 1995

REVISIONS	BY	DATE
1	HLH	12-22-95
Add Utility Easements		
Change Size of Water Line		
Lot Line Between Lots 1 & 2		
and Add Street Addresses		

hoffman-prieur & associates, inc.
 land surveyors • consulting engineers
 p.o. box 1226 • van buren, ar 72956
 tel: (501) 474-7916 • fax: (501) 474-2450



PRELIMINARY PLAT

"BELL POINTE" A PROPOSED SUBDIVISION TO CITY OF VAN BUREN, ARKANSAS OUT OF THE NORTHEAST QUARTER AND OUT OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 32 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CRAWFORD COUNTY, ARKANSAS.

DATE:	11-07-95
SCALE:	1" = 30'
DRAWN BY:	J. Harness
JOB NO.:	20907
SHEET	1 OF 1