

P1-900

CERTIFICATE OF DEDICATION

WE HEREBY DEDICATE PORTION OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON TO HEREBY DESIGNATE TO THE PUBLIC ALL LOTS, STREETS, ALLEYS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAN AND TO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAN AND ESTIMATE SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AND ALL CITY EMPLOYEES, INCLUDING OTHER TELEPHONE COMPANIES AND THE TELEPHONE LINES AND CHARGE STRUCTURES, THE CITY OF BENTONVILLE, ALL UTILITY COMPANIES, AND ALL OTHER PERSONS COMPANIES SHALL HAVE THE RIGHT OF ACCESS AND EGRESS TO AND EASEMENTS AND THE RIGHT TO PROMOTE THE FUNCTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

BY: Kimberly Powell
 VICE PRESIDENT, LIMITED PARTNERSHIP

STATE OF ARKANSAS, COUNTY OF BENTON SUBSCRIBED AND SIGNED BEFORE ME THIS 20th DAY OF JANUARY, 2008.

WITNESSE MY HAND AND SEAL OF OFFICE
 MY COMMISSION EXPIRES 3/31/2000

BENTONVILLE PLANNING COMMISSION ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 20th DAY OF JANUARY, 2008.

BENTONVILLE CITY COUNCIL ACCEPTANCE

THIS PLAN IS HEREBY ACCEPTED THIS 20th DAY OF JANUARY, 2008 BY THE BENTONVILLE CITY COUNCIL.

Lucy Little
 Mayor
Laurie Dyer
 City Clerk

FILED FOR RECORD
 1/21/08
 JAN 29 2008

SCALE INDICATES
 DISTANCE FROM
 BENTONVILLE CITY



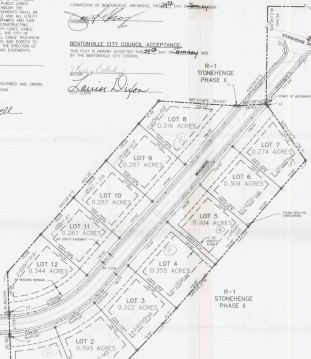
SCALE 1" = 60'

LEGEND

- FUTURE AREA PLAN
- LOT AREA PLAN
- BOUNDARY FOR USE
- LOT LINES
- BOUNDARY BETWEEN LOTS
- EXISTING AND PROPOSED
- CURB
- SIDEWALK
- LIGHT POLE



VICINITY MAP



ENGINEER:
 NORTHSTAR ENGINEERING CONSULTANTS, INC.
 211 SOUTH MAIN STREET
 BENTONVILLE, ARKANSAS 72712

DEVELOPER:
 LIMITED PARTNERSHIP
 P.O. BOX 1000
 ROGERS, ARKANSAS 72757

SUBDIVISION NAME:
 STONEHENGE PHASE II
 BENTONVILLE, ARKANSAS

LAND USAGE:
 R-1 ZONE (SINGLE FAMILY)

BUILDING SETBACKS:
 FRONT YIELD - 10%
 REAR YIELD - 10%
 SIDE YIELD - 10%

- NOTES:**
1. SIGNMENTS TO BE CONSTRUCTED BY HOMEOWNER/PROPERTY OWNER. SIGNMENTS FOR LOTS NOT SHOWN ON WITHIN THIS PLAN (1) BEARS OF THIS PLAN SHALL BE CONSTRUCTED BY OWNER OF THE LOT.
 2. SIGNMENTS TO BE CONSTRUCTED BY COMPLYING WITH CITY OF BENTONVILLE SIGNMENT DETAIL. LANDSCAPE PLANTS TO BE CONSTRUCTED AT INTERSECTIONS WITH CITY OF BENTONVILLE STANDARD DETAIL.

FLOOD CERTIFICATION:
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY PREVIOUSLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL (NATIONAL) MANAGEMENT AREA. FLOOD INSURANCE AVAILABLE ONLY FROM BENTON COUNTY. MAP NUMBER 01-05500-006, EFFECTIVE DATE SEPTEMBER 16, 2004.

SURVEYOR CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, ALL EASEMENTS AND/OR ENCUMBRANCES REVEALABLE BY THE SURVEY ARE SHOWN ON THE PLAN OF SURVEY.

from 01-05500-006
 dated numbers on lots are
 from the historic record - all surveys in 2008

LOT	ACRES
1	0.623
2	0.393
3	0.322
4	0.355
5	0.304
6	0.304
7	0.274
8	0.316
9	0.287
10	0.287
11	0.287
12	0.344

LEGAL DESCRIPTION

A PART OF THE S 1/2 OF THE E 1/4 OF THE SE 1/4 OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 18 WEST OF THE 9TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SECTION 24, BEING A POINT STATE MOUNTAIN; THENCE S89°07'00" W 80.41 FEET ALONG THE NORTH LINE OF SAID SECTION 24;

THENCE S20°29'17" W 24.24 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S20°29'17" W 120.14 FEET; THENCE S45°21'30" W 100.00 FEET;

THENCE S45°21'30" W 27.81 FEET; THENCE S45°21'30" W 33.43 FEET;

THENCE S28°57'00" W 100.00 FEET; THENCE S45°21'30" W 100.00 FEET;

THENCE S27°37'00" W 46.43 FEET; THENCE S45°21'30" W 46.43 FEET;

TO THE TRUE POINT OF BEGINNING.

CONTAINING 7.9 ACRES, MORE OR LESS, EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

NORTHSTAR ENGINEERING CONSULTANTS, INC.

Civil Engineering
 Construction Management
 Landscape Architecture
 Geotechnical Services
 Planning

Bentonville, Arkansas 72712
 211 South Main Street
 (417) 771-0068

STONEHENGE SUBDIVISION PHASE IV ATLAS PAGE #318

BENTONVILLE, ARKANSAS

FINAL PLAN

SHEET 1 of 1