

WINDWOOD SUBDIVISION PHASE V - FINAL PLAT

SURVEYING NOTES

- SIDEWALKS AND HANDICAP RAMPS WHERE NOTED SHALL BE INSTALLED AT THE HOME OWNER'S EXPENSE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- FENCES SHALL NOT BE CONSTRUCTED WITHIN DRAINAGE EASEMENTS.
- FOR LOT 279: FOUNDATIONS SHALL BE PLACED ON FIRM NATIVE SOILS, OR PROVIDE DOCUMENTATION FOR SOIL COMPACTION FROM AN INDEPENDENT TESTING LABORATORY.
- NO KNOWN WETLAND AREAS.
- BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD83. - HORIZONTAL
NORTH AMERICAN VERTICAL DATUM OF 1988 - VERTICAL
- ALL BEARING BASED OFF OF CITY OF BENTONVILLE MONUMENTS
- FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0255K DATED 06/05/2012)

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pgs: 2013/142
Term/Cashier: CASH5/Jimmy Benne
03/15/2013 4:01PM
Trans: 229751
Total Fees: \$15.00

Book 2013 Page 142
Recorded in the Above
PLAT Book & Page
03/15/2013

OWNER/DEVELOPER
ARC CONSTRUCTION, INC.
P.O. BOX 339
CENTERTON, AR 72719
479-795-0405

ENGINEER/SURVEYOR
BLEW & ASSOCIATES, PA
524 W. SYCAMORE ST, SUITE 4
FAYETTEVILLE, AR 72703

ZONING: R-1

ATLAS PAGE: 443

NUMBER OF LOTS: 26

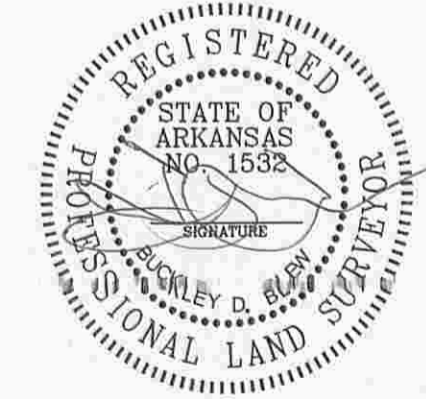
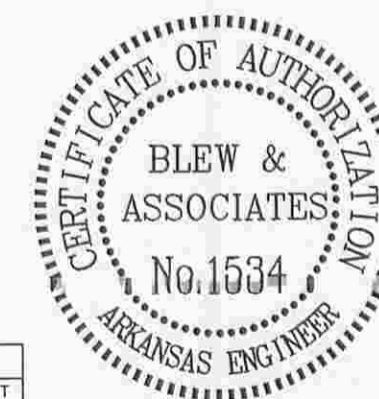
SETBACKS:
FRONT - 20'
FRONT W/GARAGE - 30'
INTERIOR SIDE - 7'
EXTERIOR SIDE - 20'
REAR - 25'

SIDEWALKS:
5' EACH SIDE OF STREET
5' GREEN SPACE

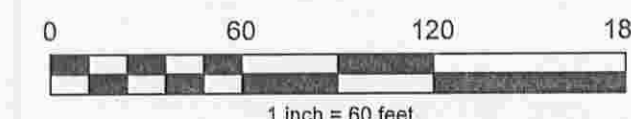
I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 20TH DAY OF DECEMBER, 2012.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.00'	38.91'	35.10'	S 42°06'34" E
C2	25.00'	39.63'	35.61'	N 47°53'26" E

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N86°41'26"W 543.51' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT, AND RUNNING THENCE S03°17'57"W 169.98', THENCE N86°42'03"W 13.59', THENCE S02°28'55"W 883.79', THENCE N87°31'07"W 120.19', THENCE N70°30'04"W 12.03', THENCE N87°33'39"W 165.31', THENCE N02°28'55"E 884.67', THENCE N15°27'22"E 51.14', THENCE N03°20'06"E 120.00', THENCE S86°41'26"E 299.78' TO THE POINT OF BEGINNING, CONTAINING 7.20 ACRES, MORE OR LESS.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



STANDARD LEGEND

SURVEY FEATURES	SURVEYING SYMBOLS
PROPERTY LINE	SET/FOUND 1/2" REBAR
FORTY LINE	SET/FOUND NAIL
CENTERLINE OF ROAD	SET/FOUND COTTON SPINDLE
RIGHT-OF-WAY	SET / FOUND P/K NAIL
FENCE	RAILROAD SPIKE
TREE LINE	TEMP BENCH MARK (ELEV.)
(M) FIELD MEASUREMENT	STAKE ON LINE
(R) RECORDED MEASUREMENT	TREE
EASEMENTS	UTILITY SYMBOLS
U.E. & D.E.	SANITARY SEWER
BUILDING SET BACK	MANHOLE
UTILITY EASEMENT	POWER POLE
	WATER VALVE
	GAS METER
	ELECTRICAL BOX
	TELEPHONE PEDESTAL
	WATER METER
	SEPTIC LID
	FIRE HYDRANT
	STORM WATER
	LIGHT
UTILITY LINES	SURVEY FEATURE HATCHES
WATER LINE	ASPHALT
OVERHEAD POWER LINE	CONCRETE
SEWER LINE	POND
FLOW LINE	GRAVEL
GAS LINE	FLOOD ZONE
FIBER OPTIC	
TELEPHONE LINE	

	BLEW & ASSOCIATES PROFESSIONAL LAND SURVEYORS 524 W. SYCAMORE ST, SUITE 4 FAYETTEVILLE, AR 72703 PH. (479) 443-4506 FAX (479) 582-1883 http://www.blewinc.com	FOR THE USE AND BENEFIT OF WINDWOOD PHASE 5 FINAL PLAT
	LOCATION: SECTION 1, TOWNSHIP 19 NORTH, RANGE 31 WEST COUNTY/STATE: BENTON COUNTY, ARKANSAS	JOB # 12-130 DRAWN BY SCOTT SURVEYED BY BDB DATE: 02/22/2013



OWNER'S CERTIFICATION AND DEDICATION
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Scott Blacksher
SCOTT BLACKSHER
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires January 25, 2022
Commission No. 12286178

STATE OF ARKANSAS
COUNTY OF BENTON Washington

SUBSCRIBED AND SWORN BEFORE ME, THIS 30 DAY OF March, 2013.

Scott Blacksher
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-2022

PLANNING COMMISSION ACCEPTANCE:
I HEREBY CERTIFY THIS PLAT WAS APPROVED BY THE BENTONVILLE PLANNING COMMISSION AT A MEETING HELD ON March 5, 2013.

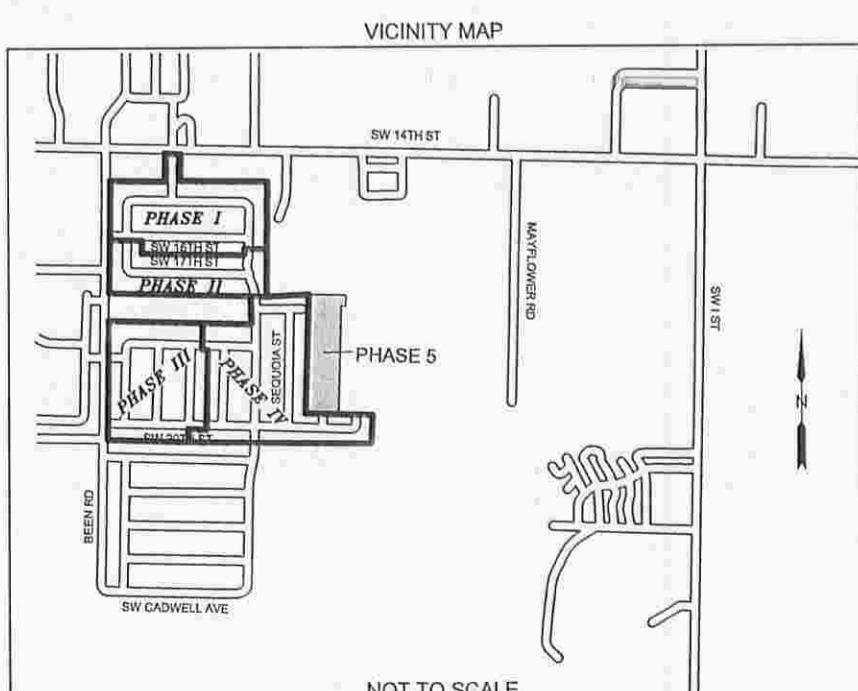
DATE 3/5/13
John Heener
PLANNING COMMISSION CHAIRMAN

CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 12th DAY OF March, 2013.

Beth McCaslin
MAYOR

Linda Spence
CITY CLERK

DATE	REVISION



NOT TO SCALE