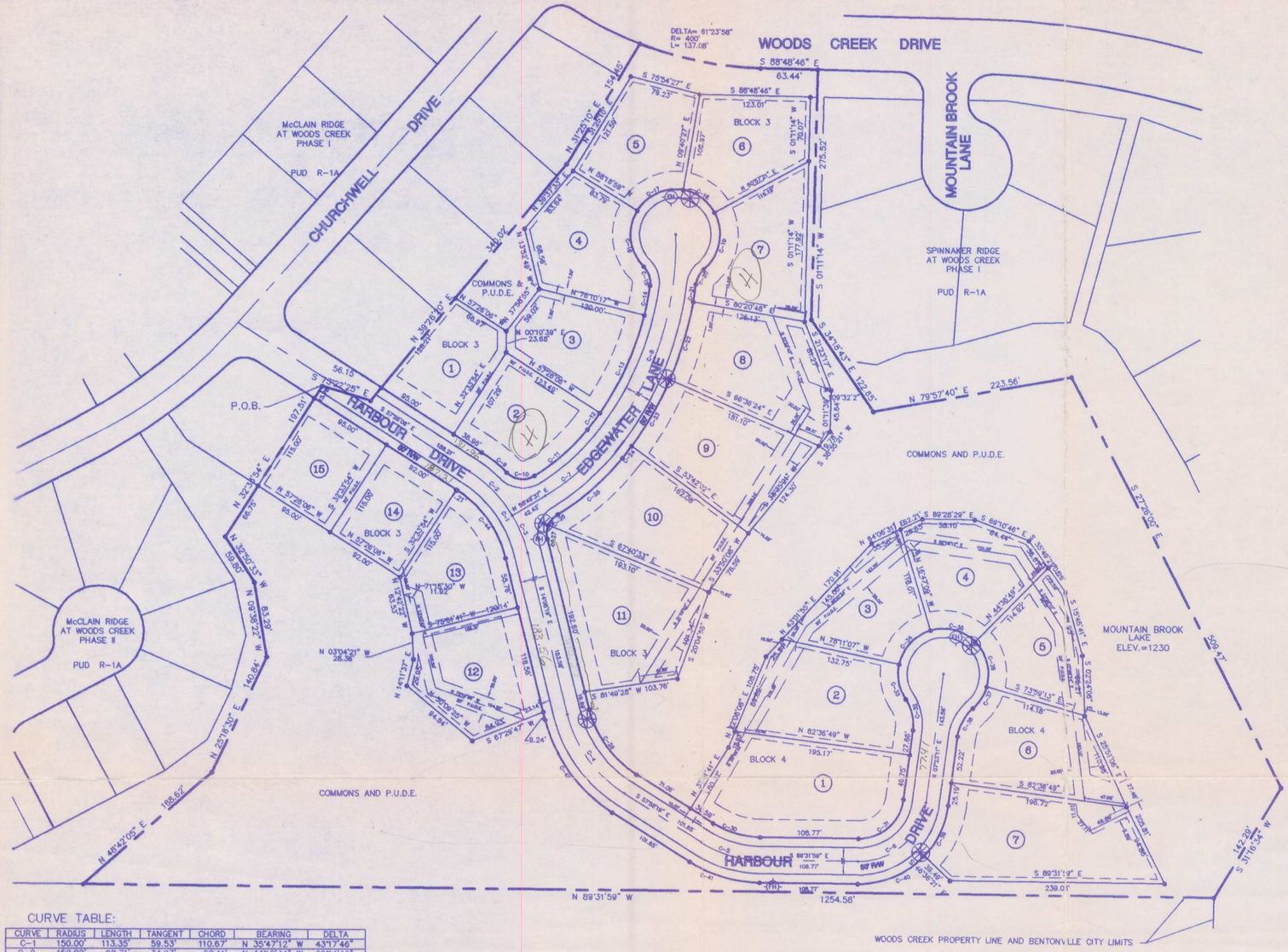
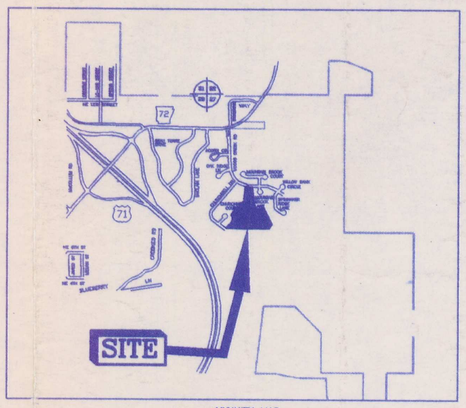
22L-267





VICINITY MAP
NTS

N

1" = 100'

LEGEND

	PROPERTY LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
o	PROPERTY CORNER FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)
●	PROPERTY CORNER SET (1/2" REBAR)
C-10	CURVE NO. 10, SEE CURVE TABLE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
	EASEMENT
	BUILDING SETBACK
	STREET LIGHT
FH	FIRE HYDRANT

DEVELOPER

BENTONVILLE MUNICIPAL PROPERTY OWNER'S IMPROVEMENT
WOODS CREEK PROJECT
PO BOX 602
BENTONVILLE, ARKANSAS 72712
(501) 631-0399

OWNER

WOODS CREEK, INC.
PO BOX 602
BENTONVILLE, ARKANSAS 72712
(501) 631-0399

ENGINEER

JOHNSON & GORE, INC.
1218 CHURCH STREET
HUNTSVILLE, ALABAMA 35801
(205) 533-7331

SURVEYOR

FOX & GORE, INC.
2800-D WEST HUDSON ROAD
ROGERS, ARKANSAS 72756
(501) 636-7796

FLOOD CERTIFICATION

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY OF THE PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0065E, EFFECTIVE DATE SEPTEMBER 18, 1991.

LEGAL DESCRIPTION

All that part of Section 27 and Section 28, Township 20 North, Range 30 West of the 5th Principal Meridian, Benton County, Arkansas being more particularly described as follows, to wit:

To find the Point of Beginning, commence at the Southwest corner of said Section 27; run thence along the West line of said Section, North 00 degrees 4[illegible] minutes 38 seconds East, 4211.08 feet; thence South 45 degrees 48 minutes 29 seconds West, 339.95 feet; thence South 88 degrees 14 minutes 35 seconds East, 116.98 feet; thence South 78 degrees 19 minutes East; 114.59 feet; thence South 01 degrees 04 minutes 29 seconds West, 421.07 feet; thence South 53 degrees 46 minutes 30 seconds East, 205.71 feet; thence South 38 degrees 19 minutes 47 seconds West, 19.19 feet; thence South 48 degrees 26 minutes 06 seconds East, 132.32 feet; thence South 42 degrees 33 minutes 54 seconds West, 78.13 feet; thence South 43 degrees 37 minutes 05 seconds East, 49.91 feet; thence South 73 degrees 22 minutes 25 seconds East, 101.08 feet to the Point of Beginning; thence from the Point of Beginning, South 73 degrees 22 minutes 25 seconds East, 56.10 feet; thence North 39 degrees 26 minutes 20 seconds East, 340.02 feet; thence North 31 degrees 25 minutes 10 seconds East, 154.45 feet; thence along a curve to the right having a radius of 400.00 feet, a central angle of 19 degrees 43 minutes 58 seconds and a chord bearing and distance of South 78 degrees 56 minutes 47 seconds East, 137.08 feet; thence South 88 degrees 48 minutes 46 seconds East, 63.44 feet; thence South 01 degrees 11 minutes 14 seconds West, 275.52 feet; thence South 34 18 minutes 43 seconds East, 122.65 feet; thence North 79 degrees 57 minutes 40 seconds East, 223.56 feet; thence South 27 degrees 26 minutes 00 seconds East, 509.47 feet; thence South 31 degrees 16 minutes 34 seconds West, 142.29 feet; thence North 89 degrees 31 minutes 59 seconds West, 1254.58 feet; thence North 48 degrees 42 minutes 05 seconds East, 188.62 feet; thence North 25 degrees 18 minutes 30 seconds East, 140.84 feet; thence North 09 degrees 38 minutes 22 seconds West, 83.29 feet; thence North 32 degrees 50 minutes 33 seconds West, 59.80 feet; thence North 32 degrees 33 minutes 54 seconds East, 197.51 feet to the Point of Beginning and containing 16.38 acres, more or less.

BASIS OF BEARING SYSTEM:

THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, T 20 N, R 30 W AS SHOWN ON "THE LAND USE CONCEPT CONCEPT AND RECORD PLAT OF WOODS CREEK" AS RECORDED IN PLAT BOOK 6, PAGE 91.

SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND/OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THIS PLAT OF SURVEY.

HOLLIS GERALD FOX PLS# 1144 — DATE 6/5/97

FILED FOR RECORD
At 3 O'Clock P M
JUN 11 1997
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

CURVE TABLE:

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	150.00'	113.35'	59.53'	110.67'	N 35°47'12" W	43°17'46"
C-2	150.00'	68.71'	34.97'	68.11'	N 44°18'44" W	28°14'42"
C-3	150.00'	44.64'	22.49'	44.48'	N 22°39'51" W	17°03'04"
C-4	145.00'	110.93'	58.34'	108.24'	S 36°03'19" E	43°50'00"
C-5	125.00'	68.86'	35.33'	67.99'	S 73°45'09" E	31°33'39"
C-6	75.00'	108.75'	66.45'	99.47'	N 48°55'36" E	83°04'50"
C-7	253.29'	88.22'	44.56'	87.77'	N 48°49'57" E	19°57'19"
C-8	350.00'	249.07'	130.07'	243.84'	N 18°28'07" E	40°46'22"
C-9	175.00'	35.94'	18.03'	35.88'	N 51°33'08" W	11°45'59"
C-10	25.00'	33.10'	19.48'	30.74'	S 83°36'01" E	75°51'50"
C-11	228.29'	78.15'	39.46'	77.76'	N 48°39'41" E	19°36'46"
C-12	325.00'	22.77'	11.39'	22.76'	N 36°50'53" E	04°00'50"
C-13	325.00'	119.19'	60.27'	118.52'	N 24°20'06" E	21°00'48"
C-14	325.00'	33.18'	16.60'	33.17'	N 10°54'14" E	05°50'59"
C-15	25.00'	23.27'	12.55'	22.44'	N 18°41'07" W	53°19'44"
C-16	50.00'	67.22'	39.80'	62.27'	S 06°49'59" E	77°02'00"
C-17	50.00'	59.33'	33.72'	55.91'	S 65°40'44" W	67°59'27"
C-18	50.00'	44.75'	24.00'	43.27'	N 54°41'06" W	51°16'53"
C-19	50.00'	69.59'	41.78'	64.11'	N 10°49'39" E	79°44'36"
C-20	25.00'	19.22'	10.11'	18.75'	S 28°40'29" W	44°02'55"
C-21	375.00'	19.65'	9.83'	19.65'	N 08°09'07" E	03°00'11"
C-22	375.00'	89.93'	45.18'	89.71'	N 16°31'24" E	13°44'24"
C-23	375.00'	84.47'	42.41'	84.29'	N 29°50'47" E	12°54'22"
C-24	375.00'	16.73'	8.36'	16.73'	N 37°34'38" E	02°33'20"
C-25	278.29'	95.61'	48.28'	95.14'	N 48°41'52" E	19°41'07"
C-26	25.00'	15.80'	8.18'	15.54'	S 40°25'58" W	36°12'59"
C-27	25.00'	15.91'	8.23'	15.64'	S 04°05'34" W	36°27'46"
C-28	120.00'	91.80'	48.28'	89.58'	S 36°03'19" E	43°50'00"
C-29	NOT USED					
C-30	100.00'	55.08'	28.26'	54.39'	S 73°45'09" E	31°33'39"
C-31	50.00'	72.50'	44.30'	66.31'	N 48°55'36" E	83°04'50"
C-32	50.00'	36.14'	18.90'	35.36'	N 13°19'06" W	41°24'35"
C-33	50.00'	40.00'	21.14'	38.94'	S 11°06'15" E	45°50'16"
C-34	50.00'	53.58'	29.69'	51.05'	S 42°30'52" W	61°23'58"
C-35	50.00'	53.58'	29.69'	51.05'	N 76°05'10" W	61°23'58"
C-36	50.00'	53.58'	29.69'	51.05'	N 14°41'12" W	61°23'58"
C-37	50.00'	28.61'	14.71'	28.22'	N 32°24'16" E	32°46'59"
C-38	50.00'	36.14'	18.90'	35.36'	S 28°05'28" W	41°24'35"
C-39	100.00'	62.85'	32.50'	61.82'	N 25°23'25" E	36°00'27"
C-40	100.00'	82.16'	43.56'	79.87'	N 66°55'50" E	47°04'23"
C-41	150.00'	82.63'	42.39'	81.59'	S 73°45'09" E	31°33'39"
C-42	170.00'	130.06'	68.40'	126.91'	S 36°03'19" E	43°50'00"
C-43	NOT USED					
C-44	125.00'	94.46'	49.61'	92.23'	N 35°47'12" W	43°17'46"
C-45	NOT USED					
C-46	400.00'	137.76'	69.57'	137.08'	S 78°56'47" E	19°43'58"

	DEVELOPED	COMMON	RESERVED	OPEN*	TOTAL	% OPEN
McCLAIN RIDGE AT WOODS CREEK PHASE I	8.67 AC	3.60 AC	1.41 AC	1.33 AC	15.01 AC**	32.8
McCLAIN RIDGE AT WOODS CREEK PHASE II	12.22 AC	4.43 AC	0.78 AC	1.56 AC	18.99 AC	31.5
SPINNAKER RIDGE AT WOODS CREEK PHASE I	6.73 AC	2.77 AC	0.0	0.40 AC	9.90 AC	32.0
THE MEADOWS AT WOODS CREEK	8.80 AC	2.53 AC	0.0	0.74 AC	12.07 AC	27.1
SPINNAKER RIDGE AT WOODS CREEK PHASE II	8.80 AC	6.86 AC	-0.03 AC	0.75 AC	16.38 AC	46.5
COMBINED	45.22 AC	20.19 AC	2.16 AC	4.78 AC	72.35 AC	34.5

* AREA IN R.O.W. NOT SURFACED.
** LOT 1, BLOCK 4 McCLAIN RIDGE PHASE II NOT INCLUDED, OPEN SPACE WILL BE PROVIDED WITHIN IT WHEN IT DEVELOPS (1.94 AC.)

OUTSIDE CITY LIMITS
UNDEVELOPED

NOTES:

1. THIS SUBDIVISION CONTAINS 22 LOTS AND 16.38 ACRES.
2. THERE IS A 20 FOOT UTILITY AND DRAINAGE EASEMENT ALONG ALL STREET RIGHT-OF-WAYS, AND A 5' UTILITY AND DRAINAGE EASEMENT ALONG ALL REAR LOT LINES, AND ALONG EACH SIDE OF ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
3. THIS PROPERTY IS LOCATED IN SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND LIES WITHIN THE CORPORATE LIMITS OF BENTONVILLE, ARKANSAS.
4. THIS SUBDIVISION IS ZONED PUD-R1A.
5. THE MINIMUM SETBACK LINES FOR YARD REQUIREMENTS SHALL BE AS FOLLOWS:

FRONT YARD (FROM PLANNED STREET R/W)	25 FEET
SIDE YARD INTERIOR (FROM PROPERTY LINE)	7 FEET
CORNER LOT (INTERIOR)	7 FEET
CORNER LOT (EXTERIOR)	25 FEET
REAR YARD	25 FEET

6. ALL LOTS REFLECTED UPON THIS PLAT ARE TO BE AS SINGLE FAMILY DETACHED RESIDENTIAL LOTS. NO SINGLE FAMILY STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FINISHED AREA ACCORDING TO ANSI STANDARD Z765-1998 OF LESS THAN THE FOLLOWING:

BLOCK 3:	LOTS 1-7, 12-15	2000 SF
BLOCK 3:	LOTS 8-11	2400 SF
BLOCK 4:		2400 SF

LOT SIZE TABLE

BLOCK	LOT	AREA SF	AREA AC	BLOCK	LOT	AREA SF	AREA AC
3	1	10,989	0.25		12	10,925	0.25
	2	12,313	0.28		13	10,580	0.24
	3	12,715	0.29		14	12,686	0.29
	4	14,347	0.33		15	14,985	0.34
	5	12,851	0.30	4	1	22,084	0.51
	6	13,552	0.31		2	17,572	0.40
	7	14,982	0.34		3	12,906	0.30
	8	17,916	0.41		4	14,287	0.33
	9	17,516	0.40		5	12,125	0.28
	10	17,275	0.40		6	18,401	0.38
	11	19,967	0.46		7	21,733	0.50

OWNER'S CERTIFICATION AND DEDICATION

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

WOODS CREEK INC
James F. Gore, president

SUBSCRIBED AND SWORN BEFORE ME, THIS 5 DAY OF June 1997.

NOTARY PUBLIC — MY COMMISSION EXPIRES 9-20-2003

JOE KUNKEL
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires Sept. 20, 2003

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS ACCEPTED THIS _____ DAY OF _____, 1997.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS ACCEPTED THIS 11 DAY OF June 1997.

MAYOR — CITY CLERK

REGISTERED
STATE OF ARKANSAS
NO. 1144
HGF
SIGNATURE
HOLLIS GERALD FOX
PROFESSIONAL LAND SURVEYOR

REV. ADDED 20' PUDE 6-5-97 KGF

FOX & GORE
INCORPORATED
2800-D WEST HUDSON ROAD
ROGERS, ARKANSAS 72756
1-501-636-7796
FAX 1-501-636-3935

PREPARED FOR: WOODS CREEK, INC.

FINAL PLAT, ATLAS PAGE 364

SPINNAKER RIDGE at Woods Creek
PHASE II

DESIGNED BY: HGF	CHECKED BY: HGF	DATE: 4-8-97
DRAWN BY: KGF	SCALE: 1" = 100'	PROJECT NO: 00004-SD
REV. PER CITY REVIEW 5-2-97 KGF		SHEET NO.
REV. PER CITY REVIEW 5-9-97 KGF		1 OF 1