

- Notes:
- The property here-in surveyed does not lie within an identified flood hazard area, based on FIRMA Community Panel No. 05033C0170 G, map revised, Aug. 23, 1999.
 - Bearing system assumed, south line assumed N 87°31'33" W from legal description.
 - The purpose of this plat is to combine the properties described as Tract 1 and Tract 2 hereon into one lot to be known as Lot 1, Bencor Addition.
 - Approval of an encroachment into the 15' utility easement along the north property line is approved with this platting. The encroachment is granted for a canopy cantilevered into the easement. The canopy encroachment is limited to 5' (shall not be within 10' of the north property line). The canopy must comply with the applicable safety codes with regard to clearance from the overhead electrical lines.

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

Harry Johnson
Water & Sewer Superintendent

CITY COUNCIL APPROVAL

Date: 4-15-02
Mayor: *Maynard Ross*
Attest-City Clerk: *Barbara Curtis*

PLANNING COMMISSION APPROVAL

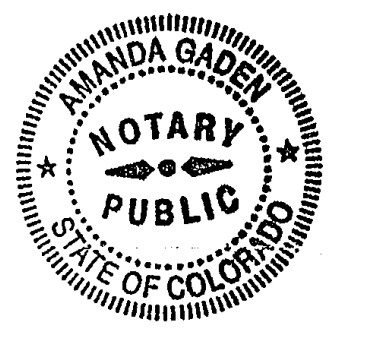
Date: 4-2-02
Chairman: *Bob Greenman*
Secretary: *Sylvia Johnson*

ALLOTTERS Bencor/Pointer Trail, LLC
90 South Cascade, Colorado Springs, Co. 80908

Ray Walkowski, Mgr. Manager

**STATE OF Colorado
COUNTY OF El Paso**

Sworn and subscribed before me this 3rd day of May, 2002.
Notary Public *Annul Grule*
My Commission Expires Aug. 31, 2005



FILED FOR RECORD

This 13 day of May, 2002 at 2:00 o'clock
P. m. Circuit Clerk and Ex-Officio Recorder. LINDA HOWARD, CRAWFORD CO. CIRCUIT CLERK
By: *Maia Dickey*
Plat 2002-14

FILED
CRAWFORD COUNTY
CIRCUIT CLERK
MAY 13 P. 2-39

**BENCOR ADDITION
Lot 1**

Part of Lot 8 of the Revised Plat of North Hills Plaza to the City of Van Buren and part of the Southeast Quarter, Northwest Quarter of Section 13, Township 9 North, Range 32 West, Crawford County, Arkansas

Date: February, 2002

Scale: 1"=20'

Legal Description

Tract 1:
The East 84.58 feet of Lot 8, North Hills Plaza, Crawford County, Arkansas, being part of the South Half, Northwest Quarter, Section 13, Township 9 North, Range 32 West, according to revised plat filed July 16, 1980.

Also, Tract 2:
Part of the Southeast quarter of the Northwest quarter of Section 13, Township 9 North, Range 32 West, Crawford County, Arkansas being more particularly described as follows: Commencing at the Southeast corner of the Southeast quarter of the Northwest quarter; thence North 00 degrees 28 minutes 18 seconds East, 60.00 feet; thence North 87 degrees 31 minutes 33 seconds West, 40.00 feet to a set rebar on the north right of way line of Pointer Trail West and the Point of Beginning; thence along said right of way line, North 87 degrees 31 minutes 33 seconds West, 160.00 feet to an existing rebar marking the southeast corner of Lot 8, North Hills Plaza; thence along the east line of said Lot 8, North 00 degrees 50 minutes 04 seconds East, 200.10 feet to an existing "x" cut in wall marking the northeast corner of Lot 8, North Hills Plaza; thence South 87 degrees 29 minutes 29 seconds East, 160.00 feet to an "x" cut in concrete, said point being on the west right of way line of Arkansas Highway 59; thence along said right of way line, South 00 degrees 50 minutes 01 second West, 200.00 feet to the Point of Beginning.
Being subject right of way acquisition by AHTD, Project Job 040226.

Tracts 1 and 2 containing 48,819 square feet or 1.12 acres more or less.

LEGEND

- o IPF IRON PIN FOUND
- S.I.P. SET IRON PIN
- E.R.R.S. EXISTING RAILROAD SPIKE
- S.P.K.N. SET PK NAIL

SE CORNER SE/4,
NW/4, SEC. 13,
T-9-N, R-32-W
(CORNER NOT LOCATED)

HAWKINS-WEIR ENGINEERS, INC.
Engineers • Surveyors • Consultants
110 South 7th Street (479) 474-1227
P.O. Box 648 FAX (479) 474-8531
Van Buren, AR 72957-0648 www.hawkins-weir.com



U:\DRAWINGS\PROJECTS\2001\121202B.dwg 05/02/02-08:41 SH