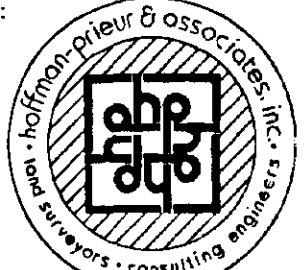


# BELL POINTE

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

DECEMBER, 1995 Scale: 1" = 30'

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

H-P Job No. 20907A

### PROPERTY BOUNDARY SURVEY:

Corporation Deed Record Book 92-18 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 64.74 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 88 degrees 55 minutes 23 seconds East 222.0 feet; thence North 01 degree 06 minutes 07 seconds West 174.23 feet; thence North 88 degrees 49 minutes 37 seconds East 153.80 feet to the westerly right of way line of Arkansas Highway 59; thence North 20 degrees 52 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 28 minutes 26 seconds West 112.03 feet; thence 72 degrees 50 minutes 31 seconds West 105.98 feet to the point of beginning.

### ZONING DISTRICT

Commercial 2

### CERTIFICATION OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN by these presents that we, the undersigned, are the owners of the hereon described property, and we hereby certify that we have caused the same to be surveyed and platted into Lots, Street Right-of-ways and Utility and Drainage Easements.  
 The right-of-ways as shown on this plat are hereby dedicated to the public for public use. The easements as shown on this plat are hereby provided by the property owner for public utilities, franchise utilities, cable TV, drainage, access and other purposes. The designation, utility easement, shall include public utilities, franchise utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges, shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easement, shall be provided.

**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-Walr Engineers, Inc. Job No. YB-88-25, Feb.-1986

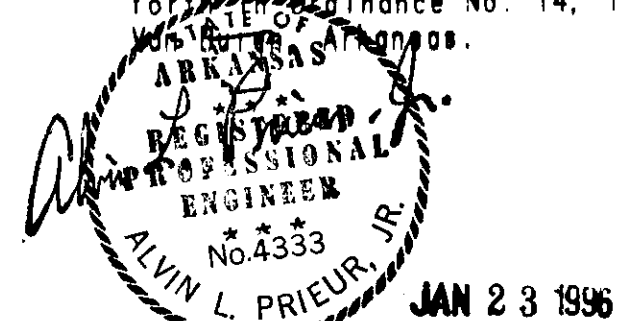
### NOTES

- All distances along curves are ARC distances.
- All lot returns have a 25 foot radius.
- All numbers shown in parentheses (1301) are street addresses.
- A one-half inch diameter rebar with yellow plastic cap was set at each lot corner within the boundaries of Bell Pointe
- All easements are centered on lot lines unless otherwise noted.

THIS PLAT FILED for the purpose of placing on record Lots 1 thru 5, and utility easements.

### ENGINEER CERTIFICATION

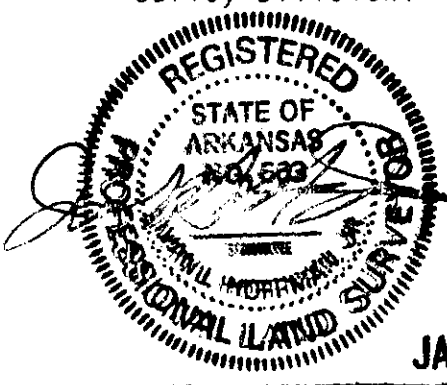
This is to certify that the hereon plat of survey of Bell Pointe was executed in accordance with the current minimum standards set forth in Standards of Practice No. 14, 1991, Subdivision Regulations, City of Van Buren, Arkansas.



Alvin L. Prieur, Jr.  
 Arkansas Professional Registered Engineer No. 4333  
 Hoffman-Prieur & Associates, Inc.  
 P. O. Box 1226  
 Van Buren, Arkansas 72956

### SURVEYOR CERTIFICATION

This is to certify that the hereon plat of survey of Bell Pointe was executed in accordance with the minimum standards as set forth in Standards of Practice No. 1 (Revised December, 1991) Arkansas Minimum Standards for Property Boundary Surveys and Plats as published by the Arkansas Geological Commission, Land Survey Division.



Ivan L. Hoffman, Jr.  
 Arkansas Professional Registered Surveyor No. 622  
 Hoffman-Prieur & Associates, Inc.  
 P. O. Box 1226  
 Van Buren, Arkansas 72956

JIMMY BELL REAL ESTATE COMPANY  
 P.O. Box 280 Van Buren, Arkansas 72956  
 President: *Jimmy G. Bell*  
 Secretary: *Sherril L. Bell*  
 JIMMY G. BELL & SHERRIL L. BELL  
 P.O. Box 280 Van Buren, Arkansas 72956  
*Jimmy G. Bell*  
*Sherril L. Bell*

### APPROVAL OF WATER & SEWER SYSTEM CERTIFICATION OF POSTED BOND

*Amy Smith*  
 Water & Sewer Superintendent

### PLANNING COMMISSION APPROVAL

Date: *1-2-96*  
 Chairman: *Donna Young & J*  
 Secretary: *Ann Sheldon*

### CITY COUNCIL PLAT ACCEPTANCE

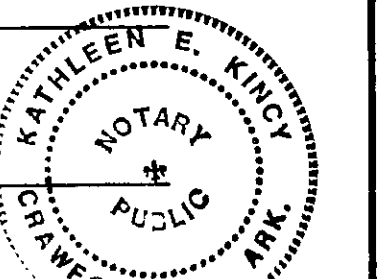
Date: *1-22-96*  
 Mayor: *John Epps*  
 Secretary: *Ann Deaham*

### STATE OF ARKANSAS COUNTY OF CRAWFORD

Sworn and Subscribed  
 Before me this *24th* day of *January*, 19*96*  
 Notary Public: *Kathleen E. Kinney*  
 My Commission Expires *10-1-99*

### FILED FOR RECORD

this *24* day of *January*, 19*96*  
 at *2:39* o'clock *P.*M.  
 Clerk and Ex-Officio Recorder:  
 By *Linda Howard/rt*  
 Plat Book *A* Page *304A*



FILED  
 CHANCERY CLERK  
 '96 JAN 21 PM 2 39