MILL CREEK ESTATES
FINAL PLAT
A PART OF THE N1/2, SECTION 4, T-5-S, R-12-W
& A PART OF THE S1/2, SECTION 33, T-4-S, R-12-W
GRANT COUNTY, ARKANSAS

OWNERS CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENT, THAT WE THE OWNERS OF THE REAL PROPERTY SHOWN AND DESCRIBED HEREON HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND PLATTED AS SHOWN, AND UPON ACCEPTANCE OF THIS PLAT BY THE GRANT COUNTY PLANNING COMMISSION, THE STREET RIGHT OF WAY SHOWN HEREON SHALL BE DEDICATED TO THE COUNTY OF GRANT.

Date of Execution: _____

Signed: _____
DEVELOPER
BTW INVESTMENTS, LLC
2228 HWY 167 SOUTH
SHERIDAN, AR 72150

NOTES:

1. Improvements are as shown.

2. Encroachments, if any, are as shown.

3. This property IS NOT in the flood zone per Flood Hazard Boundary Map "H", page 19 of 47, dated May 10, 1977.

4. Monuments were accepted after being checked with existing monuments in the area and according to previous surveys in and around the area.

5. This property is subject to all roadways, easement and reservations that are of record or physically in place.

6. A 1/2" rebar with ID cap set at all lot corners and angle points unless otherwise noted.

7. The Center Grove Water Users Association is the source of water for this development and all water lines shall have a 15 foot easement, being 7.5 feet either side of the centerline of the existing water lines location.

8. The boundary of this subdivision is as shown on a survey plat by West Land Surveying Inc. dated, 8-27-2007.

9. There are no major water courses entering or leaving this property.

BILL OF ASSURANCE
THIS PLAT IS ACCOMPANIED BY A BILL OF ASSURANCE AS RECORDED ON BOOK _____, PAGE _____, ON FILE WITH THE CIRCUIT CLERK AND RECORDER, GRANT COUNT ARKANSAS.

CERTIFICATE OF RECORDING
I DO HEREBY CERTIFY THAT THE PLAT HEREON WAS FILED IN MY OFFICE AT _____O'CLOCK___M, ON THIS _____DAY OF _____, 2008 AND THE SAME DULY RECORDED IN PLAT BOOK_____, AT PAGE_____.

CIRCUIT CLERK & RECORDER GRANT COUNTY, ARKANSAS

Certificate of Surveying Accuracy

I, Jeff West, hereby certify that this plat is a representation of a boundary survey completed by me and a field crew under my direct supervision and that all corners, found or set, are as shown and are in accordance with existing monuments in the area and meet all requirements of the Arkansas Minimum Standards for Land Surveyors.

Date of Execution:_____

Signed _____
Jeff West, RLS #1498

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — NO. 1498 — SIGNATURE — JEFFERY J. WEST

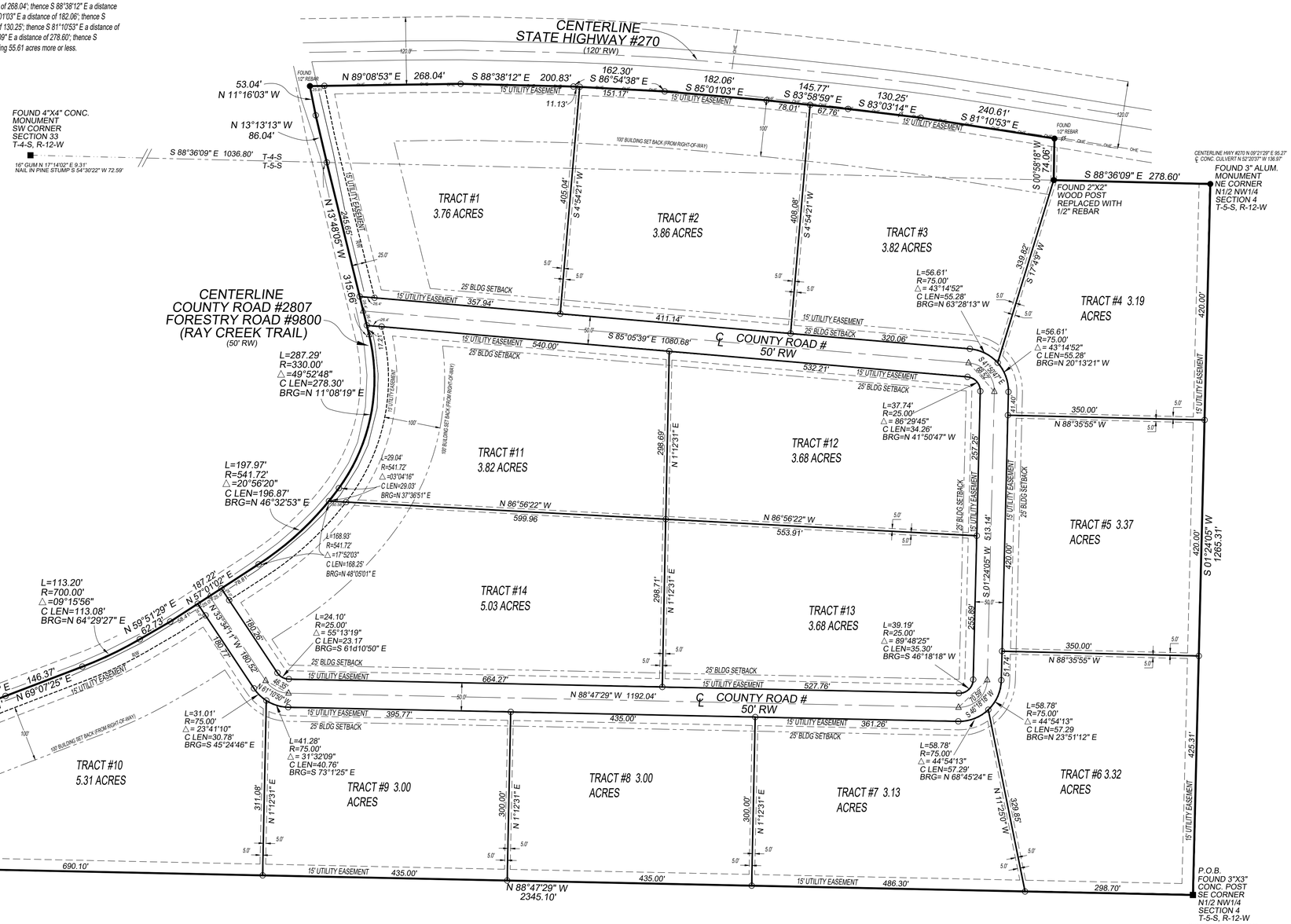
Boundary Description:

A part of the N1/2 of the NW1/4 and a part of the NW1/4 of the NW1/4 of Section 4, T-5-S, R-12-W and a part of the SW1/4 of the SW1/4 and a part of the SE1/4 of the SW1/4 of Section 33, T-4-S, R-12-W, all in Grant County, Arkansas, more particularly described as follows: Beginning at the SE corner of the N1/2 of the NW1/4 of said Section 4, thence N 88°47'29" W a distance of 2345.10'; thence N 10°33'28" E a distance of 87.80'; thence with a curve turning to the right with an arc length of 267.82', with a radius of 264.00', with a chord bearing of N 39°37'11" E, with a chord length of 256.48', thence N 68°40'55" E a distance of 56.81'; thence N 69°07'25" E a distance of 146.37'; thence with a curve turning to the left with an arc length of 113.20', with a radius of 700.00', with a chord bearing of N 64°29'27" E, with a chord length of 113.08', thence N 59°51'29" E a distance of 62.73'; thence N 57°01'02" E a distance of 187.22'; thence with a curve turning to the left with an arc length of 197.97', with a radius of 541.72', with a chord bearing of N 46°32'53" E, with a chord length of 196.87', thence with a curve turning to the left with an arc length of 287.29', with a radius of 330.00', with a chord bearing of N 11°08'19" E, with a chord length of 278.30', thence N 13°48'05" W a distance of 315.66'; thence N 13°13'13" W a distance of 86.04'; thence N 11°16'03" W a distance of 53.04'; thence N 89°08'53" E a distance of 268.04'; thence S 88°38'12" E a distance of 200.83'; thence S 86°54'38" E a distance of 162.30'; thence S 85°01'03" E a distance of 182.06'; thence S 83°58'59" E a distance of 145.77'; thence S 83°03'14" E a distance of 130.25'; thence S 81°10'53" E a distance of 240.61'; thence S 00°58'18" W a distance of 74.06'; thence S 88°36'09" E a distance of 278.60'; thence S 01°24'05" W a distance of 1265.31' to the point of beginning, containing 55.61 acres more or less.

LEGEND

- FOUND CONCRETE MONUMENT
- SET MONUMENT (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- COMPUTED POINT
- POWER POLE
- OHE OHE — OVERHEAD ELECTRIC LINE
- FENCE LINE
- BROKEN LINE
- BOUNDARY LINE

BASIS OF BEARING ARE FROM GPS OBSERVATIONS, ARKANSAS STATE PLANE COORD. SYSTEM (NAD83) SOUTH ZONE.



STATE CODE: 500-05S-12W-0-04-400-27-1498 STATE CODE: 500-04S-12W-0-33-300-27-1498

WEST LAND SURVEYING INC
420A HWY 287 VILONIA, AR 72173
501-849-2859 501-733-2144

SURVEY FOR: BTW INVESTMENTS, LLC

DATE:11-17-2008 | SCALE: 1" = 100'