21L-146

Legend:

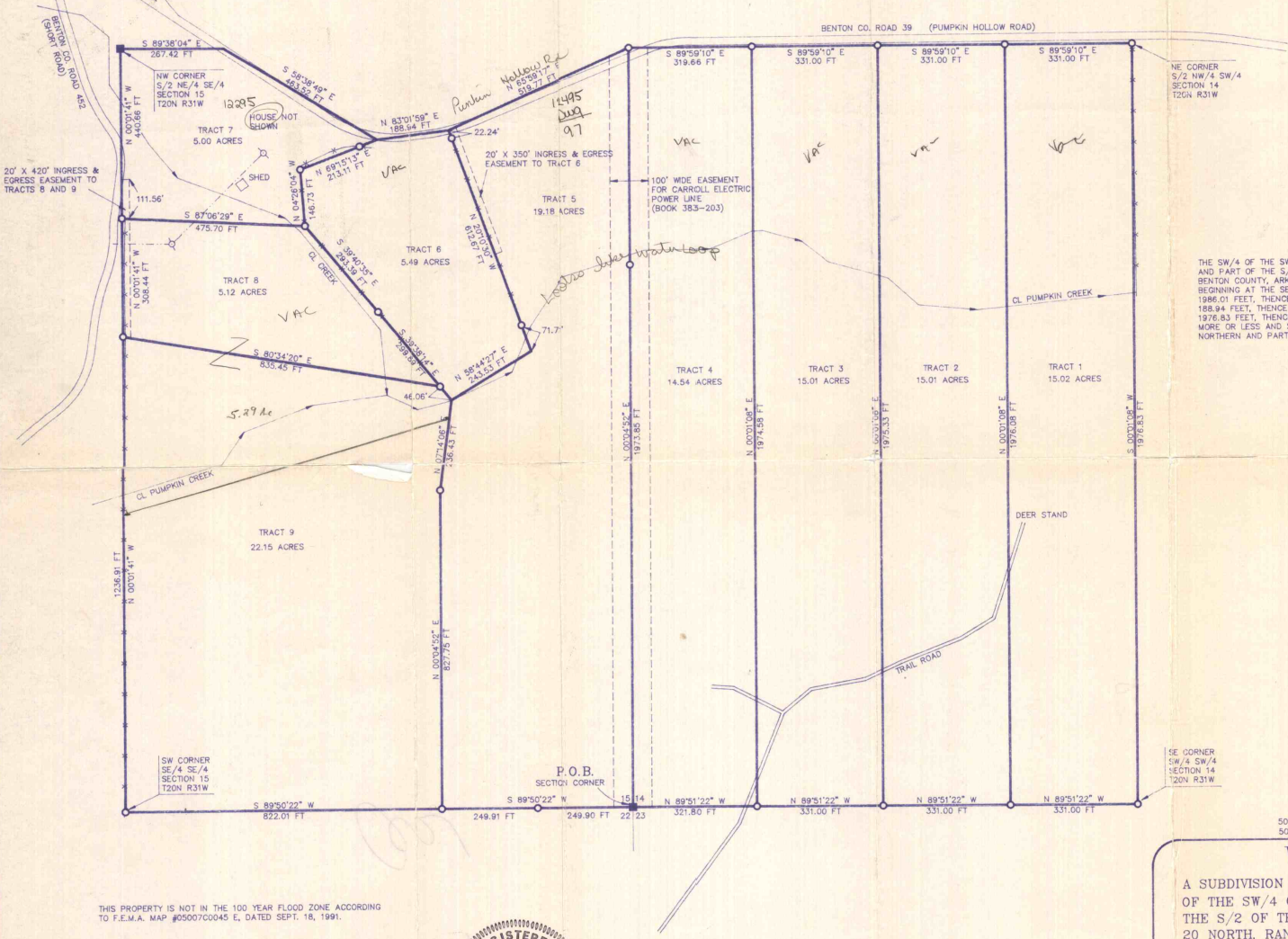
- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- ◉ *Found Pipe*
- ▲ *Found Rail Road Spike*
- -o- *Power Pole*
- ■ *Found Stone*
- × *Fence*

200 0 200 600

Scale 1" = 200 ft

BASIS OF BEARINGS: ASSUMED NORTH

FILED FOR RECORD
At 1015 O'Clock A M
FEB 09 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



SURVEY DESCRIPTION

THE SW/4 OF THE SW/4 AND THE S/2 OF THE NW/4 OF THE SW/4 OF SECTION 14 AND THE SE/4 OF THE SE/4 AND PART OF THE S/2 OF THE NE/4 OF THE SE/4 OF SECTION 15, ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SECTION 15, THENCE S 89°50'22" W 1321.82 FEET, THENCE N 0°01'41" W 1986.01 FEET, THENCE S 89°38'04" E 267.42 FEET, THENCE S 58°38'49" E 463.52 FEET, THENCE N 83°01'59" E 188.94 FEET, THENCE N 65°59'17" E 519.77 FEET, THENCE S 89°59'10" E 1312.66 FEET, THENCE S 0°01'08" W 1976.83 FEET, THENCE N 89°51'22" W 1314.80 FEET TO THE POINT OF BEGINNING, CONTAINING 116.52 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHTS-OF WAY OF BENTON COUNTY ROADS 39 AND 452 WHICH BORDER THE NORTHERN AND PART OF THE WESTERN SIDES OF THE PROPERTY AND SUBJECT TO ALL OTHER EASEMENTS OF RECORD.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #0500700045 E, DATED SEPT. 18, 1991.

I HEREBY CERTIFY THAT ON JANUARY 25, 1996, THE HEREON PLATTED AND DESCRIBED PROPERTY SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE MONUMENTS WERE FOUND OR SET, AS SHOWN ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 1181 G. E. BUESCHER

Signature

500-20N-31W-0-14-334-04-1181
500-20N-31W-0-15-212-04-1181

WATER-LOU ESTATES

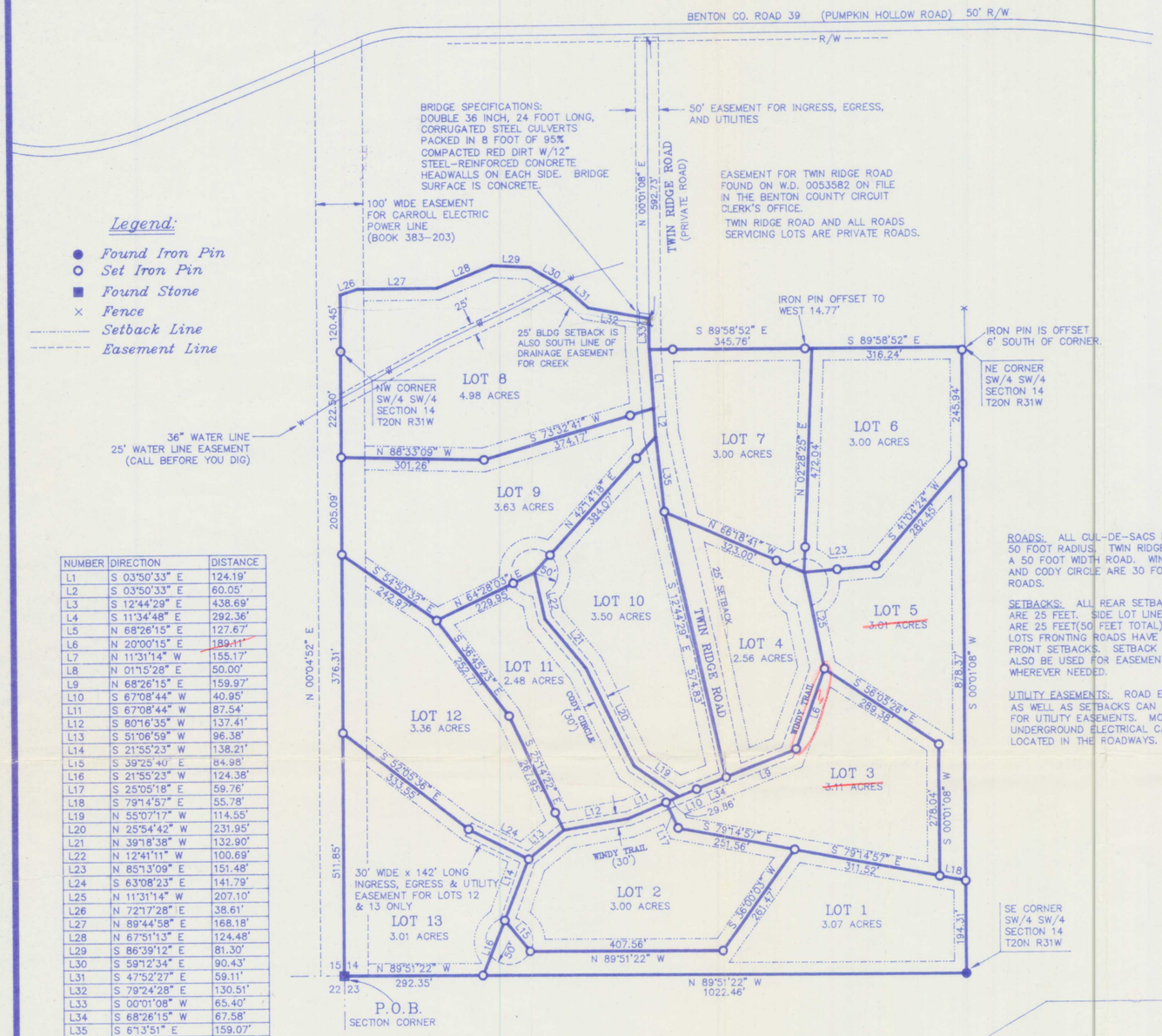
A SUBDIVISION OF THE SW/4 OF THE SW/4 AND THE S/2 OF THE NW/4 OF THE SW/4 OF SECTION 14 AND THE SE/4 OF THE SE/4 AND PART OF THE S/2 OF THE NE/4 OF THE SE/4 OF SECTION 15, ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS.

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 95252	F.B. 22, PG. 52	DRAWN BY: /GEB	DATE: FEB. 9, 1996

work plat pg 55

P3-292



Legend:

- Found Iron Pin
- Set Iron Pin
- Found Stone
- Fence
- Setback Line
- Easement Line

NUMBER	DIRECTION	DISTANCE
L1	S 03°50'33" E	124.19'
L2	S 03°50'33" E	60.05'
L3	S 12°44'29" E	438.69'
L4	S 11°34'48" E	292.36'
L5	N 68°26'15" E	127.67'
L6	N 20°00'15" E	189.11'
L7	N 11°31'14" W	155.17'
L8	N 01°15'28" E	50.00'
L9	N 68°26'15" E	159.97'
L10	S 67°08'44" W	40.95'
L11	S 67°08'44" W	87.54'
L12	S 80°16'35" W	137.41'
L13	S 51°06'59" W	96.38'
L14	S 21°55'23" W	138.21'
L15	S 39°25'40" E	84.98'
L16	S 21°55'23" W	124.38'
L17	S 25°05'18" E	59.76'
L18	S 79°14'57" E	55.78'
L19	N 55°07'17" W	114.55'
L20	N 25°54'42" W	231.95'
L21	N 39°18'38" W	132.90'
L22	N 12°41'11" W	100.69'
L23	N 85°13'09" E	151.48'
L24	S 63°08'23" E	141.79'
L25	N 11°31'14" W	207.10'
L26	N 72°17'28" E	38.61'
L27	N 89°44'58" E	168.18'
L28	N 67°51'13" E	124.48'
L29	S 86°39'12" E	81.30'
L30	S 59°12'34" E	90.43'
L31	S 47°52'27" E	59.11'
L32	S 79°24'28" E	130.51'
L33	S 00°01'08" W	65.40'
L34	S 68°26'15" W	67.58'
L35	S 6°13'51" E	159.07'

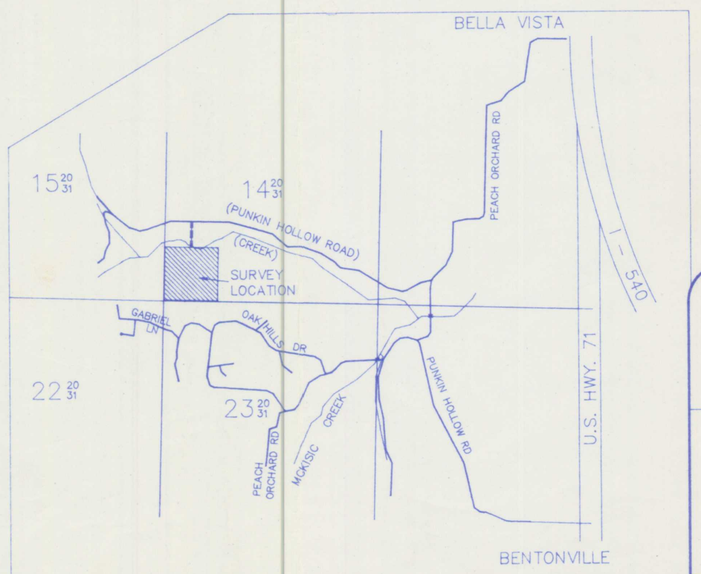
ROAD SPECIFICATIONS:
ALL ROADS ARE MADE OF COMPACTED LIMESTONE GRAVEL. POSSIBLE IMPROVEMENTS WILL BE MADE AT A LATER DATE. THE MAINTENANCE OF THESE ROADS WILL BE THE RESPONSIBILITY OF THE "PROPERTY OWNER'S ASSOCIATION".

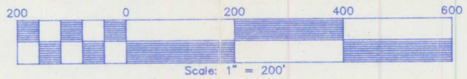
ROADS: ALL CUL-DE-SACS HAVE A 50 FOOT RADIUS. TWIN RIDGE ROAD IS A 50 FOOT WIDTH ROAD. WINDY TRAIL AND CODY CIRCLE ARE 30 FOOT WIDTH ROADS.

SETBACKS: ALL REAR SETBACKS ARE 25 FEET. SIDE LOT LINE SETBACKS ARE 25 FEET(50 FEET TOTAL). AND ALL LOTS FRONTING ROADS HAVE 25 FOOT FRONT SETBACKS. SETBACK AREAS CAN ALSO BE USED FOR EASEMENT SPACE WHEREVER NEEDED.

UTILITY EASEMENTS: ROAD EASEMENTS AS WELL AS SETBACKS CAN BE USED FOR UTILITY EASEMENTS. MOST OF THE UNDERGROUND ELECTRICAL CABLE IS LOCATED IN THE ROADWAYS.

VICINITY MAP





BASIS OF BEARINGS: ASSUMED NORTH

FILED FOR RECORD
At 4:11 O'Clock P M
SEP 25 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

HERON

SURVEY DESCRIPTION

THE SW/4 OF THE SW/4 AND PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SAID SECTION 14, THENCE N 00 ° 04'52" E 1436.20 ALONG THE WEST LINE OF SAID SW/4 OF SECTION 14, THENCE ALONG THE APPROXIMATE CENTER OF PUMPKIN HOLLOW CREEK AS FOLLOWS: N 72°17'28" E 38.61 FEET, N 89°44'58" E 168.18 FEET, N 67°51'13" E 124.48 FEET, S 86°39'12" E 81.30 FEET, S 59°12'34" E 90.43 FEET, S 47°52'27" E 59.11 FEET, AND S 79°24'28" E 130.51 FEET, THENCE LEAVING SAID CREEK S 0°01'08" W 65.40 FEET, THENCE S 89°58'52" E 662.00 FEET TO THE NE CORNER OF SAID SW/4 OF THE SW/4, THENCE S 0°01'08" W 1318.62 FEET TO THE SE CORNER OF SAID SW/4 OF THE SW/4, THENCE N 89°51'22" W 1314.81 FEET TO THE POINT OF BEGINNING, CONTAINING 41.71 ACRES, AND HAVING INGRESS, EGRESS, AND UTILITY ACCESS TO PUMPKIN HOLLOW ROAD THROUGH A 50 FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS: PART OF THE S/2 OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SECTION 14, THENCE N 00 ° 04'52" E 1315.75 FEET, THENCE S 89 ° 58'52" E 651.37 FEET TO THE POINT OF BEGINNING AND CENTER OF SAID 50 FOOT WIDE EASEMENT, THENCE ALONG THE CENTER OF SAID EASEMENT N 00 ° 01'08" E 658.15 FEET TO THE END OF EASEMENT.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05007C0045 E, DATED SEPT. 18, 1991.

I HEREBY CERTIFY THAT ON AUGUST 31, 2000, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE MONUMENTS WERE FOUND OR SET AS SHOWN ON THIS PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1366
SIGNATURE
JASON LOURIE

P3 292

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES, AND ACCEPT THAT ROADS INSIDE THE SUBDIVISION ARE NOT ACCEPTED BY THE COUNTY FOR MAINTENANCE.

Linda Alinne Bennett 9-25-00
GRANTOR DATE

GRANTOR DATE

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF September 2000.

Barbara S. Scism
NOTARY PUBLIC

MY COMMISSION EXPIRES 2-02-2009

OFFICIAL SEAL
BARBARA S. SCISM
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 2-02-2009

APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT.

APPROVED BY THE BENTON COUNTY PLANNING COMMISSION THIS 25th DAY OF September ,2000.

Dennis L. Wahlford
CHAIRMAN

NOTE: SUBDIVISION NOW HAS BOTH "TRACTS" AND "LOTS"

500-20N-31W-0-14-330-04-1181

FINAL RE-PLAT OF SOUTH PART OF TRACTS 1 THRU 4

WATER-LOU ESTATES

REPLATTED AS LOTS 1 THRU 13

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181
Jason T. Lourie R.L.S. #1366

W.O. 0200	F.B. 53/75	DRAWN BY: GEB	DATE: SEPT. 26, 2000

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P3-292

100 0 100 300

Scale 1" = 100 ft

Legend:

- ● *Found Iron Pin*
- ○ *Set Iron Pin*
- *Setback Line*
- *Easement Line*

BASIS OF BEARINGS: ASSUMED NORTH

NORTH

FILED FOR RECORD
At 9:00 O'Clock A M
SEP 26 2000
SUE HODGES
Clerk and Recorder
Benton County, ARK.

BOUNDARY DESCRIPTION

PART OF THE NW/4 OF THE SW/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF SAID NW/4 OF THE SW/4, THENCE N 0°04'52" E 120.45 FEET TO THE POINT OF BEGINNING, THENCE N 0°04'52" E 537.65 FEET, THENCE S 89°59'10" E 981.66 FEET ALONG THE NORTH LINE OF THE S/2 OF SAID NW/4 OF THE SW/4, THENCE S 0°01'08" W 658.18 FEET, THENCE N 89°58'52" W 331.00 FEET ALONG THE SOUTH LINE OF SAID NW/4 OF THE SW/4, THENCE N 0°01'08" W 65.40 FEET, THENCE ALONG THE APPROXIMATE CENTER OF PUMPKIN HOLLOW CREEK AS FOLLOWS: N 79°24'28" W 130.51 FEET, N 47°52'27" W 59.11 FEET, N 59°12'34" W 90.43 FEET, N 86°39'12" W 81.30 FEET, S 67°51'13" W 124.48 FEET, S 89°44'58" W 168.18 FEET AND S 72°17'28" W 38.61 FEET TO THE POINT OF BEGINNING, CONTAINING 12.86 ACRES AND SUBJECT TO THE RIGHT-OF-WAY OF PUNKIN HOLLOW ROAD AND TWIN RIDGE ROAD AND A CARROLL ELECTRIC EASEMENT ALONG THE WEST SIDE OF THE PROPERTY.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05007C0045 E, DATED SEPT. 18, 1991.

I HEREBY CERTIFY THAT ON SEPT. 5, 2000, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE MONUMENTS WERE FOUND OR SET AS SHOWN ON THIS PLAT.

REGISTERED
STATE OF ARKANSAS
NO. 1366
SIGNATURE
JASON LOURIE
PROFESSIONAL LAND SURVEYOR

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.
ROADS INSIDE THE SUBDIVISION ARE NOT ACCEPTED BY THE COUNTY FOR MAINTENANCE. HOWEVER, THE RIGHT-OF-WAY SHOWN FOR THE EXISTING COUNTY ROAD IS GRANTED BY THIS PLAT.

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF September 2000.

Barbara S. Scism
NOTARY PUBLIC

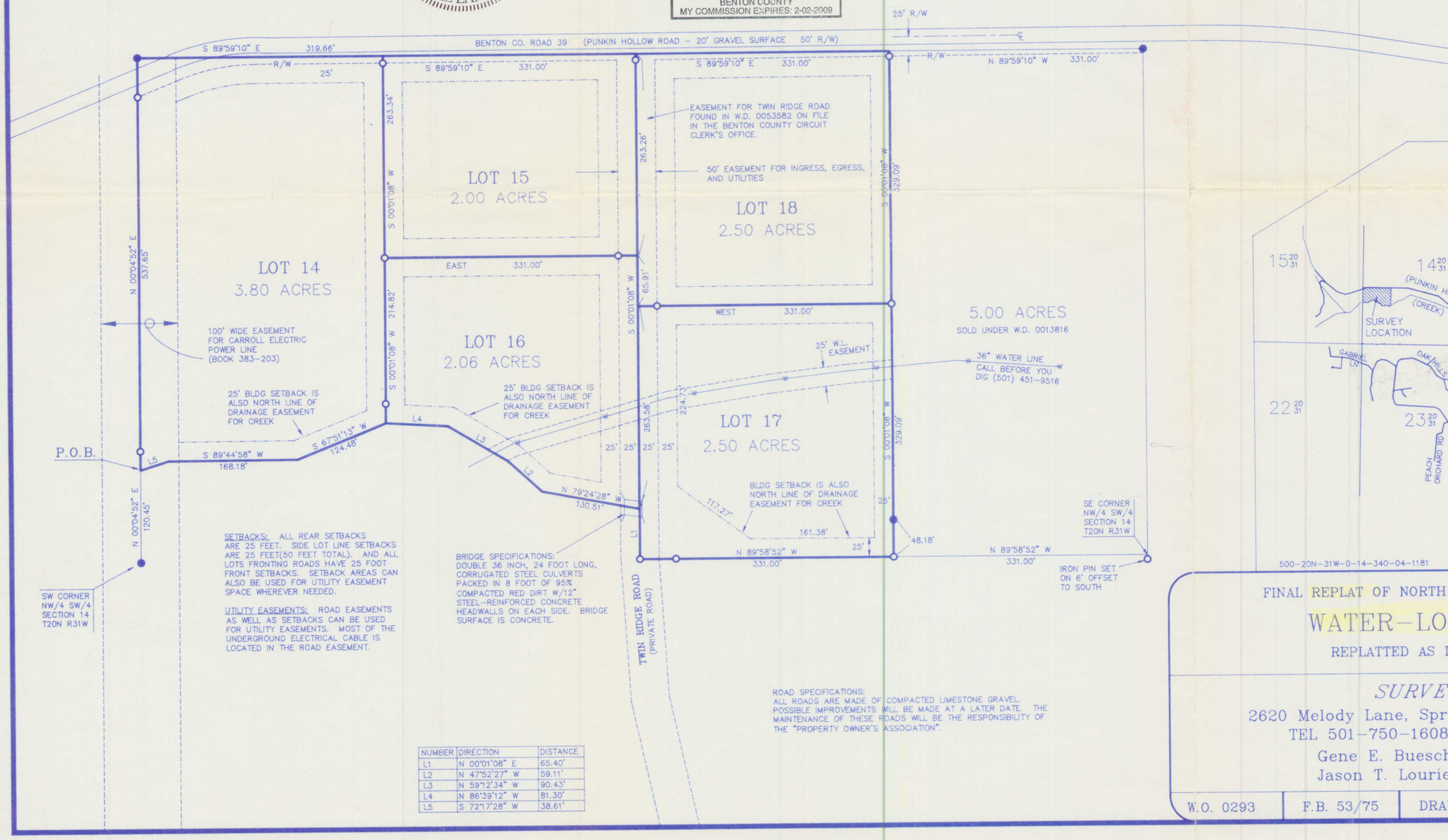
MY COMMISSION EXPIRES 2-02-2009

OFFICIAL SEAL
BARBARA S. SCISM
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 2-02-2009

APPROVAL OF THIS PLAT DOES NOT GIVE ANY ASSURANCES THAT THIS PROPERTY WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT.

APPROVED BY THE BENTON COUNTY PLANNING COMMISSION
THIS 26th DAY OF September ,2000.

Dennis D. Wakefield
CHAIRMAN



SETBACKS: ALL REAR SETBACKS ARE 25 FEET. SIDE LOT LINE SETBACKS ARE 25 FEET(50 FEET TOTAL). AND ALL LOTS FRONTING ROADS HAVE 25 FOOT FRONT SETBACKS. SETBACK AREAS CAN ALSO BE USED FOR UTILITY EASEMENT SPACE WHEREVER NEEDED.

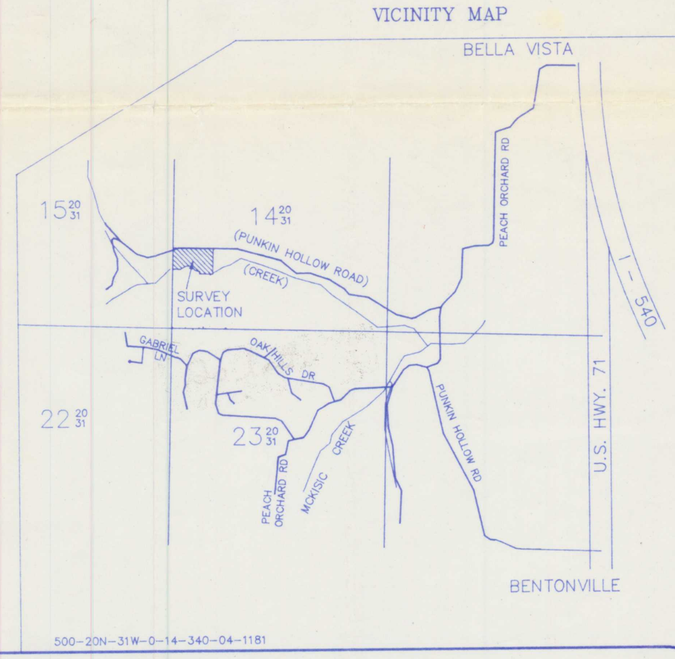
UTILITY EASEMENTS: ROAD EASEMENTS AS WELL AS SETBACKS CAN BE USED FOR UTILITY EASEMENTS. MOST OF THE UNDERGROUND ELECTRICAL CABLE IS LOCATED IN THE ROAD EASEMENT.

BRIDGE SPECIFICATIONS: DOUBLE 36 INCH, 24 FOOT LONG, CORRUGATED STEEL CULVERTS PACKED IN 8 FOOT OF 95% COMPACTED RED DIRT W/12" STEEL-REINFORCED CONCRETE HEADWALLS ON EACH SIDE. BRIDGE SURFACE IS CONCRETE.

ROAD SPECIFICATIONS:
ALL ROADS ARE MADE OF COMPACTED LIMESTONE GRAVEL. POSSIBLE IMPROVEMENTS WILL BE MADE AT A LATER DATE. THE MAINTENANCE OF THESE ROADS WILL BE THE RESPONSIBILITY OF THE "PROPERTY OWNER'S ASSOCIATION".

NUMBER	DIRECTION	DISTANCE
L1	N 00°01'08" E	65.40'
L2	N 47°52'27" W	59.11'
L3	N 59°12'34" W	90.43'
L4	N 86°39'12" W	81.30'
L5	S 72°17'28" W	38.61'

VICINITY MAP



500-20N-31W-0-14-340-04-1181

FINAL REPLAT OF NORTH PART OF TRACTS 2 THRU 4

WATER-LOU ESTATES

REPLATTED AS LOTS 14 THRU 18

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181
Jason T. Lourie R.L.S. #1366

W.O. 0293	F.B. 53/75	DRAWN BY: GEB	DATE: SEPT. 26, 2000

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