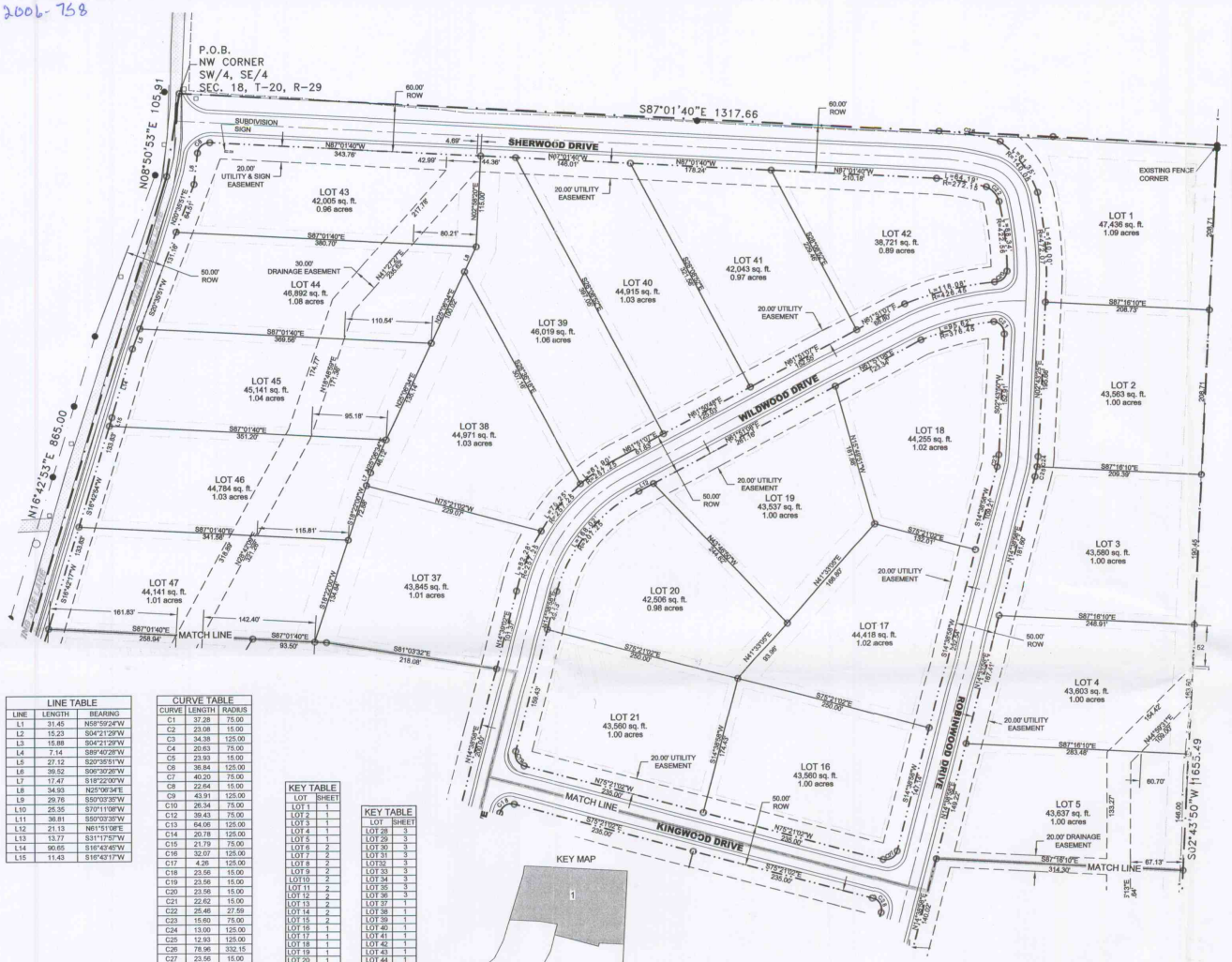
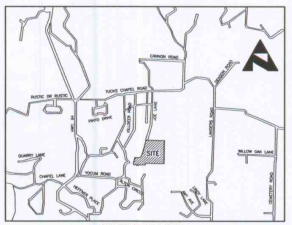
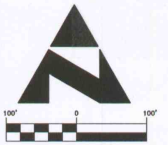
2006-758

2006-758







LEGEND

FOUND IRON PIN	●
SET 1/2" REBAR, OR AS NOTED	○
PROPERTY LINE	———
EXISTING FENCE	—x—x—x—
PROPOSED LOT LINE	———
PROPOSED SETBACK LINE	- - - -
PROPOSED EASEMENT	- - - -
PROPOSED R.O.W.	—·—·—
PROPOSED STREET CENTERLINE	—·—·—

DEVELOPER:

WILDWOOD REAL ESTATE, LLC
905 S.E. 28TH STREET
BENTONVILLE, ARKANSAS 72712
(479)254-8580

ENGINEER:

NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 S MAIN ST.
BENTONVILLE, ARKANSAS 72712
(479)271-0906

PROPOSED PROPERTY USE:

SINGLE FAMILY RESIDENTIAL

SUBDIVISION NAME:

TIMBER RIDGE ESTATES

BUILDING SETBACKS:

FRONT YARD.....25'
SIDE YARD (INTERIOR).....10'
SIDE YARD (EXTERIOR).....25'
REAR YARD.....25'

NOTES:

ALL EASEMENTS ARE DEDICATED PER THIS PLAT.

CERTIFICATE OF DEDICATION:

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, 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 BENTON COUNTY 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.

DEVELOPER — DATE: 6-22-06

STATE OF ARKANSAS COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE ME THIS 22 DAY OF June, 2006.

NOTARY PUBLIC

OFFICIAL SEAL
TERESA K. CHAPPELL
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES 09-10-13

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTON COUNTY, ARKANSAS, THIS 23rd DAY OF June, 2006.

CHAIRMAN

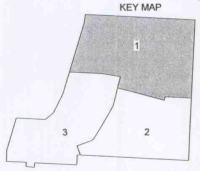
LINE TABLE		
LINE	LENGTH	BEARING
L1	31.45	N58°59'24"W
L2	15.23	S04°21'29"W
L3	15.88	S04°21'29"W
L4	7.14	S89°40'29"W
L5	27.12	S20°35'51"W
L6	39.52	S06°30'26"W
L7	17.47	S18°22'00"W
L8	34.93	N25°06'34"E
L9	29.76	S50°03'35"W
L10	25.35	S70°11'08"W
L11	36.81	S50°03'35"W
L12	21.13	N61°51'08"E
L13	13.77	S31°17'57"W
L14	90.65	S16°43'45"W
L15	11.43	S16°43'17"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	37.28	75.00
C2	23.08	15.00
C3	34.38	125.00
C4	20.63	75.00
C5	23.93	15.00
C6	36.84	125.00
C7	40.20	75.00
C8	22.64	15.00
C9	43.91	125.00
C10	26.34	75.00
C12	39.43	75.00
C13	64.06	125.00
C14	20.78	125.00
C15	21.79	75.00
C16	32.07	125.00
C17	4.26	125.00
C18	23.56	15.00
C19	23.56	15.00
C20	23.56	15.00
C21	22.62	15.00
C22	25.46	27.59
C23	15.60	75.00
C24	13.00	125.00
C25	12.93	125.00
C26	78.96	332.15
C27	23.56	15.00
C28	23.56	15.00
C29	36.32	125.00
C30	21.79	75.00
C31	20.48	15.00
C32	5.03	10.00
C33	27.47	58.50

KEY TABLE	
LOT	SHEET
LOT 1	1
LOT 2	1
LOT 3	1
LOT 4	1
LOT 5	1
LOT 6	2
LOT 7	2
LOT 8	2
LOT 9	2
LOT10	2
LOT 11	2
LOT 12	2
LOT 13	2
LOT 14	2
LOT 15	2
LOT 16	1
LOT 17	1
LOT 18	1
LOT 19	1
LOT 20	1
LOT 21	1
LOT 22	2
LOT 23	2
LOT 24	2
LOT 25	2
LOT 26	2
LOT 27	3

KEY TABLE	
LOT	SHEET
LOT 28	3
LOT 29	3
LOT 30	3
LOT 31	3
LOT32	3
LOT 33	3
LOT 34	3
LOT 35	3
LOT 36	3
LOT 37	1
LOT 38	1
LOT 39	1
LOT 40	1
LOT 41	1
LOT 42	1
LOT 43	1
LOT 44	1
LOT 45	1
LOT 46	1
LOT 47	1
LOT 48	3
LOT 49	3
LOT 50	3
LOT 51	3

KEY MAP



SURVEY NOTES:

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

LAND SURVEY CERTIFICATION:

I HEREBY CERTIFY THAT ON THE 22ND DAY OF JUNE 2006, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

TERRY L. GING, P.L.S. 1301

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP-20-NORTH, RANGE-29-WEST AND A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP-20-NORTH, RANGE-29-WEST BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN FOR THE NW CORNER, SW/4, SE/4, SECTION 18 T-19-N, R-29-W; THENCE SOUTH 87°01'40" EAST, A DISTANCE OF 1,317.66 FEET TO EXISTING FENCE CORNER; THENCE SOUTH 02°43'50" WEST, A DISTANCE OF 1,655.49 FEET TO A FOUND IRON PIN; THENCE NORTH 86°59'41" WEST, A DISTANCE OF 1,338.25 FEET TO A FOUND IRON PIN; THENCE SOUTH 02°41'42" WEST, A DISTANCE OF 117.86 FEET TO A FOUND IRON PIN; THENCE NORTH 87°03'07" WEST, A DISTANCE OF 500.15 FEET TO A FOUND IRON PIN ; THENCE SOUTH 02°21'26" WEST, A DISTANCE OF 51.93 FEET TO FOUND IRON PIN ; THENCE NORTH 84°42'38" WEST, A DISTANCE OF 101.97 FEET TO A FOUND RON PIN; THENCE NORTH 05°28'25" EAST, A DISTANCE OF 50.32 FEETTO FOUND IRON PIN; THENCE NORTH 87°28'22" WEST, A DISTANCE OF 239.22 FEET TO A FOUND IRON PIN; THENCE NORTH 01°01'39" EAST, A DISTANCE OF 131.09 FEET TO A FOUND IRON PIN; THENCE NORTH 17°05'56" EAST, A DISTANCE OF 398.27 FEET TO A FOUND IRON PIN; THENCE SOUTH 86°33'23" EAST, A DISTANCE OF 346.84 FEET TO A SET IRON PIN; THENCE NORTH 50°47'53" EAST, A DISTANCE OF 125.46 FEET TO A SET IRON PIN; THENCE NORTH 27°12'53" EAST, A DISTANCE OF 250.00 FEET TO A SET IRON PIN; THENCE NORTH 16°42'53" EAST, A DISTANCE OF 865.00 FEET TO A SET IRON PIN; THENCE NORTH 08°50'53" EAST, A DISTANCE OF 105.91 FEET TO THE POINT OF BEGINNING. CONTAINING 64.2737 ACRES, MORE OR LESS.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0075 E, WITH AN EFFECTIVE DATE OF SEPT. 18, 1991, ALSO FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0065 F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2000. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1301
SIGNATURE
TERRY L. GING
PROFESSIONAL LAND SURVEYOR

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
207 South Main Street
Bentonville, Arkansas 72712
(479) 271 – 0906
(479) 271-8144 Fax

TIMBER RIDGE ESTATES SUBDIVISION

BENTON COUNTY, ARKANSAS

FINAL PLAT

CHECKED:	Dmc 6/22/06
DRAWN:	LJOS 6/22/06
FILE NAME:	410-01
PROJECT No.:	410-01
PLOT DATE:	6/22/06
REV.:	0

SHEET 1

500-20N-29W-0-18-230-04-1301
500-20N-29W-0-18-320-04-1301
500-20N-29W-0-19-140-04-1301
500-20N-29W-0-19-410-04-1301

2006-758

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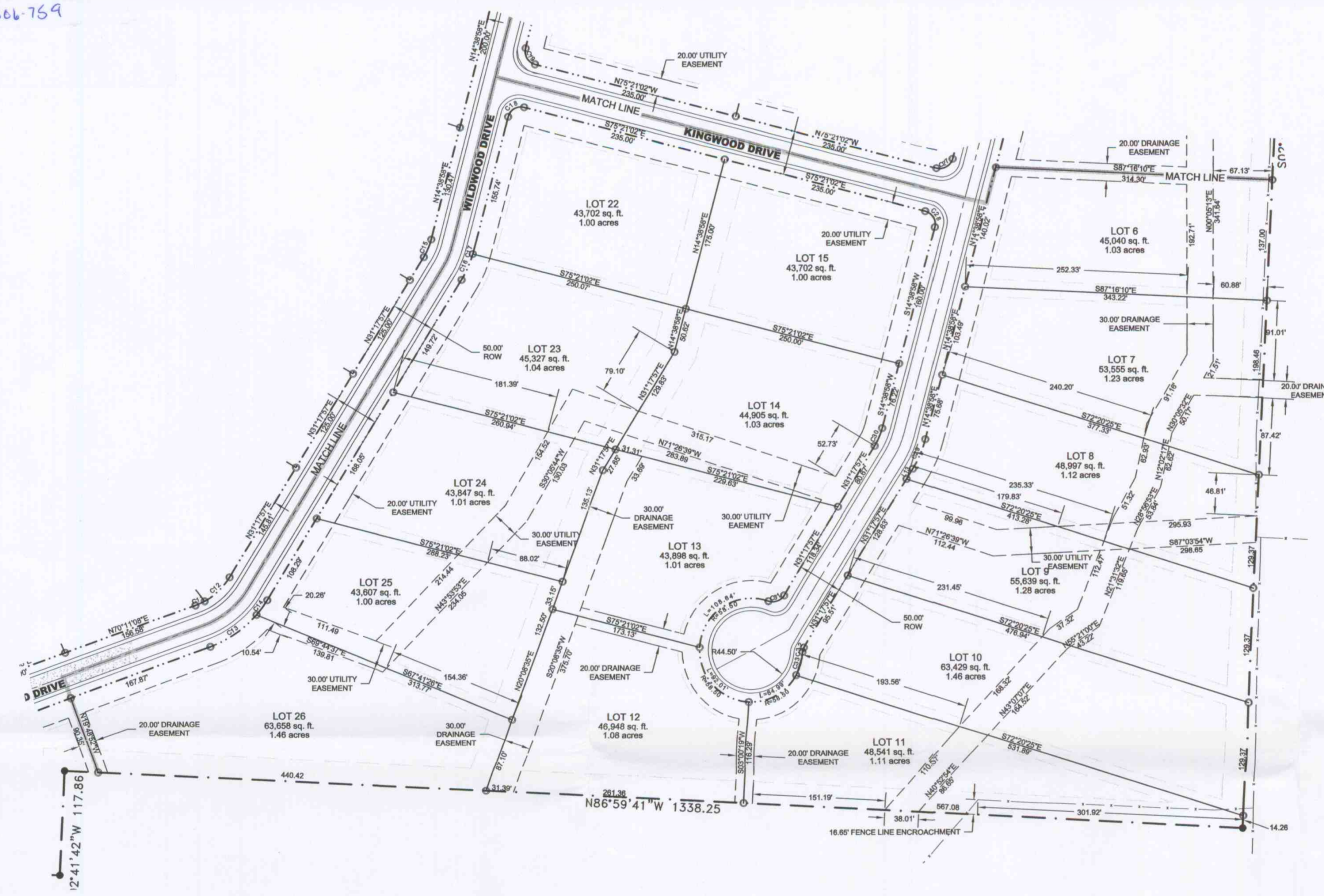
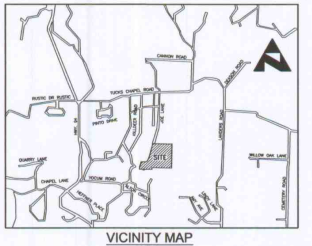
Benton County, AR

2006-759





VICINITY MAP
N.T.S.

SCALE 1" = 100'

LEGEND

FOUND IRON PIN	●
SET 1/2" REBAR, OR AS NOTED	○
PROPERTY LINE	———
EXISTING FENCE	—x—x—x—x—
PROPOSED LOT LINE	———
PROPOSED SETBACK LINE	———
PROPOSED EASEMENT	– – – – –
PROPOSED R.O.W.	—·—·—
PROPOSED STREET CENTERLINE	—·—·—

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP-20-NORTH, RANGE-29-WEST AND A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP-20-NORTH, RANGE-29-WEST BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0075 E, WITH AN EFFECTIVE DATE OF SEPT. 18, 1991, ALSO FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0065 F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2000. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.45	N58°59'24"W
L2	15.23	S04°21'29"W
L3	15.88	S04°21'29"W
L4	7.14	S89°40'28"W
L5	27.12	S20°35'51"W
L6	39.52	S06°30'28"W
L7	17.47	S18°22'00"W
L8	34.93	N25°06'34"E
L9	29.76	S50°03'35"W
L10	25.35	S70°11'08"W
L11	36.81	S50°03'35"W
L12	21.13	N61°51'08"E
L13	13.77	S31°17'57"W
L14	90.65	S16°43'45"W
L15	11.43	S16°43'17"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	37.28	75.00
C2	23.08	15.00
C3	34.38	125.00
C4	20.63	75.00
C5	23.93	15.00
C6	36.84	125.00
C7	40.20	75.00
C8	22.64	15.00
C9	43.91	125.00
C10	26.34	75.00
C12	39.43	75.00
C13	64.06	125.00
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C17	4.26	125.00
C18	23.56	15.00
C19	23.56	15.00
C20	23.56	15.00
C21	22.62	15.00
C22	25.46	27.59
C23	15.60	75.00
C24	13.00	125.00
C25	12.93	125.00
C26	78.96	332.15
C27	23.56	15.00
C28	23.56	15.00
C29	36.32	125.00
C30	21.79	75.00
C31	20.48	15.00
C32	5.03	10.00
C33	27.47	58.50

KEY TABLE	
LOT	SHEET
LOT 1	1
LOT 2	1
LOT 3	1
LOT 4	1
LOT 5	1
LOT 6	2
LOT 7	2
LOT 8	2
LOT 9	2
LOT10	2
LOT 11	2
LOT 12	2
LOT 13	2
LOT 14	2
LOT 15	2
LOT 16	1
LOT 17	1
LOT 18	1
LOT 19	1
LOT 20	1
LOT 21	1
LOT 22	2
LOT 23	2
LOT 24	2
LOT 25	2
LOT 26	2
LOT 27	3

KEY TABLE	
LOT	SHEET
LOT 28	3
LOT 29	3
LOT 30	3
LOT 31	3
LOT 32	3
LOT 33	3
LOT 34	3
LOT 35	3
LOT 36	3
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LOT 42	1
LOT 43	1
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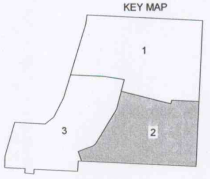
LOT 48	3
LOT 49	3
LOT 50	3
LOT 51	3

KEY MAP



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Recorded in the Above
Plat Book & Page
06-23-2006 09:20:52 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
207 South Main Street
(479) 271 - 0906
Bentonville, Arkansas 72712
(479) 271-8144 Fax

CERTIFICATE OF AUTHORIZATION NORTHSTAR No. 74 ARKANSAS ENGINEER NO.

REGISTERED STATE OF ARKANSAS NO.1301 SIGNATURE JERRY L. GLINE PROFESSIONAL LAND SURVEYOR

TIMBER RIDGE ESTATES SUBDIVISION

BENTON COUNTY, ARKANSAS

FINAL PLAT

CHECKED:	DMC 6/22/06
DRAWN:	NJSR 6/22/06
FILE NAME:	410-01
PROJECT No.:	410-01
PLOT DATE:	6/22/06
REV.:	0

SHEET 2

2006-759

2006-760

2006-760

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.45	N58°59'24"W
L2	15.23	S04°21'29"W
L3	15.88	S04°21'29"W
L4	7.14	S89°46'28"W
L5	27.12	S20°35'51"W
L6	39.52	S06°30'26"W
L7	17.47	S18°22'00"W
L8	34.93	N25°06'34"E
L9	29.76	S55°03'35"W
L10	25.35	S70°11'08"W
L11	36.81	S55°03'35"W
L12	21.13	N81°15'08"E
L13	13.77	S31°17'57"W
L14	90.65	S16°43'45"W
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CURVE TABLE		
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C8	22.64	15.00
C9	43.91	125.00
C10	26.34	75.00
C12	39.43	75.00
C13	64.06	125.00
C14	20.78	125.00
C15	21.79	75.00
C16	32.07	125.00
C17	4.26	125.00
C18	23.56	15.00
C19	23.56	15.00
C20	23.56	15.00
C21	22.62	15.00
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C23	15.60	75.00
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C25	12.93	125.00
C26	78.96	332.15
C27	23.56	15.00
C28	23.56	15.00
C29	36.32	125.00
C30	21.79	75.00
C31	20.48	15.00
C32	5.03	10.00
C33	27.47	58.50

KEY TABLE	
LOT	SHEET
LOT 1	1
LOT 2	1
LOT 3	1
LOT 4	1
LOT 5	1
LOT 6	2
LOT 7	2
LOT 8	2
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LOT 25	2
LOT 26	2
LOT 27	3

KEY TABLE	
LOT	SHEET
LOT 28	3
LOT 29	3
LOT 30	3
LOT 31	3
LOT 32	3
LOT 33	3
LOT 34	3
LOT 35	3
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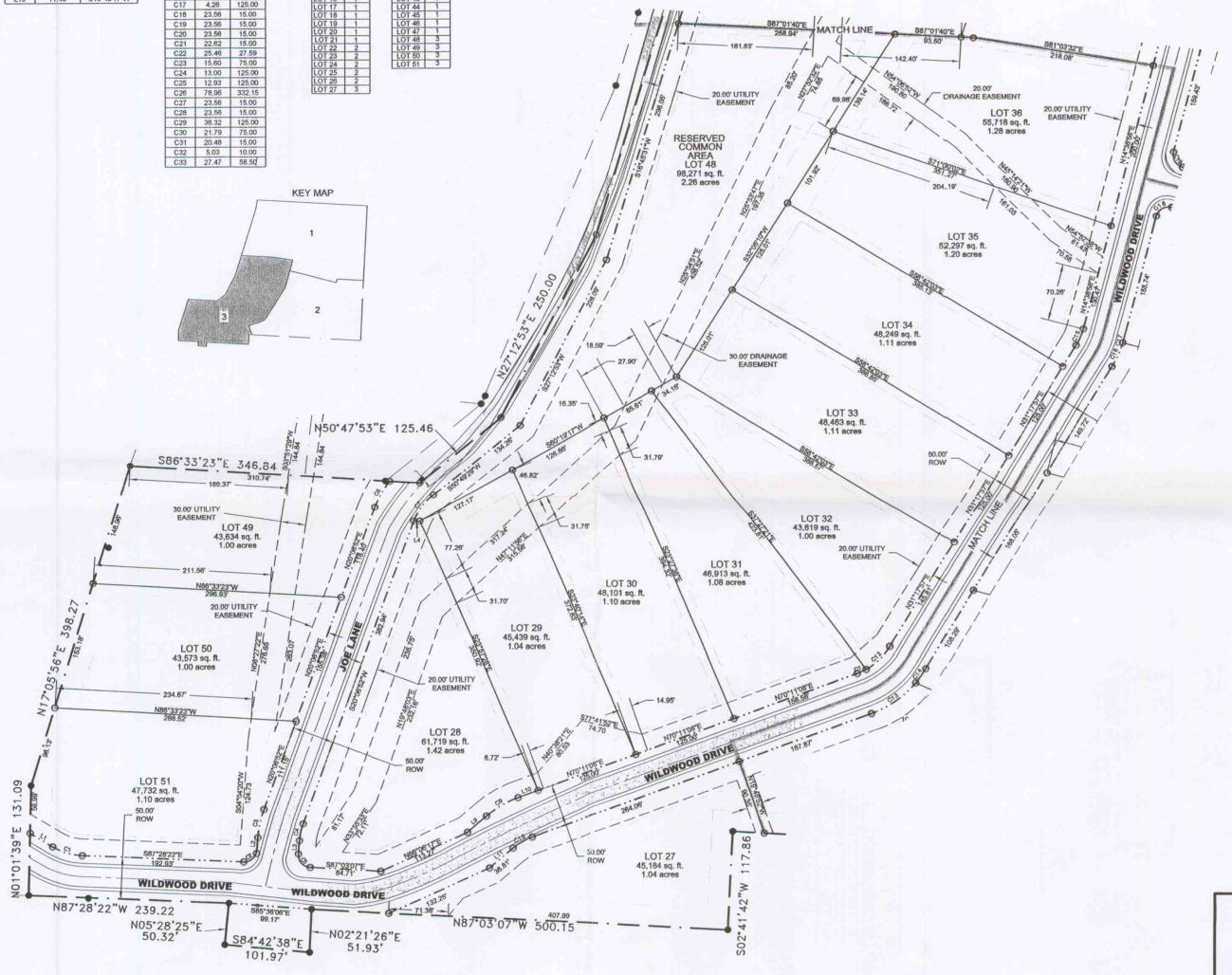
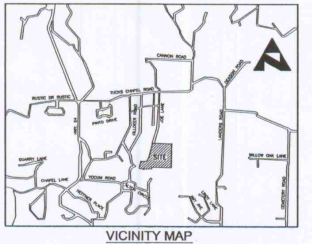
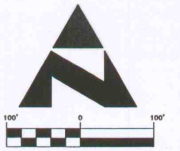
LOT 49	3
LOT 50	3
LOT 51	3

KEY MAP





VICINITY MAP
N.T.S.



SCALE 1" = 100'

FOUND IRON PIN ●
SET 1/2" REBAR, OR AS NOTED ○
PROPERTY LINE
EXISTING FENCE
PROPOSED LOT LINE
PROPOSED SETBACK LINE
PROPOSED EASEMENT
PROPOSED R.O.W.
PROPOSED STREET CENTERLINE

LEGAL DESCRIPTION:

A PART OF THE SOUTH HALF OF SECTION 18, TOWNSHIP-20-NORTH, RANGE-29-WEST AND A PART OF THE NORTH HALF OF SECTION 19, TOWNSHIP-20-NORTH, RANGE-29-WEST BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON PIN FOR THE NW CORNER, SW/4, SE/4, SECTION 18 T-19-N, R-29-W; THENCE SOUTH 87°01'40" EAST, A DISTANCE OF 1,317.66 FEET TO EXISTING FENCE CORNER; THENCE SOUTH 02°43'50" WEST, A DISTANCE OF 1,885.49 FEET TO A FOUND IRON PIN; THENCE NORTH 86°59'41" WEST, A DISTANCE OF 1,338.25 FEET TO A FOUND IRON PIN; THENCE SOUTH 02°41'42" WEST, A DISTANCE OF 117.86 FEET TO A FOUND IRON PIN; THENCE NORTH 87°03'07" WEST, A DISTANCE OF 500.15 FEET TO A FOUND IRON PIN ; THENCE SOUTH 02°21'26" WEST, A DISTANCE OF 51.93 FEET TO FOUND IRON PIN ; THENCE NORTH 84°42'38" WEST, A DISTANCE OF 101.97 FEET TO A FOUND RON PIN; THENCE NORTH 05°28'25" EAST, A DISTANCE OF 50.32 FEETTO FOUND IRON PIN; THENCE NORTH 87°28'22" WEST, A DISTANCE OF 239.22 FEET TO A FOUND IRON PIN; THENCE NORTH 01°01'39" EAST, A DISTANCE OF 131.09 FEET TO A FOUND IRON PIN; THENCE NORTH 17°05'56" EAST, A DISTANCE OF 398.27 FEET TO A FOUND IRON PIN; THENCE SOUTH 86°33'23" EAST, A DISTANCE OF 346.84 FEET TO A SET IRON PIN; THENCE NORTH 50°47'53" EAST, A DISTANCE OF 125.46 FEET TO A SET IRON PIN; THENCE NORTH 27°12'53" EAST, A DISTANCE OF 250.00 FEET TO A SET IRON PIN; THENCE NORTH 16°42'55" EAST, A DISTANCE OF 865.00 FEET TO A SET IRON PIN; THENCE NORTH 08°50'53" EAST, A DISTANCE OF 105.91 FEET TO THE POINT OF BEGINNING. CONTAINING 64.2787 ACRES, MORE OR LESS.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0075 E, WITH AN EFFECTIVE DATE OF SEPT. 18, 1901, ALSO FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0065 F, WITH AN EFFECTIVE DATE OF DECEMBER 20, 2000. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

2006 760
Recorded in the Above
Plat Book & Page
06-23-2006 09:27:36 AM
Brenda DeShields-Circuit Cle
Benton County, AR

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

REGISTERED
STATE OF ARKANSAS
NO. 1301
SIGNATURE
PROFESSIONAL LAND SURVEYOR
TERRY L. GUNS

NORTHSTAR ENGINEERING CONSULTANTS, INC.
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Landscape Architecture
Geological Services
Land Surveying
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TIMBER RIDGE ESTATES SUBDIVISION

BENTON COUNTY, ARKANSAS

FINAL PLAT

CHECKED:	DMC 6/22/06
DRAWN:	DCS 6/22/06
FILE NAME:	410-01
PROJECT No.:	410-01
PLOT DATE:	6/22/06
REV.:	0

SHEET 3

2006-760