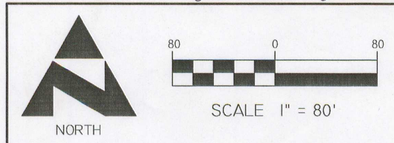
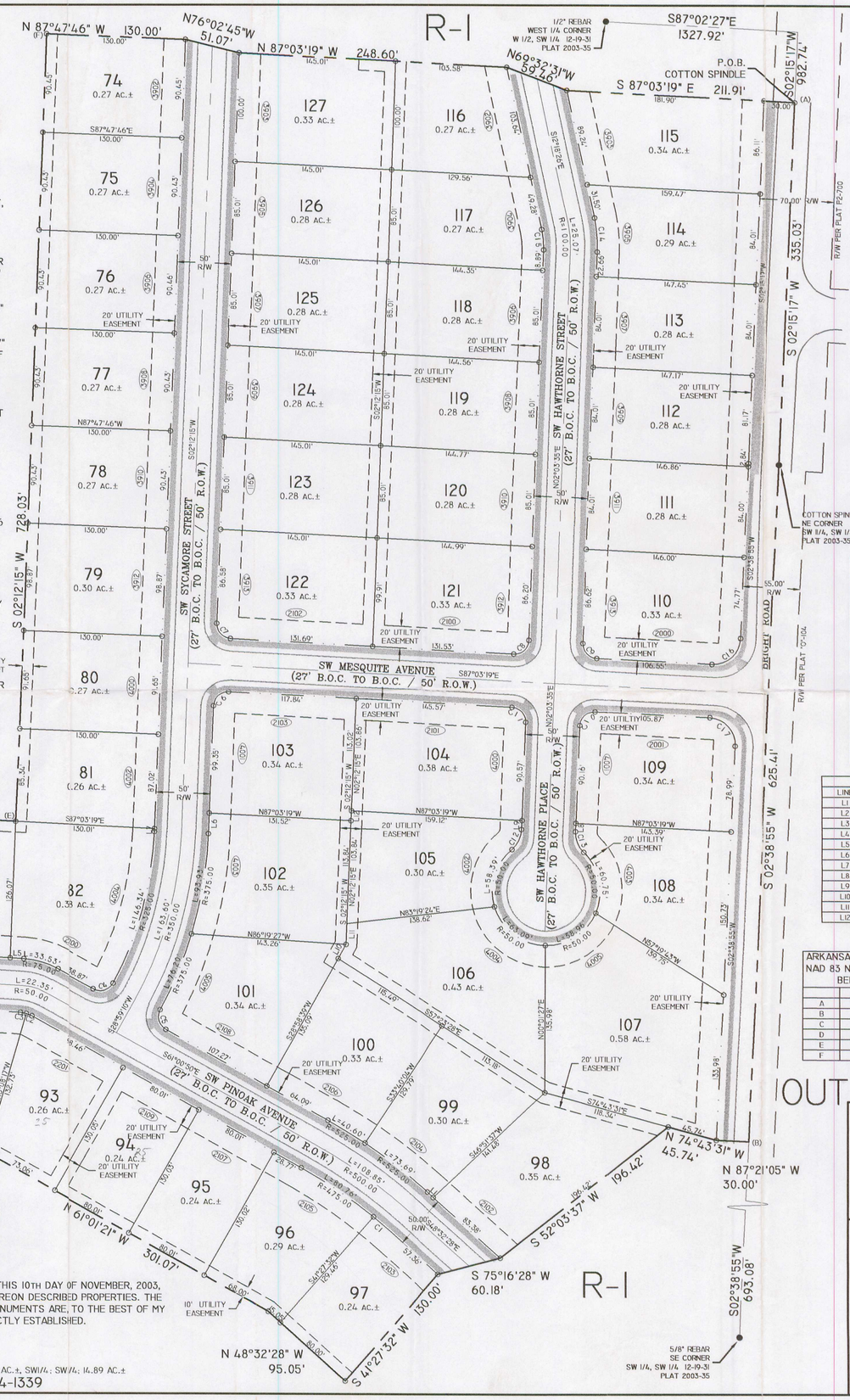
2003 1012

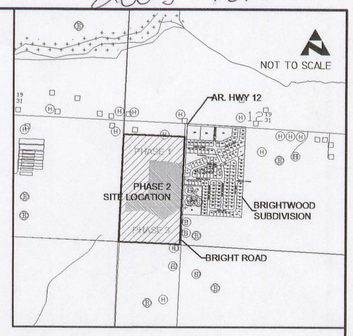




LEGEND

- FOUND 1/2" REBAR, OR AS NOTED
- SET 1/2" REBAR
- PHASE II BOUNDARY
- RIGHT OF WAY
- ROAD CENTERLINE
- EASEMENT LINE
- LOT LINE
- CURB
- 5' SIDEWALK

SIDEWALK NOTE:
SIDEWALKS ARE 5' WIDE WITH 5' GREEN SPACE TO CURB.



VICINITY MAP

OWNER:
JOHN & MIKE CHARLTON
CHARLTON DEVELOPMENT CO., LLC
905 SE 28TH STREET, STE. 2
BENTONVILLE, AR 72712
(479) 254-8580

ENGINEER / SURVEYOR:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712

SUBDIVISION NAME:
WILDWOOD SUBDIVISION-PHASE 2

PROPERTY ZONING:
R-I, (LOW DENSITY, PURE RESIDENIAL)

BUILDING SETBACKS:
FRONT YARD- 20' OR AS SHOWN
GARAGE SETBACK - 30'
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 7' OR AS SHOWN

EASEMENTS:
FRONT YARD - 20'
REAR YARD - AS SHOWN
SIDE YARD - AS SHOWN

SURVEY DESCRIPTION PHASE II:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR IN ARKANSAS HIGHWAY 12 FOR THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 87°02'27" EAST 1327.92 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE SOUTH 2°15'17" WEST 982.74 FEET TO A SET COTTON SPINDLE AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 2°15'17" WEST 335.03 FEET TO A FOUND COTTON SPINDLE FOR THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 2°38'55" WEST 625.41 FEET TO A SET 1/2" REBAR; THENCE NORTH 87°21'05" WEST 30.00 FEET TO A SET 1/2" REBAR; THENCE NORTH 74°43'31" WEST 45.74 FEET TO A SET 1/2" REBAR; THENCE SOUTH 52°03'37" WEST 196.42 FEET TO A SET 1/2" REBAR; THENCE SOUTH 75°16'28" WEST 60.18 FEET TO A SET 1/2" REBAR; THENCE SOUTH 41°27'32" WEST 130.00 FEET TO A SET 1/2" REBAR; THENCE NORTH 48°32'28" WEST 95.05 FEET TO A SET 1/2" REBAR; THENCE NORTH 61°01'21" WEST 301.07 FEET TO A SET 1/2" REBAR; THENCE NORTH 86°42'07" WEST 108.61 FEET TO A SET 1/2" REBAR; THENCE NORTH 1°45'07" EAST 117.14 FEET TO A SET 1/2" REBAR; THENCE 19.84 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 13.50 FEET (CHORD BEARING: N43°51'45"E; CHORD DISTANCE: 18.11 FEET) TO A SET 1/2" REBAR; THENCE NORTH 11°57'38" EAST 52.01 FEET TO A SET 1/2" REBAR; THENCE NORTH 3°17'53" EAST 161.46 FEET TO A SET 1/2" REBAR; THENCE SOUTH 87°03'19" EAST 425.01 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 2°12'15" EAST 728.03 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°47'45" EAST 130.00 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 76°02'44" EAST 51.07 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°03'19" EAST 248.60 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 69°32'31" EAST 59.46 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 87°03'19" EAST 211.91 FEET TO THE POINT OF BEGINNING, CONTAINING 20.48 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

SURVEYOR'S NOTES:

BASIS OF BEARINGS:
ARKANSAS STATE PLANE, GRID, NORTH ZONE, NAD83 PER TIES TO CITY OF BENTONVILLE G.I.S. MONUMENTS #86 AND #88 .

THIS SURVEY MEETS CURRENT " ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

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 AFFECTING THIS PARCEL.

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

FLOOD NOTE:
AS SHOWN HEREON, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMEREGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTONVILLE, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0135 E EFFECTIVE DATE SEPTEMBER 18, 1991.

SIDEWALK NOTES:

1. SIDEWALKS ARE TO BE CONSTRUCTED BY HOME BUILDERS / LOT OWNERS. SIDEWALKS FOR LOTS NOT SOLD 3 YEARS AFTER DATE OF FINAL PLAT WILL BE CONSTRUCTED BY THE LOT OWNER.

2. SIDEWALKS TO BE 5' IN WIDTH, LOCATED 5' BEHIND BACK OF CURB AND CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS. HANDICAP RAMPS TO BE PLACED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.

3. HOME BUILDER / LOT OWNER SHALL CONTACT THE CITY OF BENTONVILLE PLANNING DEPARTMENT WHEN SIDEWALK FORMS ARE SET, PRIOR TO POURING CONCRETE. NO SIDEWALK CONSTRUCTION WILL BE ALLOWED UNTIL FORMS ARE APPROVED BY THE CITY OF BENTONVILLE.

I HEREBY DECLARE THAT I HAVE THIS 10TH DAY OF NOVEMBER, 2003, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTIES. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

MARK A. GRAY, AR LS 1339

ACREAGE BY 16THS: NW1/4 : SW1/4: 5.59 AC.±, SW1/4 : SW1/4: 14.89 AC.±
500-19N-31W-0-12-300-04-1339

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	22.65	475.00
C2	5.69	25.00
C3	5.49	25.00
C4	21.44	13.50
C5	21.02	13.50
C6	21.38	13.50
C7	21.03	13.50
C8	21.41	13.50
C9	21.00	13.50
C10	21.41	13.50
C11	21.00	13.50
C12	21.03	25.00
C13	21.03	25.00
C14	31.34	125.00
C15	18.81	75.00
C16	39.40	25.00
C17	39.14	25.00
C18	19.84	13.50

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.48	S48°32'28"E
L2	8.02	S86°37'30"E
L3	8.57	N85°58'23"E
L4	8.87	S86°37'30"E
L5	12.41	S86°37'30"E
L6	18.91	S02°12'15"W
L7	2.57	S02°12'15"W
L8	7.61	N02°03'35"E
L9	8.38	N02°03'35"E
L10	15.03	S28°58'39"W
L11	19.16	N02°12'15"E
L12	9.16	N02°12'15"E

ARKANSAS STATE PLANE COORDINATES, NAD 83 NORTH ZONE GRID, PER CITY OF BENTONVILLE MONUMENTS.		
	NORTHING	EASTING
A	735433.2733	653724.5329
B	734473.7591	653682.4518
C	734447.1671	652540.8189
D	734789.3741	652577.0134
E	734767.5403	653001.4602
F	735495.0281	653029.4599

CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED OWNERS 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 AN 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 INGRES AND EGRESS TO SAID EASEMENTS.

CHARLTON DEVELOPMENT CO., LLC
John M Charlton, MGR 11-11-03
DEVELOPER DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF NOV, 2003.
Charles A Carey
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01-31-2004

OFFICIAL SEAL
CHARLES A CAREY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 4TH DAY OF NOV, 2003.
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 10TH DAY OF November, 2003
BY THE BENTONVILLE CITY COUNCIL.
Bob Cobb
MAYOR
Suzanne Snider
CITY CLERK

2003 1012
Recorded in the Above
Plat Book & Page
11-14-2003 03:00:49 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

NORTHSTAR ENGINEERING CONSULTANTS, INC.
CIVIL & ENVIRONMENTAL ENGINEERING
LANDSCAPE ARCHITECTURE
GEOLOGICAL SERVICES
LAND SURVEYING
PLANNING
211 SOUTH MAIN STREET
(479) 271 - 0906
BENTONVILLE, ARKANSAS 72712
(479) 271-8144 FAX

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1339
SIGNATURE
MARK A. GRAY

WILDWOOD SUBDIVISION
PHASE II 2
PT. W/2 SW/4 SECTION 12
TOWNSHIP 19 NORTH, RANGE 31 WEST
BRIGHT ROAD
BENTONVILLE, ARKANSAS

FINAL PLAT
ATLAS PAGE 484

CHECKED: MG	11/10/03
DRAWN: MAB	10/30/03
FILE NAME: 209-18FP.DWG	
PROJECT No.: 209-018	
PLOT DATE: 11/10/03	REV.: 2
SHEET 1 OF 1	

SLB&L:SD/209-18/DWG/209-18FP.DWG 11/10/03

2003 1012