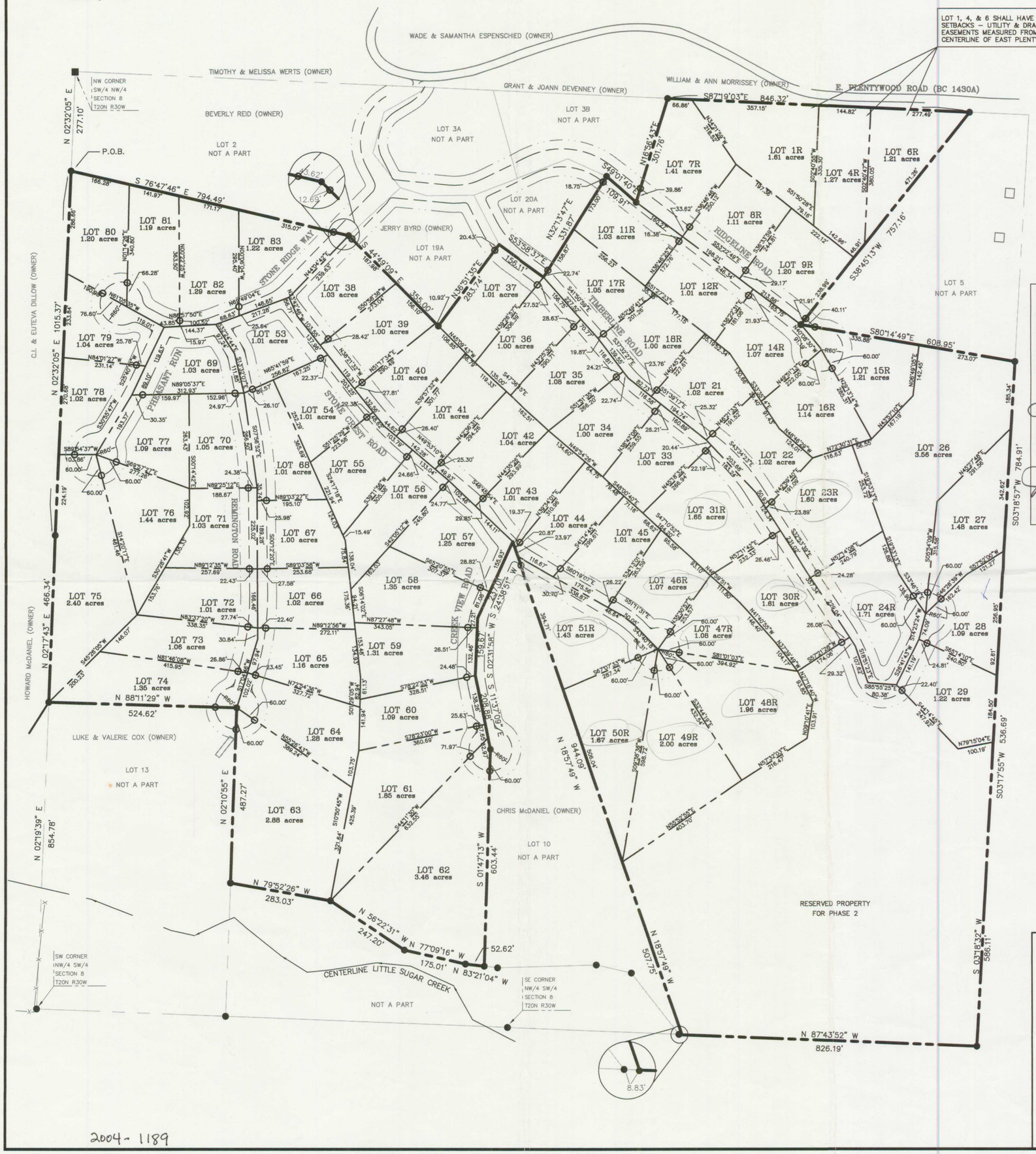
2004-1189

LOT 1, 4, & 6 SHALL HAVE 50' BUILDING SETBACKS – UTILITY & DRAINAGE EASEMENTS MEASURED FROM THE CENTERLINE OF EAST PLENTYWOOD ROAD.



2004 1189
Recorded in the Above
Plat Book & Page
10-08-2004 03:38:05 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

COUNTY FILE STAMP

N

200 0 200

SCALE: 1" = 200'

LEGEND

- BOUNDARY LINE
- FOUND STONE
- SET IRON PIN
- FOUND IRON PIN
- WIRE FENCE
- PROPERTY LINE
- ORIGINAL PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACKS – UTILITY & DRAINAGE EASEMENTS

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. said EASEMENTS SHALL BE FOR THE BENEFIT OF BENTON COUNTY AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, AN REPLACING UTILITY LINES, CABLE TELEVISION LINE, AND DRAINAGE STRUCTURES. BENTON COUNTY, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER — DATE 10/8/04

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 8 DAY OF OCT, 2004.

JUDY HADLEY
Benton County
Notary Public - Arkansas
My Commission Expires Aug 29, 2014

NOTARY PUBLIC

MY COMMISSION EXPIRES:

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTON COUNTY, ARKANSAS,
THIS 8th DAY OF OCTOBER 2004.

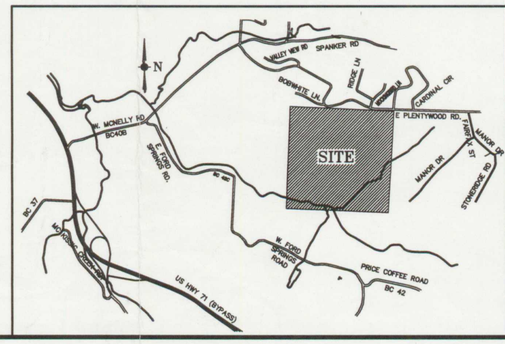
CHAIRMAN

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 2161
Signature
G.E. BUESCHER

THIS SURVEY WAS COMPLETED JULY 7, 2004 AND MEETS THE MINIMUM STANDARD REQUIREMENTS OF THE STATE OF ARKANSAS.

DATE 10-7-04

VICINITY MAP



NOTES:

THIS PLAT SUPERSEDES THE PREVIOUS FINAL PLAT FOR STONE RIDGE ESTATES RECORDED IN PLAT BOOK 2004 ON PAGE 1048.

ALL ROAD RIGHTS OF WAY ARE 25' ON EACH SIDE OF THE PHYSICAL CENTERLINE AS CONSTRUCTED.

APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE STATE HEALTH DEPARTMENT.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY.

ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

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.

BASIS OF BEARINGS: ARKANSAS–NORTH STATE PLANE GRID.

FLOOD NOTE:

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP 05007C0061 F, MAP REVISED DECEMBER 20, 2000.

SURVEY DESCRIPTION:
PART OF THE SW/4 OF THE NW/4 AND PART OF THE NW/4 OF THE SW/4 OF SECTION 8, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW/4 OF THE NW/4, THENCE S 2°32'05" W 277.10 FEET TO THE POINT OF BEGINNING, THENCE S 76°47'46" E 794.49 FEET, THENCE S 44°49'09" E 355.00 FEET, THENCE N 36°51'35" E 283.74 FEET, THENCE S 53°58'37" E 156.11 FEET, THENCE N 32°13'47" E 331.87 FEET, THENCE S 49°01'40" E 109.91 FEET, THENCE N 16°56'43" E 301.76 FEET, THENCE S 87°19'03" E 846.32 FEET, THENCE S 38°45'13" W 757.16 FEET, THENCE S 80°14'49" E 608.95 FEET, THENCE S 3°18'57" W 784.91 FEET, THENCE S 3°17'55" W 536.69 FEET, THENCE S 3°18'32" W 586.11 FEET, THENCE N 87°43'52" W 826.19 FEET, THENCE N 18°57'49" W 1451.84 FEET, THENCE S 24°38'51" W 237.01 FEET, THENCE S 2°31'58" W 159.67 FEET, THENCE S 11°37'09" E 208.88 FEET, THENCE S 1°47'13" W 603.44 FEET, THENCE N 83°21'04" W 52.62 FEET, THENCE N 77°09'16" W 175.01 FEET, THENCE N 56°22'31" W 247.20 FEET, THENCE N 79°52'26" W 283.03 FEET, THENCE N 2°10'55" E 487.27 FEET, THENCE N 88°11'29" W 524.62 FEET, THENCE N 2°17'43" E 466.34 FEET, THENCE N 2°32'05" E 1015.37 FEET TO THE POINT OF BEGINNING, CONTAINING 112.85 ACRES AND SUBJECT TO EASEMENTS FOR ROADS AND UTILITIES INSIDE THE PROPERTY.

STATE FILING CODE 500-20N-30W-0-08-000-04-1181

"FINAL" REPLAT OF LOTS 1, 3C, 4, 6–9, 11, 12, 14–18, 19B, 20 OF STONE RIDGE ESTATES

FOR

STONE RIDGE ESTATES PARTNERS, INC.
BENTONVILLE, AR.

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

8/31/2004 | PROJ.#: 04009

2004-1189

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