

- LEGEND**
- FOUND IRON PIN (1/4" REDND)
 - FOUND STONE
 - SET IRON PIN (1/4" REDND)
 - FOUND CORPS MARKING
 - TO PENNY NAIL ON PROPERTY LINE
 - GAS METER
 - ELECTRIC STUB
 - BOUNDARY LINE
 - FENCE LINE
 - SECTION QUADRANT LINE
 - EASEMENT (AS DESCRIBED)
 - ROAD EASEMENT
 - RIGHT OF WAY
 - APPROVED SEPTIC AREA
 - RECOMMENDED HOUSE LOCATION

BASIS OF BEARING

A SURVEY BY SURVEY 1, INC. OF SPRINGDALE, ARKANSAS DATED: NOVEMBER 19, 2005.

PROPERTY DESCRIPTION - PARENT TRACT

PART OF THE SW¼ OF THE SW¼ OF THE SW¼ OF SECTION 1 AND PART OF THE NW¼ OF THE NW¼ OF SECTION 12 ALL IN TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS: BEGINNING AT THE SW CORNER OF THE SW¼ OF SECTION 1, THENCE N 01°00'39" E 155.45 FEET TO A POINT ON THE CORPS OF ENGINEERS' LINE, THENCE ALONG SAID CORPS LINE AS FOLLOWS: S 41°49'45" E 135.40 FEET, S 42°03'28" E 105.40 FEET, S 08°30'57" E 1006.77 FEET, S 00°56'24" W 190.96 FEET, S 00°49'01" W 136.66 FEET, THENCE LEAVING SAID CORPS LINE N 84°08'22" W 325.23 FEET TO THE SW CORNER OF THE NW¼ OF THE NW¼ OF SECTION 12, THENCE ALONG THE WEST LINE OF SAID NW¼ OF THE NW¼ N 00°41'33" E 1313.87 FEET TO THE POINT OF BEGINNING, CONTAINING 8.24 ACRES. THIS PROPERTY HAS ACCESS TO BENTON COUNTY ROAD 1564 (LOW GAP LANE) BY A 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT (2006 12922) DESCRIBED AS FOLLOWS: PART OF THE NE¼ OF THE NE¼ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE¼ OF THE NE¼, THENCE ALONG THE EAST LINE OF SAID NE¼ OF THE NE¼ N 00°41'33" E 80.01 FEET, THENCE N 88°09'52" W 310.60 FEET, THENCE S 12°43'20" W 81.10 FEET TO THE SOUTH LINE OF SAID NE¼ OF THE NE¼, THENCE ALONG SAID SOUTH LINE S 88°09'52" E 323.33 FEET TO THE POINT OF BEGINNING. THIS PROPERTY IS ALSO SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0200 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

SETBACK INFORMATION

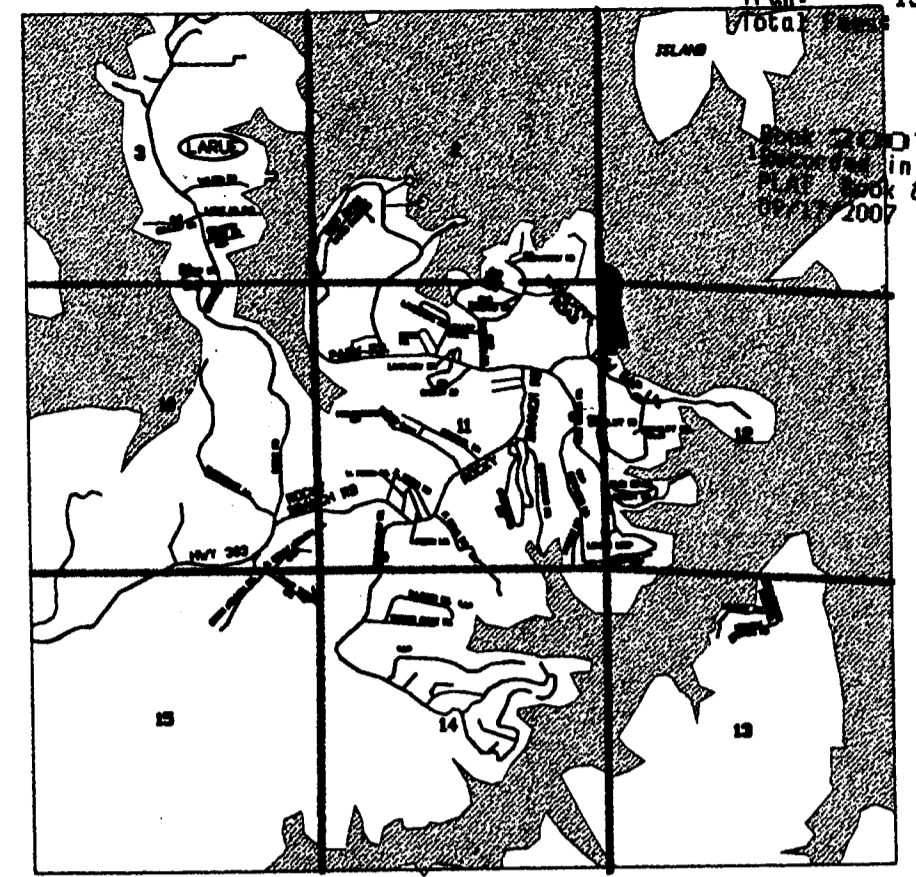
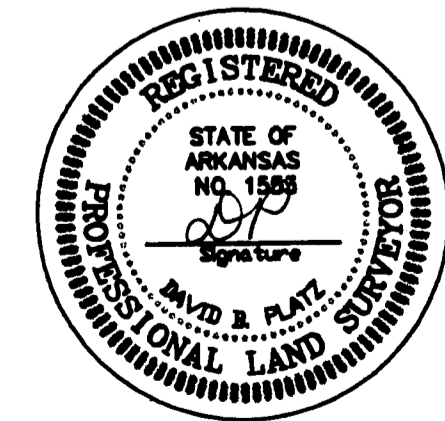
FRONT SETBACK 10' OFF PRIVATE ROAD (EGRESS/INGRESS EASEMENT)
 SIDE SETBACK 7.5'

ALL BUILDING SETBACKS ARE ALSO TO BE UTILITY AND DRAINAGE EASEMENTS.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2007, THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT. ALL EASEMENT AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
 DAVID B. PLATZ, R.L.S. #1553



NOTES

THIS SUBDIVISION DOES NOT GUARANTEE THAT A VALID SEPTIC SYSTEM CAN BE BUILT ON THESE LOT. INDIVIDUAL APPROVAL NEEDS TO BE SOUGHT AT THE COUNTY HEALTH DEPARTMENT.

ALL SEPTIC AREAS, BOTH PRIMARY & ALTERNATE, HAVE BEEN PRELIMINARY APPROVED BY THE STATE HEALTH DEPARTMENT FOR A THREE BEDROOM HOME IN THE LOCATION SHOWN IN THE PLAT.

BLUE WATER RIDGE IS A "WHITE SIGN" PRIVATE ROAD TO BE MAINTAINED BY THE SUBDIVISION LOT OWNERS AND THE P.O.A.

PLANNING BOARD ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 29 DAY OF August, 2007, BY THE PLANNING BOARD OF THE COUNTY OF BENTON, ARKANSAS.

Kathleen D...
 CHAIRMAN

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE LOT OWNERS AND FOR INSTALLATION OF UTILITIES.

The Escarpment LLC
By Rick A. Hopton

STATE OF ARKANSAS
 COUNTY OF BENTON, SS
 SUBSCRIBER THE ESCARPMENT LLC BEFORE ME THIS 27 DAY OF August, 2007
 NOTARY PUBLIC David B. Platz MY COMMISSION EXPIRES August 25, 2008

ESCARPMENT ADDITION
 LOTS 1 - 6 BLOCK 1
 BENTON COUNTY, ARKANSAS

FINAL PLAT		REVISIONS	
DES	BY	DATE	
OWNER:	THE ESCARPMENT, L.L.C.	1	OWNER 8-17-07
	2105 W. OAKRIDGE		
	BROKEN ARROW, OK 74012		
	PHONE (918)810-1954		
DRAWN BY	BW	DATE	4-20-07
CHECKED BY		JOB NO.	06004
SCALE	1"=100'	SHEET	1

873-7989
 OR
 636-7989
 CONSULTING
 INC.
 P.O. BOX 742
 BENTONVILLE, AR 72712