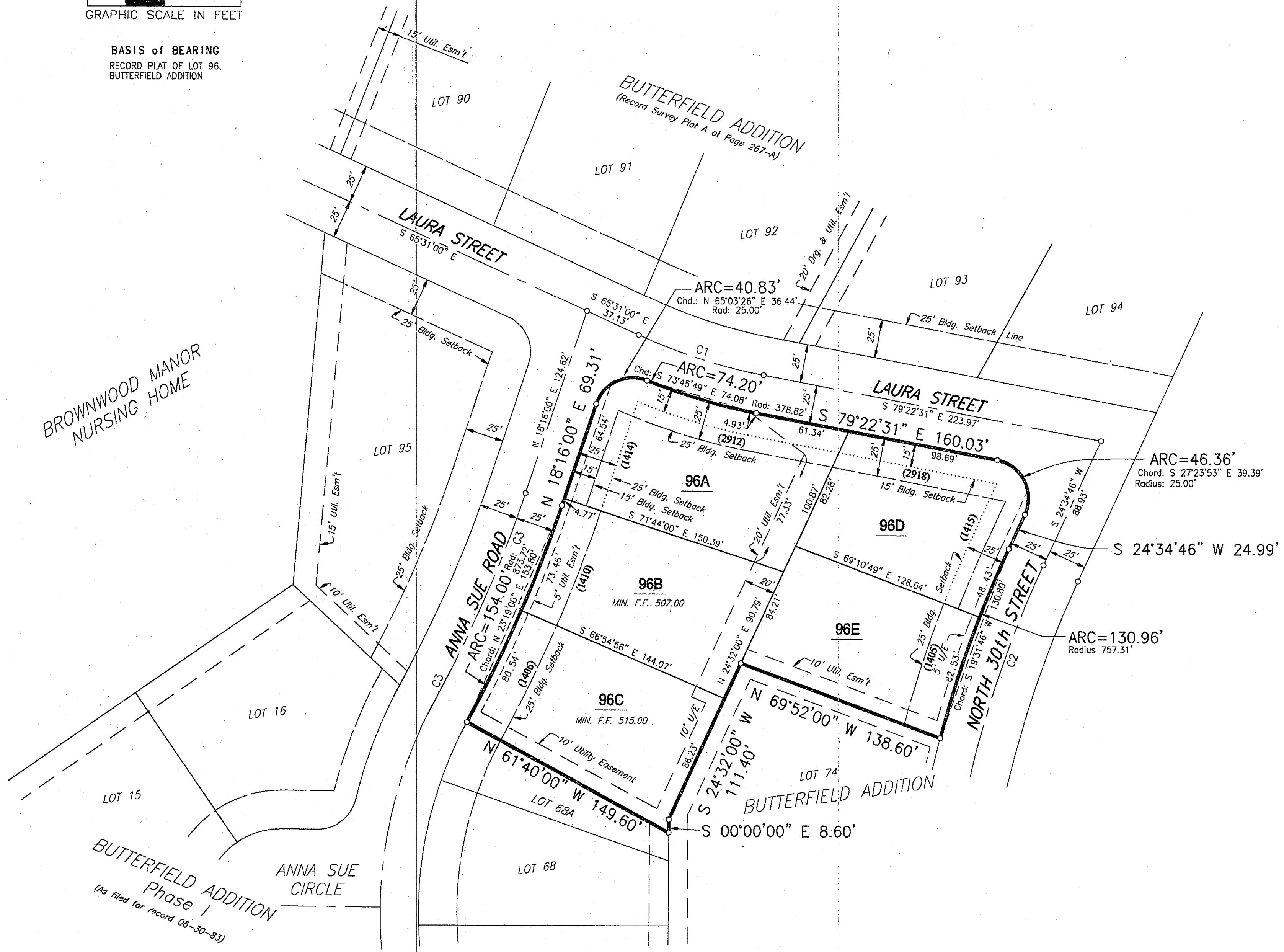


BASIS of BEARING
RECORD PLAT OF LOT 96,
BUTTERFIELD ADDITION

STREET CENTERLINE CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	353.82'	85.58'	85.37'	S 72°26'46" E	13°51'28"	43.00'
C2	732.31'	323.61'	310.55'	S 11°49'15" W	24°29'00"	164.33'
C3	848.72'	149.60'	149.40'	S 23°19'00" W	10°05'56"	74.99'



PROPERTY BOUNDARY DESCRIPTION:

Lot 96 of Butterfield Addition on addition to the City of Van Buren, Crawford County, Arkansas, filed for record as Survey Plat A at Page 267-A, being part of the Southwest Quarter (SW 1/4) of Section 17, Township 9 North, Range 31 West of the Fifth Principal Meridian, more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 96; THENCE Northeastly, 154.00 feet along a curve to the left subtended by a chord bearing of North 23 degrees 19 minutes 00 seconds East and a chord distance of 153.80 feet; THENCE North 18 degrees 16 minutes 00 seconds East, 89.31 feet to a curve to the right having a radius of 25.00 feet; THENCE Northeastly, 40.83 feet along said curve subtended by a chord bearing of North 65 degrees 03 minutes 26 seconds East and a chord distance of 36.44 feet to a curve to the left having a radius of 378.82 feet; THENCE Northeastly, 74.20 feet along said curve subtended by a chord bearing of South 73 degrees 45 minutes 49 seconds East and a chord distance of 74.08 feet; THENCE South 79 degrees 22 minutes 31 seconds East, 160.03 feet to a curve to the right having a radius of 25.00 feet; THENCE Southeastly, 46.36 feet along said curve subtended by a chord bearing of South 27 degrees 23 minutes 53 seconds East and a chord distance of 39.39 feet; THENCE South 24 degrees 34 minutes 46 seconds West, 24.99 feet to a curve to the left having a radius of 757.31 feet; THENCE Southwesterly, 130.96 feet along said curve subtended by a chord bearing of South 19 degrees 31 minutes 46 seconds West and a chord distance of 130.80 feet; THENCE North 69 degrees 52 minutes 00 seconds West, 138.60 feet; THENCE South 24 degrees 32 minutes 00 seconds West, 111.40 feet; THENCE South 00 degrees 00 minutes 00 seconds East, 8.60 feet; THENCE North 61 degrees 40 minutes 00 seconds West, 149.60 feet to the Point of Beginning, containing 61,863 square feet, more or less, or 1.421 acres, more or less;

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 plotted 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.

JIMMY G. BELL
EARL ROBINSON
P.O. BOX 280
VAN BUREN, ARKANSAS 72956

Jimmy G. Bell
Earl Robinson

NOTES

- All distances along curves are ARC distances.
- All lot returns have a 25 foot radius.
- All numbers shown in parentheses (2912) are street addresses.
- A one-half inch diameter rebar with yellow plastic cap was set at each lot corner within the boundaries of BUTTERFIELD ADDITION.
- All easements are centered on lot lines unless otherwise noted.
- A dwelling on a Lot with street addresses at a street intersection can front either street. The front of a one-family or two-family dwelling determines the building setback line which is a 25-foot front-yard and 15-foot side-yard street, both which are measured from the street property line. The rear and side-yard building setback line are per zoning district requirements.
- The MIN. F.F. (HEIGHT: NGVD 1929 Datum) noted on Lots 96B and Lots 96C gives the minimum finished floor elevation for a structure on that lot to gain gravity access to the sanitary sewer line. Depending on the type of structure, it is recommended that the finished floor of the proposed structure be verified with the existing sanitary sewer flow line to assure gravity access.

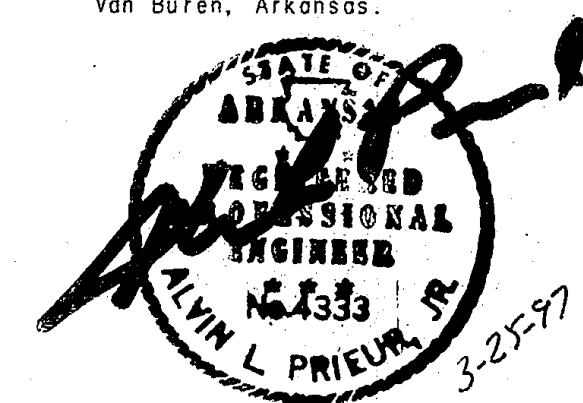
APPROVAL OF WATER & SEWER SYSTEM
CERTIFICATION OF POSTED BOND

Barry J. Short
Water & Sewer Superintendent

THIS PLAT FILED for the purpose of placing on record Lots 96A, 96B, 96C, 96D & 96E, and utility easements, drainage easements and street right-of-ways for BUTTERFIELD ADDITION.

ENGINEER CERTIFICATION

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



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



Hoffman-Prieur & Associates, Inc.
Certificate of Authority No. 197
Arkansas Engineer

PLANNING COMMISSION APPROVAL

Date: March 4, 1997
Chairman: *Donna Young*
Secretary: *Dyan Saldaña*

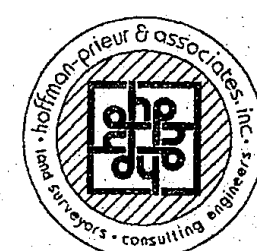
CITY COUNCIL PLAT ACCEPTANCE

Date: March 17, 1997
Mayor: *John Rupp*
City Clerk: *Ann Statham*

BUTTERFIELD ADDITION

LOTS 96A, 96B, 96C, 96D and 96E, Being at Replat of Lot 96, BUTTERFIELD ADDITION, Lots 87 through 96

AN ADDITION TO THE CITY OF VAN BUREN, CRAWFORD COUNTY, ARKANSAS,
BEING A PART OF THE SW/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 31 WEST
OF THE FIFTH PRINCIPAL MERIDIAN



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



Ivan L. Hoffman, Jr.
Arkansas Professional Registered Surveyor No. 663
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 BUTTERFIELD ADDITION was executed in accordance with the minimum standards set forth in Standards of Practice No. 1 (Latest Revision) Arkansas Minimum Standards for Property Boundary Surveys and Plats as published by the Arkansas Geological Commission, Land Survey Division.

STATE OF ARKANSAS
COUNTY OF Crawford

Sworn and Subscribed
Before me this 26th day of March, 1997
Notary Public: *Amelia S. Ruth*
My Commission Expires October 1, 1999

FILED FOR RECORD

this 26 day of March, 1997
at 1:48 o'clock P.M.
Clerk and Ex-Officio Recorder
By *Marie Dickson*
Plat Book A Page 306-B