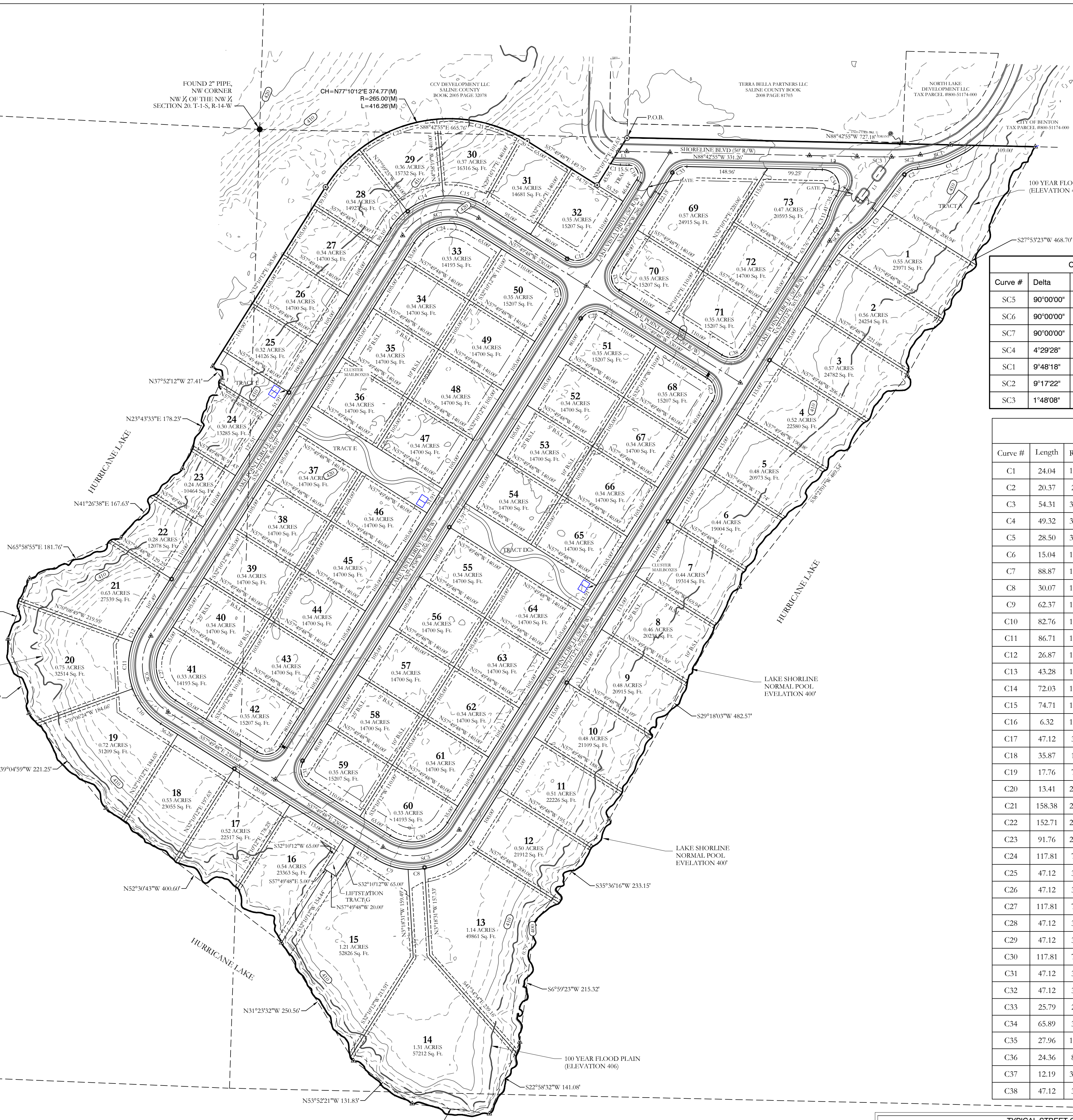


**AS-SURVEYED DESCRIPTION:**  
 PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) OF SECTION 17; PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E ½ NE ¼) OF SECTION 19; AND PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20; ALL IN TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND 2" PIPE, ACCEPTED AS THE NW CORNER OF THE NW ¼ OF THE NW ¼ OF SECTION 20; THENCE S88°42'56"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 665.76 FEET TO THE NW CORNER OF THE NE ¼ OF THE NW ¼ OF THE NW ¼ OF SECTION 20, BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING S88°42'56"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 727.18 FEET TO A POINT AT AN ELEVATION OF 400.0 FEET (VERTICAL DATUM BASED ON THE TOP OF THE SPILLWAY OF HURRICANE LAKE AS IT LIES IN SECTION 20, T-01-S, R-14-W, WHICH IS AT AN ELEVATION OF 400.0 FEET); THENCE LEAVING SAID NORTH LINE AND ALONG A MEANDERING LINE MAINTAINING AN ELEVATION OF 400.0 FEET IN A SOUTHERLY, WESTERLY, AND NORTHERLY DIRECTION ALONG THE SHORES OF HURRICANE LAKE TO POINTS ON THE FOLLOWING COURSES:  
 S27°53'23"W, 468.70 FEET; THENCE S38°23'01"W, 489.54 FEET; THENCE S29°18'03"W, 482.57 FEET; THENCE S35°36'16"W, 233.15 FEET; THENCE S06°59'23"W, 215.32 FEET; THENCE S22°53'21"W, 141.08 FEET; THENCE N82°33'21"W, 140.95 FEET; THENCE N53°52'21"W, 131.83 FEET; THENCE N31°23'32"W, 250.56 FEET; THENCE N52°30'43"W, 400.60 FEET; THENCE N39°04'59"W, 221.25 FEET; THENCE N15°42'33"W, 140.12 FEET; THENCE N19°38'04"E, 115.99 FEET; THENCE N65°58'55"E, 181.76 FEET; THENCE N41°26'38"E, 167.63 FEET; THENCE N23°43'33"E, 178.23 FEET; THENCE N37°52'12"W, 27.41 FEET TO A POINT; THENCE LEAVING SAID ELEVATION LINE, N32°10'12"E, A DISTANCE OF 383.80 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 265.00 FEET AND A CHORD MEASURING N77°10'12"E, 374.77 FEET, A DISTANCE OF 416.26 FEET TO A POINT; THENCE S57°49'48"E, A DISTANCE OF 149.75 FEET TO A POINT; THENCE N32°10'12"E, A DISTANCE OF 101.63 FEET TO THE POINT OF BEGINNING, CONTAINING A CUMULATIVE OF 1,713,702.9 SQUARE FEET, OR 39.341 ACRES, MORE OR LESS.

**PRIVATE ROADWAYS:**  
 THE POINTS SHALL BE A PRIVATE GATED COMMUNITY WITH GATES TO ALL ENTRANCES AND EXITS. ALL ROADWAYS ARE PRIVATE ACCESS EASEMENTS FOR VEHICULAR TRAFFIC ONLY AND FOR THE USE OF THE OWNERS. THEIR GUESTS AND INVITEES. PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS, AND OTHERS AS DEEMED BY THE PROPERTY OWNERS ASSOCIATION BOARD. PRIVATE ROADS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

**NOTE:**  
 TRACT A, B, C, D, E AND F WILL BE UTILIZED AS DRAINAGE AND UTILITY EASEMENTS MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.



Line #	Direction	Length
L1	N36° 39' 40"E	165.41
L2	N88° 42' 55"W	86.26
L3	N88° 42' 55"W	11.01

Curve #	Delta	Chord B & D	Arc Length	Arc Radius
SC5	90°00'00"	N77° 10' 12"E 141.42	157.08	100.00
SC6	90°00'00"	S12° 49' 48"E 141.42	157.08	100.00
SC7	90°00'00"	S77° 10' 12"W 141.42	157.08	100.00
SC4	4°29'28"	N34° 24' 56"E 23.51	23.52	300.00
SC1	9°48'18"	N68° 31' 24"E 19.74	19.76	115.50
SC2	9°17'22"	S84° 50' 16"W 41.12	41.16	253.89
SC3	1°48'08"	N89° 36' 59"W 73.56	73.56	2338.57

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.04	140.50	9.80	N68° 31' 24"E	24.01
C2	20.37	25.00	46.69	N60° 00' 30"E	19.81
C3	54.31	300.00	10.37	N41° 50' 49"E	54.23
C4	49.32	300.00	9.42	N42° 19' 24"E	49.26
C5	28.50	300.00	5.44	N34° 53' 31"E	28.49
C6	15.04	125.00	6.89	N35° 36' 58"E	15.03
C7	88.87	125.00	40.74	N59° 25' 51"E	87.01
C8	30.07	125.00	13.78	N86° 41' 29"E	30.00
C9	62.37	125.00	28.59	S72° 07' 24"E	61.72
C10	82.76	125.00	37.94	S38° 51' 42"E	81.26
C11	86.71	125.00	39.75	S0° 01' 12"E	84.98
C12	26.87	125.00	12.32	S26° 00' 42"W	26.82
C13	43.28	125.00	19.84	S42° 05' 23"W	43.07
C14	72.03	125.00	33.02	S68° 31' 08"W	71.04
C15	74.71	125.00	34.24	N77° 51' 01"W	73.60
C16	6.32	125.00	2.90	N59° 16' 45"W	6.32
C17	47.12	30.00	90.00	S77° 10' 12"W	42.43
C18	35.87	17.00	120.89	S28° 16' 21"E	29.58
C19	17.76	71.00	14.33	S81° 32' 56"E	17.71
C20	13.41	265.00	2.90	N59° 16' 45"W	13.40
C21	158.38	265.00	34.24	N77° 51' 01"W	156.03
C22	152.71	265.00	33.02	S68° 31' 08"W	150.61
C23	91.76	265.00	19.84	S42° 05' 23"W	91.30
C24	117.81	75.00	90.00	S77° 10' 12"W	106.07
C25	47.12	30.00	90.00	N12° 49' 48"W	42.43
C26	47.12	30.00	90.00	S77° 10' 12"W	42.43
C27	117.81	75.00	90.00	S12° 49' 48"E	106.07
C28	47.12	30.00	90.00	S77° 10' 12"W	42.43
C29	47.12	30.00	90.00	N12° 49' 48"W	42.43
C30	117.81	75.00	90.00	N77° 10' 12"E	106.07
C31	47.12	30.00	90.00	S12° 49' 48"E	42.43
C32	47.12	30.00	90.00	N12° 49' 48"W	42.43
C33	25.79	25.00	59.11	N61° 43' 39"E	24.66
C34	65.89	31.00	121.79	S27° 49' 21"E	54.17
C35	27.96	111.00	14.43	S25° 51' 12"W	27.89
C36	24.36	89.00	15.68	S26° 28' 38"W	24.28
C37	12.19	325.00	2.15	S33° 14' 39"W	12.18
C38	47.12	30.00	90.00	S77° 10' 12"W	42.43

**CERTIFICATIONS:**

**OWNER:** V2 DEVELOPMENT, LLC  
**DEVELOPER:** V2 DEVELOPMENT, LLC

Name: V2 DEVELOPMENT, LLC  
 Address: 3085 WILDFLOWER ALEXANDER, AR 72002

Name: V2 DEVELOPMENT, LLC  
 Address: 3085 WILDFLOWER ALEXANDER, AR 72002

**CERTIFICATE OF OWNER:**  
 We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution: \_\_\_\_\_ Name: CCV DEVELOPMENT, LLC  
 Address: 3085 WILDFLOWER ALEXANDER, AR 72002

Source of Title: \_\_\_\_\_ D.R. BOOK: 2005 PAGE: 32078

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, Jonathan L. Hope, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown herein actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property side as required in accord with the City of Benton Subdivision Regulation Ordinance.

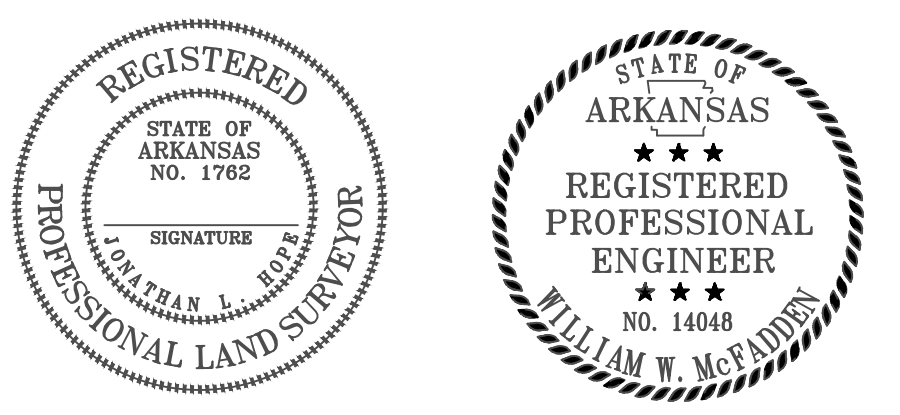
Date of Execution: \_\_\_\_\_  
 Name: Jonathan L. Hope  
 Registered Professional Land Surveyor No. 1762 Arkansas

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
 I, William W. McFadden, hereby certify that this plat correctly represents a plan made by me, and that the engineering requirements of the City of Benton Subdivision Rules and Regulations have been complied with.

Date of Execution: \_\_\_\_\_  
 Name: William W. McFadden  
 Registered Professional Engineer, No. 14048 Arkansas

**CERTIFICATE OF PRELIMINARY PLAT APPROVAL:**  
 Pursuant to the City of Benton Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date of Execution: \_\_\_\_\_  
 Name: CHAIRMAN BENTON PLANNING COMMISSION



By affixing my seal and signature, I Jonathan L. Hope PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

A portion of the property described herein lies within the 100 year floodplain, according to the Federal Insurance Rate Map, panel #05125C025D, Dated: 06/19/2012.

**PROPERTY SPECIFICATIONS:**

OWNER: V2 DEVELOPMENT, LLC 3085 WILDFLOWER ALEXANDER, AR 72002	AVERAGE LOT SIZE: 105413' (14175 SF) NUMBER OF LOTS: 73
DEVELOPER: V2 DEVELOPMENT, LLC 3085 WILDFLOWER ALEXANDER, AR 72002	SOURCE OF WATER: BENTON SOURCE OF SEWER: BENTON SOURCE OF ELECTRIC: BENTON
SUBDIVIDER: ALEXANDER, AR 72002	BUILDING SETBACKS: FRONT: 25' OR AS SHOWN REAR: 25' OR AS SHOWN SIDE: 15' OR AS SHOWN
ENGINEERS: HOPE CONSULTING INC. 17 S. MARKET STREET BENTON, AR 72015	UTILITY & DRAINAGE EASEMENTS: FRONT: 10' OR AS SHOWN REAR: 5' OR AS SHOWN SIDE: 5' OR AS SHOWN
NAME OF SUBDIVISION: THE POINTE AT HURRICANE LAKE ESTATES	
INSTRUMENT # 2005/2076	

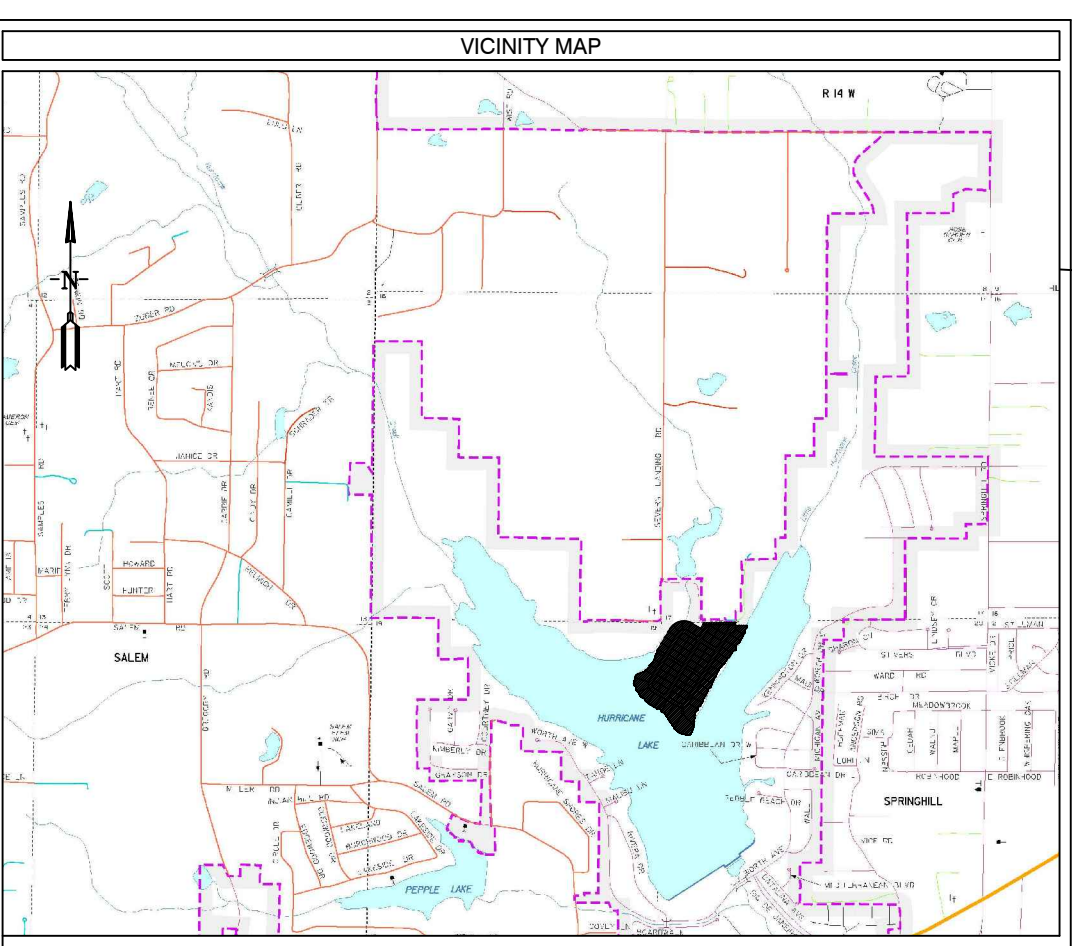
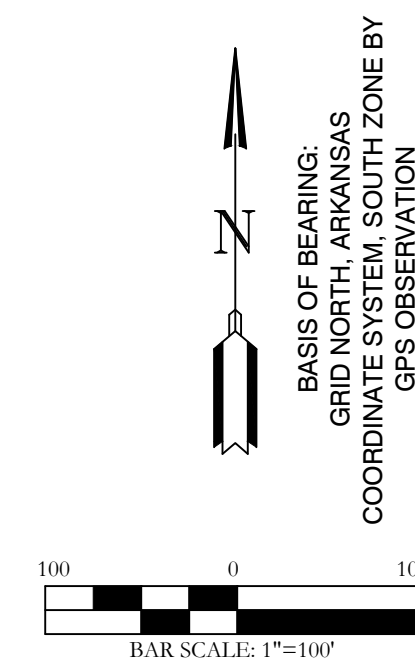
**HOPE CONSULTING ENGINEERS - SURVEYORS**

117 S. Market Street,  
 Benton, Arkansas 72015  
 PH. (501)315-2626  
 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**V2 DEVELOPMENT, LLC**

**PRELIMINARY PLAT**  
**THE POINTE AT HURRICANE LAKE ESTATES**  
 A SUBDIVISION IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS

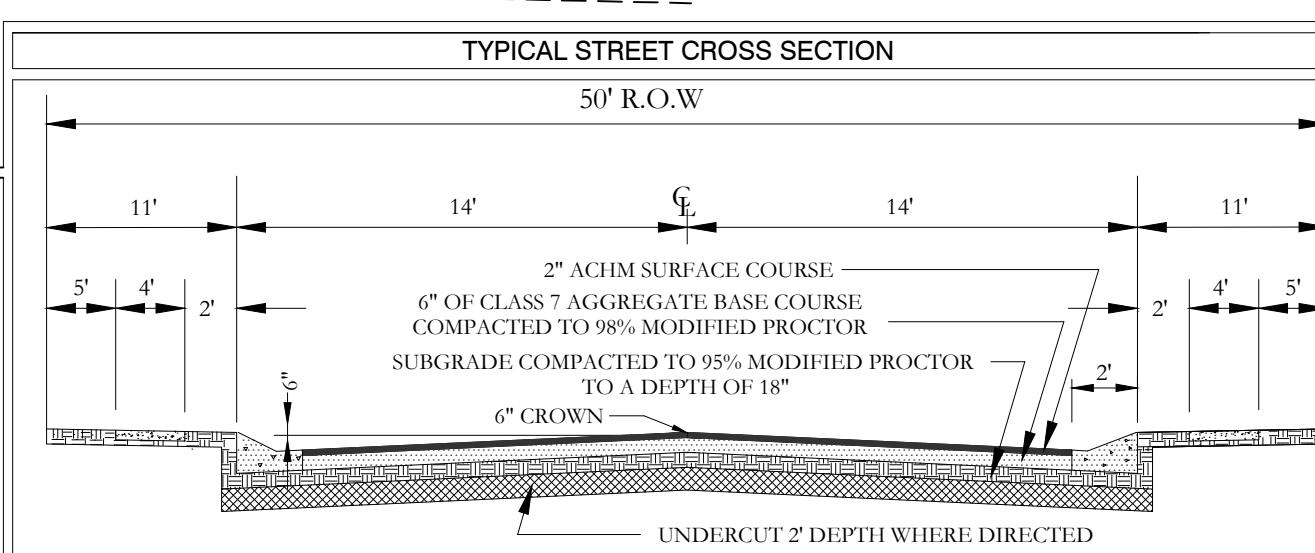
DATE: 09/18/2017	C.A.D. BY: BJOHNSON	DRAWING NUMBER: 17-0635
REVISED: 03/07/2018	CHECKED BY:	SCALE: 1"=100'
500 1S 14W 0 17 330 62 1762		
500 1S 14W 0 20 100 62 1762		
500 1S 14W 0 19 400 62 1762		



# PRELIMINARY PLAT OF THE POINTE AT HURRICANE LAKE ESTATES

A SUBDIVISION IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS

- LEGEND**
- - Stop sign
  - ⊙ - Street light
  - ⊕ - Fire Hydrant
  - △ - Computed point
  - - Found monument
  - - Set #4 RB/Plas. Cap (SIP)
  - (D) - Deeded
  - (M) - Measured
  - (P) - Platted



FILED: 09/18/2017 10:00 AM AT THE CLERK'S OFFICE OF THE CITY OF BENTON, ARKANSAS