2003 1011

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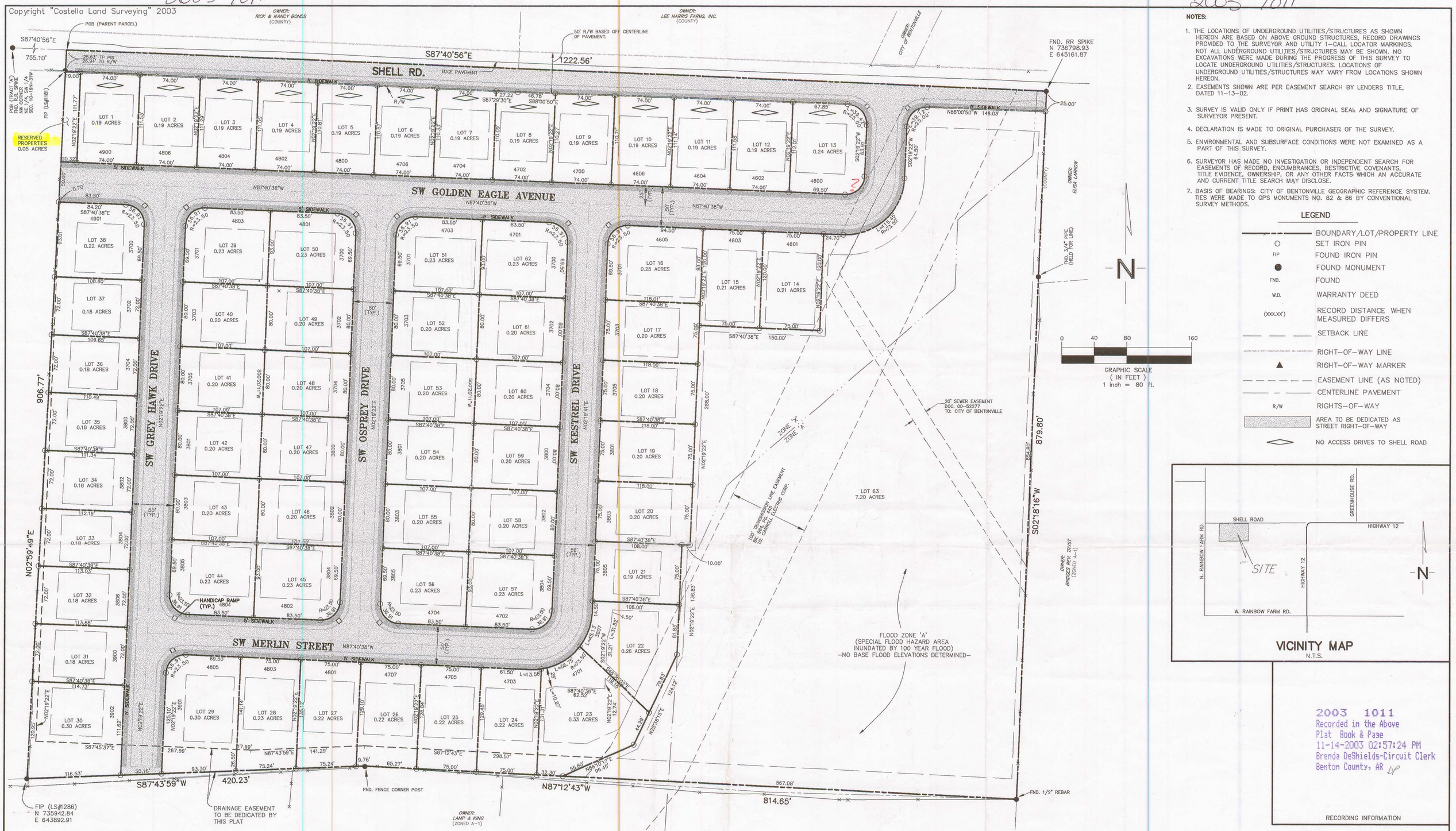

2003 1011

NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR AND UTILITY 1-CALL LOCATOR MARKINGS. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
2. EASEMENTS SHOWN ARE PER EASEMENT SEARCH BY LENDERS TITLE, DATED 11-13-02.
3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY.
5. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. BASIS OF BEARINGS: CITY OF BENTONVILLE GEOGRAPHIC REFERENCE SYSTEM. TIES WERE MADE TO GPS MONUMENTS NO. 82 & 86 BY CONVENTIONAL SURVEY METHODS.

LEGEND

	BOUNDARY/LOT/PROPERTY LINE
○	SET IRON PIN
FIP	FOUND IRON PIN
●	FOUND MONUMENT
FND.	FOUND
W.D.	WARRANTY DEED
(XXX.XX')	RECORD DISTANCE WHEN MEASURED DIFFERS
	SETBACK LINE
	RIGHT-OF-WAY LINE
▲	RIGHT-OF-WAY MARKER
	EASEMENT LINE (AS NOTED)
	CENTERLINE PAVEMENT
R/W	RIGHTS-OF-WAY
	AREA TO BE DEDICATED AS STREET RIGHT-OF-WAY
◇	NO ACCESS DRIVES TO SHELL ROAD

VICINITY MAP
N.T.S.

2003 1011
Recorded in the Above
Plat Book & Page
11-14-2003 02:57:24 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

RECORDING INFORMATION

FLOOD NOTE:

PORTIONS OF THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) & WITHIN ZONE 'A' (SPECIAL FLOOD HAZARD AREAS INUDATED BY 100 YEAR FLOOD) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0135 E, MAP EFFECTIVE DATE OF SEPTEMBER 18, 1991.

SURVEY DESCRIPTION (PARENT PARCEL)

PART OF THE NE 1/4 OF THE SW 1/4 AND PART OF THE WEST 1/2 OF THE NW 1/4 OF THE SE 1/4, ALL IN SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE NW CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE S87°40'56"E 755.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°40'56"E 1222.56 FEET TO A SET RAILROAD SPIKE; THENCE S02°18'16"W 879.80 FEET TO A FOUND 1/2" REBAR; THENCE N87°12'43"W 814.65 FEET TO A FOUND FENCE CORNER POST; THENCE S87°43'59"W 420.23 FEET TO A SET IRON PIN; THENCE N02°59'49"E 906.77 FEET (907.05 FEET RECORD) TO THE POINT OF BEGINNING. CONTAINING 24.83 ACRES, MORE OR LESS.

ZONING:

THE HEREON DESCRIBED PARCEL IS ZONED A-1 (AGRICULTURAL)

UTILITY EASEMENTS:
(FOR ALL LOTS UNLESS OTHERWISE NOTED ON THIS PLAT OR IN THE PROTECTIVE COVENANTS)

FRONT	20'
REAR	10'

BUILDING SETBACK:
(FOR ALL LOTS UNLESS OTHERWISE NOTED ON THIS PLAT OR IN THE PROTECTIVE COVENANTS)

FRONT	20'
GARAGE	30'
REAR	25'
SIDE	7'

OWNERS DEDICATION:

WE THE UNDERSIGNED, DO HEREBY SWEAR THAT I/WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF BENTONVILLE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE SYSTEMS.

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF November, 2003.

Rebecca J. Booth — NOTARY PUBLIC

1/28/13 — MY COMMISSION EXPIRES

Notary Public
Benton County, Arkansas
Rebecca J. Booth
My Commission Expires Jan. 28th, 2013

PLANNING COMMISSION ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 4th DAY OF NOV, 2003, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 10th DAY OF Nov., 2003.

MAYOR

CITY CLERK

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1286
THOMAS F. COSTELLO

SIGNATURE

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

11/6/03
DATE

OWNER:
EAGLE CREEK CONSTRUCTION & DEV., INC.

– CITY OF BENTONVILLE ATLAS PAGE 482 –
STATE CODING NO. 500-19N-31W-0-10-203-04-1286

REV. 1	10-27-03	REVISED PER PLANNING, MAPPING & DEV. COMMENTS

FINAL PLAT
EAGLE CREEK – PHASE 1
TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

Costello Land Surveying
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 3150	DATE: 10-13-03
SHEET 1 OF 1	DRAWING: PHASE 1 PLAT

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