P4-393

32-20-30

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RENAISSANCE SUBDIVISION

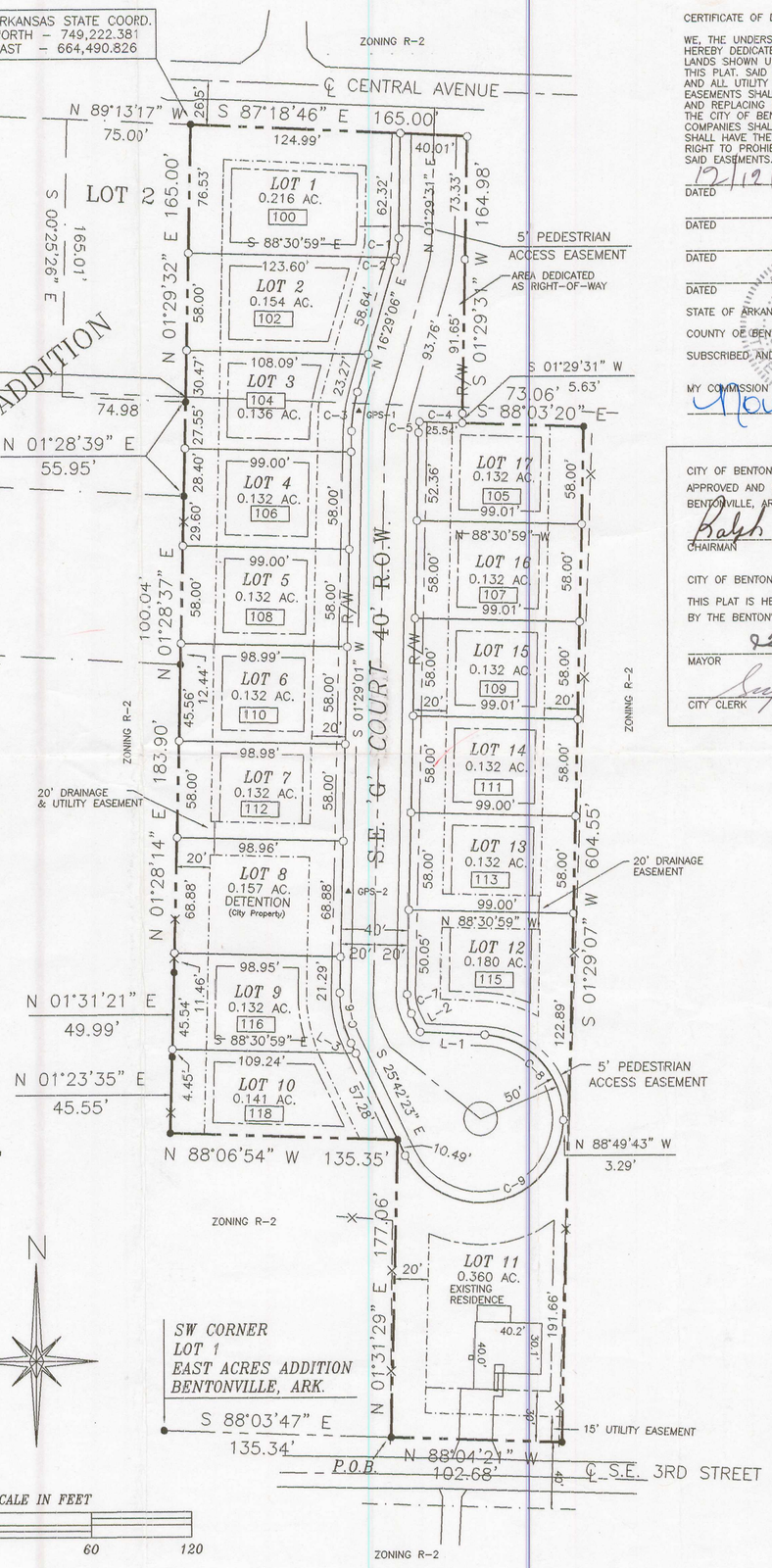
FROM BENPORT TO NW CORNER OF SUBDIVISION – N 31°45'03" E 10,776.69'
FROM CITY OF BENTONVILLE BRASS CAP 52 TO NW CORNER OF SUBDIVISION
N 83°25'48" W 2,988.69'

ARKANSAS STATE COORDINATES – NORTH ZONE
GPS–1 CHISLED 'X' IN NORTH RING OF SEWER MANHOLE
NORTH – 749,051.988
EAST – 664,589.587
ELEVATION – 1289.001

ARKANSAS STATE COORD.
GPS–2 CHISLED 'X' IN NORTH RING OF DROP INLET
NORTH – 748,765.482
EAST – 664,581.661
ELEVATION – 1286.863

PROPERTY ZONING : R–1A

BUILDING SETBACKS
FRONT YARD SETBACK – 25 FEET
REAR YARD SETBACK – 25 FEET
SIDE YARD SETBACK – 7.5 FEET



L–1	N 87°06'12" W	38.65'
L–2	S 25°42'23" E	12.12'
L–3	S 25°42'23" E	6.75'

C–1	C–2	C–3
Radius = 50.00'	Radius = 50.00'	Radius = 90.00'
Delta = 13°23'33"	Delta = 1°36'02"	Delta = 15°00'00"
Length = 11.69'	Length = 1.40'	Length = 23.56'
Chord = 11.66'	Chord = 1.40'	Chord = 23.49'
Chd.Brg = S 08°11'18"W	Chd.Brg. = S 15°41'05"W	Chd.Brg. = N 08°58'50"E
C–4	**C–5**	**C–6**
Radius = 50.00'	Radius = 50.00'	Radius = 65.00'
Delta = 7°36'32"	Delta = 7°23'27"	Delta = 27°11'24"
Length = 6.64'	Length = 6.45'	Length = 30.85'
Chord = 6.64'	Chord = 6.45'	Chord = 30.56'
Chd.Brg. = N 12°39'53"E	Chd.Brg. = N 05°10'50"E	Chd.Brg. = N 12°06'41"W
C–7	**C–8**	**C–9**
Radius = 25.00'	Radius = 50.00'	Radius = 50.00'
Delta = 27°11'24"	Delta = 88°16'30"	Delta = 153°07'19"
Length = 11.86'	Length = 77.03'	Length = 133.62'
Chord = 11.75'	Chord = 69.64'	Chord = 97.26'
Chd.Brg. = N 12°06'41"W	Chd.Brg. = S 42°57'58"E	Chd.Brg. = S 77°43'57"W

LINE LEGEND

- BUILDING SETBACK LINE
- SUBDIVISION BOUNDARY LINE
- CENTERLINE STREET
- GENERAL UTILITY EASEMENT
- PEDESTRIAN ACCESS EASEMENT
- FENCE LINE
- LOT LINE

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- ▲ SET G.P.S. CONTROL MONUMENT
- FOUND IRON PIPE
- ■ FOUND STONE
- 6699 STREET ADDRESS

SCALE IN FEET
60 30 0 60 120

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS 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 THE CITY OF BENTONVILLE AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

12/12/01
DATED

DATED

DATED

DATED

STATE OF ARKANSAS
COUNTY OF BENTON SS

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF December, 2001

MY COMMISSION EXPIRES Nov. 4, 2009 Angela Bailey Phillips
NOTARY PUBLIC

ANGELA BAILEY PHILLIPS NOTARY PUBLIC BENTON COUNTY, ARKANSAS MY COMMISSION EXPIRES NOV. 4, 2009

CITY OF BENTONVILLE ACCEPTANCE
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2001.

Ralph C Venable
CHAIRMAN

CITY OF BENTONVILLE ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 11th DAY OF December, 2001, BY THE BENTONVILLE CITY COUNCIL.

Terry Black Cobutz
MAYOR

Suzanne Heider
CITY CLERK

PROPERTY DESCRIPTION – RENAISSANCE SUBDIVISION

All of Lot 1B of East Acres Addition to the City of Bentonville, Benton County, Arkansas, as shown in Plat Record Book 32 at Page 133, all of Lot 9 of the Howard's Addition to the City of Bentonville, Benton County, Arkansas, as shown Plat Record Book "B" at Page 66, and a part of the NE1/4 of the NW1/4 of Section 32, Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows : Commencing at the SW Corner of Lot 1A of East Acres Addition to the City of Bentonville, as shown in Plat Record Book 32 at Page 133; thence South 88 degrees, 03 minutes, 47 seconds East 135.34 feet to the TRUE POINT OF BEGINNING, said point being a found iron pin on the North Right–of–Way Line of S.E. 3rd Street; thence leaving the said Right–of–Way Line, North 01 degrees, 31 minutes, 29 seconds East 177.06 feet to a found iron pin; thence North 88 degrees, 06 minutes, 54 seconds West 135.35 feet to a found iron pin; thence North 01 degrees, 23 minutes, 35 seconds East 45.55 feet to a found iron pin; thence North 01 degrees, 31 minutes, 21 seconds East 49.99 feet to a found iron pin; thence North 01 degrees, 28 minutes, 14 seconds East 183.90 feet to a found iron pin; thence North 01 degrees, 28 minutes, 37 seconds East 100.04 feet to a found iron pin; thence North 01 degrees, 28 minutes, 39 seconds East 48.20 feet to the NW Corner of Lot 1B of said East Acres Addition; thence North 01 degrees, 28 minutes, 39 seconds East 7.75 feet to an iron pin found for the SE Corner of Lot 8 of the Howard's Addition, now known as the SE Corner of Lot 2 of the Stroud's Addition to the City of Bentonville, as shown in Plat Record Book L19 at Page 186; thence North 01 degrees, 29 minutes, 32 seconds East 165.00 feet to a found iron pin on the South Right–of–Way Line of Central Avenue, said iron pin also being the NW Corner of Lot 9 of the Howard's Addition to the City of Bentonville; thence along the said Right–of–Way Line, South 87 degrees, 18 minutes, 46 seconds East 165.00 feet to a set iron pin for the NE Corner of said Lot 9; thence leaving the Right–of–Way Line of Central Avenue, South 01 degrees, 29 minutes, 31 seconds West 164.98 feet to an iron pin set for the SE Corner of Lot 9 of the said Howard's Addition; thence South 01 degrees, 29 minutes, 31 seconds West 5.63 feet to a set iron pin; thence South 88 degrees, 03 minutes, 20 seconds East 73.06 feet to a found iron pin for the NE Corner of Lot 1B of East Acres Addition; thence South 01 degrees, 29 minutes, 07 seconds West 604.55 feet to a found iron pin on the North Right–of–Way Line of S.E. 3rd Street, North 88 degrees, 04 minutes, 21 seconds West 102.68 feet to the TRUE POINT OF BEGINNING, containing 3.40 acres.

BASIS OF BEARINGS : ARKANSAS STATE PLANE COORDINATES – NORTH ZONE – ESTABLISHED BY G.P.S. OBSERVATIONS ON AUGUST 11, 2001.

THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "A" OR ZONE "AE" AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, ARKANSAS. F.I.R.M. MAP NO. 05007C0063 F; EFFECTIVE DATE : DEC. 20, 2000.

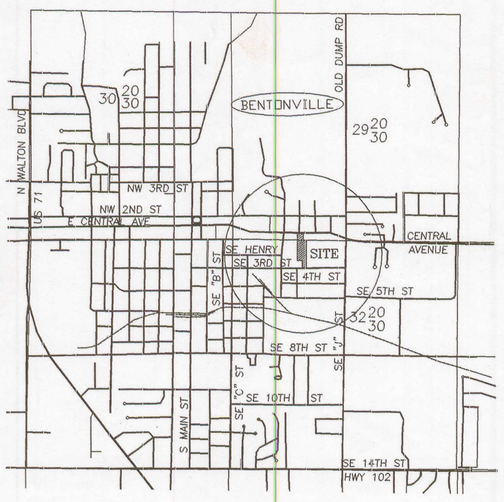
THE DEVELOPER OF EACH INDIVIDUAL LOT WILL CONSTRUCT A FIVE FOOT (5') WIDE CONCRETE SIDEWALK, FIVE FEET BACK OF CURB ON THEIR RESPECTIVE LOT ALONG ALL STREET RIGHT–OF–WAYS PER CITY OF BENTONVILLE CODE. CONTACT PLANNING OFFICE PRIOR TO SIDEWALK POUR. 271–3126
THE FIVE FEET OF GREENSPACE BETWEEN THE CURB AND SIDEWALK WILL BE FOR THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.

FILED FOR RECORD
At 3:40 O'Clock P M
DEC 21 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

P4 3 93

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 992
SIGNATURE
Don Phillips
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.



VICINITY MAP

ATLAS PAGE #404

DEVELOPER:
BENNINGFIELD/PAYNE
508 S.E. "B" STREET
BENTONVILLE, AR. 72712

FINAL PLAT
RENAISSANCE SUBDIVISION
BENTONVILLE, BENTON COUNTY, ARKANSAS

SCALE : 1" = 60'	DATE : DECEMBER 4, 2001	DRAWN BY : D.P.
JOB NO. D01053 ZDisk 2001–2	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757–1026 10636 West Hwy. 72 Bentonville, Ar 501–273–3399 Fax 501–273–3464	
STATE RECORDING NO.		

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