

TYPICAL 27'-0" ASPHALT STREET

LEGAL DESCRIPTION

Parts of the Northeast Quarter, Southeast Quarter, Southwest Quarter, and Northwest Quarter, Section 14, Township 9 North, Range 32 West, Van Buren, Arkansas, more particularly described as follows:

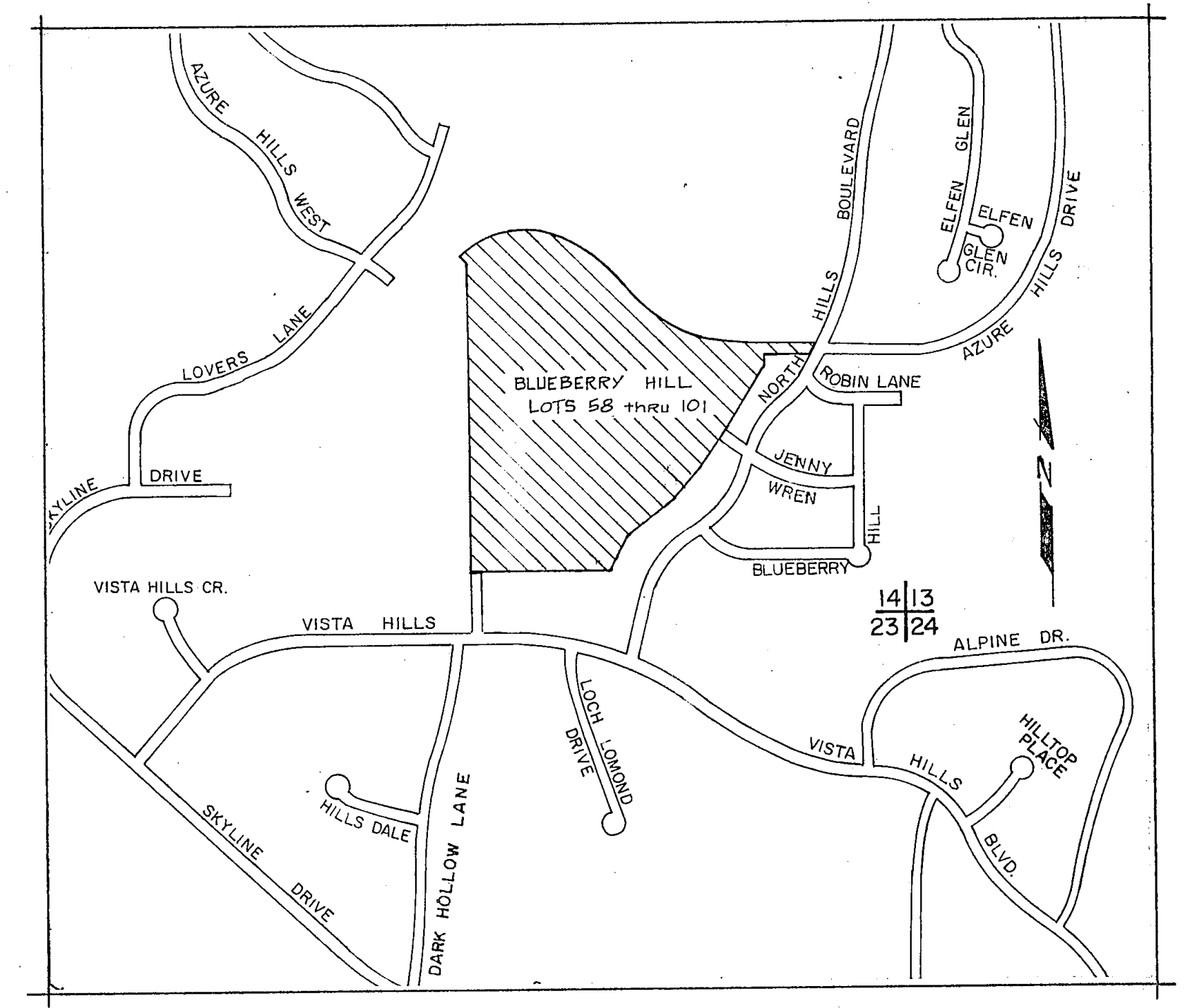
Commencing at the Southeast corner of said Section 14, Township 9 North, Range 32 West; thence North 88 degrees 03 minutes West 1257.62 feet to the point of beginning and running thence North 88 degrees 03 minutes West 311.24 feet; thence North 1 degree 31 minutes 42 seconds East 1100.53 feet; thence North 4 degrees 07 minutes West 220.57 feet; thence North 49 degrees 25 minutes West 25 feet; thence North 40 degrees 47 minutes East 109.5 feet; thence North 79 degrees 51 minutes East 47 minutes East 140 feet; thence South 62 degrees 43 minutes East 243.56 feet; thence South 41 degrees 18 minutes East 167 feet; thence South 64 degrees 42 minutes East 157.3 feet; thence South 77 degrees 00 minutes East 143.6 feet; thence North 12 degrees 20 minutes West 8.12 feet; thence South 77 degrees 23 minutes East 228.95 feet; thence South 83 degrees 59 minutes East 227 feet; thence South 26 degrees 34 minutes East 157.3 feet; thence South 26.8 feet; thence North 84 degrees 34 minutes West 192.64 feet; thence South 23 degrees 19 minutes West 78.73 feet; thence South 40 degrees 09 minutes West 147.65 feet; thence South 41 degrees 27 minutes West 146.44 feet; thence South 41 degrees 27 minutes West 30 feet; thence South 14 degrees 14 minutes East 140 feet; thence South 20 degrees 43 minutes East 117.74 feet; thence South 55 degrees 26 minutes West 25 feet; thence South 24 degrees 18 minutes 15 seconds West 175.40 feet to the point and place of beginning, containing 22.42 acres of land, less and except public roads. Being subject to any exceptions and easements of record.

SUBDIVISION CHECK LIST

1. Name - As shown
2. Legal Description - As shown
3. Name of Owner, Developer, & Engineer - As shown
4. Approximate Acreage - 22.42 ACRES
5. Date, Scale, & North Arrows - As shown
6. Topography - As shown
7. Names of Streets - To be determined
8. Typical Street Cross Section - As shown
9. Easements - As shown
10. Existing Structures - As shown
11. Existing & Proposed Utilities - As shown
12. Existing & Proposed Fire Hydrants - As shown
13. Elevations of Proposed Connections with Sewer & Water - As shown
14. Streams & Flood Zones - As shown
15. Railroads - None
16. Proposed Lot Lines - As shown
17. Curve Radii - As shown
18. Setback Lines - As shown
19. Proposed Use of All Land in Subdivision - Residential

The easements shown on this plat are provided for the purpose of enabling public utilities, their agents, and employees, to enjoy free, open and unobstructed access through and along such easements to the end that their personnel, trucks and equipment, may at all times install, service, operate, and maintain all utility facilities within the boundary of the easement. The right, privilege, and authority to cut down, and keep trimmed all trees, hedges, shrubs that may, in the judgment of the utilities, interfere with, or endanger such utilities is hereby granted.

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.



LOCATION MAP

VISTA HILL ADDITION

**PRELIMINARY LAYOUT
BLUEBERRY HILL**

LOTS 58 thru 101

VAN BUREN, ARKANSAS

OWNER & DEVELOPER: NORTH HILLS, INC.

ENGINEERS: ROGERS & ASSOCIATES, INC.

SEPTEMBER 7, 1976