



**SUBDIVISION DESCRIPTION**  
 PART OF THE NW 1/4 SE 1/4 AND PART OF THE NE 1/4 SE 1/4, SECTION 35, TOWNSHIP 20 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS: FROM AN ALUMINUM MONUMENT MARKING THE SOUTHWEST CORNER OF SW 1/4 SE 1/4 OF SAID SECTION 35, GO S88°43'54"E 213.80 FEET ALONG THE SOUTH LINE THEREOF; THEN GO N02°17'58"E 4.29 FEET; THEN GO N02°17'58"E 416.01 FEET; THEN GO N01°46'32"E 308.96 FEET; THEN GO N79°48'52"W 62.63 FEET; THEN GO N03°44'16"E 133.76 FEET; THEN GO N88°25'12"W 149.20 FEET TO A POINT MARKING THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 29 (BUZZARD ROOST ROAD); THEN GO N00°26'28"E ALONG SAID RIGHT OF WAY LINE 40.01 FEET; THEN LEAVING SAID RIGHT OF WAY LINE, GO N88°49'48"W 150.00 FEET TO THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 29; THEN GO N02°22'52"E ALONG SAID RIGHT OF WAY LINE 211.71 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 62/412; THEN GO N87°32'21"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE 258.14 FEET; THEN GO ALONG SAID SOUTHERLY RIGHT OF WAY LINE 786.89 FEET ALONG A CURVE TO THE LEFT WITH A 1477.39-FT. RADIUS AND A N72°16'51"E, 777.62 FOOT CHORD; THEN CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N57°00'24"E 76.61 FEET TO THE POINT OF BEGINNING; THEN LEAVING SAID SOUTHERLY RIGHT OF WAY GO N45°01'07"W 86.93 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 62/412; THEN GO ALONG SAID RIGHT OF WAY N46°52'20"W 41.25 FEET; THEN LEAVING THE NORTHERLY RIGHT OF WAY GO N09°47'10"W 170.73 FEET; THEN GO N62°05'27"E 198.81 FEET; THEN GO N61°10'46"E 231.60 FEET TO THE EAST LINE OF THE NW 1/4 SE 1/4; THEN ALONG SAID EAST LINE S01°15'24"W 176.39 FEET TO THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 62/412; THEN LEAVE SAID NORTHERLY RIGHT OF WAY S32°51'37"E 110.71 FEET TO THE SOUTHERLY RIGHT OF WAY; THEN LEAVING SAID RIGHT OF WAY, GO S29°33'52"E 123.75 TO A TANGENT 62.50-FT. RADIUS CURVE TO THE RIGHT; THEN GO ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 58°02'17" A DISTANCE OF 63.31 FEET; THEN LEAVING SAID CURVE GO S74°33'52"E 126.89 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 62/412 BY-PASS THEN GO ALONG SAID BY-PASS RIGHT OF WAY S01°31'33"E 275.46 FEET; THEN LEAVING BY-PASS RIGHT OF WAY GO N53°13'41"W 399.18 FEET; THEN GO S62°10'19"W 114.70 FEET; THEN GO S62°14'41"W 77.60 FEET; THEN GO N06°40'38"W 135.61 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 3.328 AC M/I IN THE NW SE AND 1.668 AC M/I IN THE NE SE FOR AN AGGREGATE OF 4.996 ACRES MORE OR LESS.

**BILL OF ASSURANCES**  
 ALL CONVEYANCES WITHIN THE DESCRIBED SUBDIVISION SHALL BE DEEMED TO INCLUDE THE RESTRICTIONS, COVENANTS, AND OTHER PROVISIONS SET OUT ON THIS PLAT AND IN MOUNTAIN HOME, ARKANSAS ZONING ORDINANCE ARTICLE 3-4 COMMERCIAL RETAIL SERVICE (C-2).

- NOTES:**
1. BASIS OF BEARING IS ARKANSAS GRID NORTH ZONE AS DETERMINED BY GPS SURVEY
  2. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE ZONING ORDINANCE FOR COMMERCIAL C-2 REQUIREMENTS.
  3. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOOD ZONE AS DEFINED BY THE F.E.M.A. MAP NO. 05005C0055 D, EFFECTIVE DATE: JUNE 6, 2001.
  4. PORTIONS OF THE EASEMENTS OF THE HOOVER BROTHERS FARM TITLE ARE, BY THIS REPLAT, ABANDONED AS SHOWN.
  5. THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS" OR BOUNDARY SURVEYS AND PLATS" FOR AN URBAN- TYPE A, PROPERTY.
  6. THE ARKANSAS GRID COORDINATES ARE NORTH ZONE HAVING UNITS OF INTERNATIONAL FEET.

**RECORDER'S CERTIFICATION**  
 THE PLAT HEREON WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF AUGUST, 2006, AND IS RECORDED AS 1168, BAXTER COUNTY RECORDS.

WITNESS MY HAND AND SEAL  
 [Signature] 7-24-06  
 DATE  
 [Signature] 8-18-06  
 DATE  
 CIRCUIT CLERK & EX-OFFICIO RECORDER

**ENGINEER/SURVEYOR'S CERTIFICATION**  
 I, KENNETH W. COTTER, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY AND SUBDIVISION OF THE PROPERTY, AND THAT THE MONUMENTS WERE SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.  
 [Signature] 7/22/06  
 KENNETH W. COTTER AR. P.E. No. 5350 P.S. No. 1057 DATE  
 SURVEY PLAT CODE 500-20N-13W-0-35-200-03-1057

**DEDICATION**  
 WINFRED & MARY GREEN; BENNY & JANIE MAGNESS; AND HOOVER BROTHERS FARMS, INC. BEING THE FEE OWNERS OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS A SUBDIVISION NAMED "GREEN, MAGNESS, & HOOVER COMMERCIAL DEVELOPMENT". DO HEREBY DEDICATE THE UTILITY EASEMENTS AS SHOWN, AND CERTIFY THAT ALL ROAD RIGHTS-OF-WAY SHOWN ARE OWNED BY ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

**REFERENCES**

SURVEYS:	TITLE DOCUMENTS:	TITLE DOCUMENTS:
RS 334-2005	WD 9025-2004	CO 10031-2005
RS 116-2005	WD 5139-2000	ANNX 4660-2005
RS 064-2005	WD 1853-2000	ESMT 13530-2004
RS 071-2003	WD 10841-1994	ESMT 9883-2004
RS 241-2001	WD 6292-1990	ESMT 11164-2001
RS 721-1994	WD 4324-1990	ESMT 4762-1991
RS 033-1991	WD 6163-1984	ESMT 4122-1990
RS 008-1988	WD BK 191 PG 1043	ESMT 693-1988
AHTD R/W	WD BK 63 PG 274	
JOB# 9659-9769,		
& R90094		

**ACKNOWLEDGEMENT**  
 STATE OF ARKANSAS COUNTY OF BAXTER  
 ON THIS DAY BEFORE ME PERSONALLY APPEARED WINFRED GREEN AND MARY GREEN, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AS THEIR FREE AND VOLUNTARY ACT. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JULY, 2006.  
 [Signature] Notary Public  
 MY COMMISSION EXPIRES: 7/27/2012

**ACKNOWLEDGEMENT**  
 STATE OF ARKANSAS COUNTY OF BAXTER  
 ON THIS DAY BEFORE ME PERSONALLY APPEARED BENNY MAGNESS AND JANIE MAGNESS, TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AS THEIR FREE AND VOLUNTARY ACT. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JULY, 2006.  
 [Signature] Notary Public  
 MY COMMISSION EXPIRES: 7/27/2012

**OWNERS/DEVELOPERS**  
 WINFRED & MARY GREEN  
 MOUNTAIN HOME, ARKANSAS  
 BENNY & JANIE MAGNESS  
 GASSVILLE, ARKANSAS  
 HOOVER BROTHERS FARMS, INC.  
 WEST PLAINS, MISSOURI

**ACKNOWLEDGEMENT**  
 STATE OF ARKANSAS COUNTY OF BAXTER  
 ON THIS DAY BEFORE ME PERSONALLY APPEARED RICK HOOVER, PRESIDENT OF HOOVER BROTHERS FARMS, INC., TO ME PERSONALLY KNOWN, WHO ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AS HIS FREE AND VOLUNTARY ACT. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF JULY, 2006.  
 [Signature] Notary Public  
 MY COMMISSION EXPIRES: 8/27/2012

**APPROVAL**  
 [Signature] 7-24-06  
 DATE  
 E911 COORDINATOR

[Signature] 2006-17  
 8/17/06  
 [Signature] 7/22/06  
 DATE



Part of the N 1/2 SE 1/4  
 Section 35, Twp 20 N, Rng 13 W,  
 City of Mountain Home, County of Baxter, AR

FINAL PLAT  
 GREEN, MAGNESS & HOOVER  
 COMMERCIAL DEVELOPMENT  
 DATE: 17 JULY, 2006  
 PROJECT NO.: S04092  
 DGN NAME: PLATS/FINALA  
 APPROVED BY: KWC  
 DRAWN BY: KWC