2004-143

2004 1043
Recorded in the Above
Plat Book & Page
09-01-2004 01:33:25 PM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

NORTH

100 0 100

SCALE 1" = 100'

SURVEY DESCRIPTION PHASE III:

A PART OF THE SOUTHWEST QUARTER 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 P.K. NAIL FOR THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE SOUTH 2°38'55" WEST 627.65 FEET TO A FOUND 1/2" REBAR FOR THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SECTION 12 NORTH 87°41'11" WEST 1316.47 FEET TO A 10" FENCE POST FOR THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE WEST LINE THEREOF NORTH 2°12'14" EAST 954.57 FEET TO A SET 1/2" REBAR; THENCE SOUTH 87°03'19" EAST 205.04 FEET TO A SET 1/2" REBAR; THENCE SOUTH 3°17'53" WEST 161.46 FEET TO A SET 1/2" REBAR; THENCE SOUTH 13°23'47" WEST 52.35 FEET TO A SET 1/2" REBAR; THENCE 17.64 FEET ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 12.00 FEET AND A CHORD BEARING SOUTH 1°45'07" WEST 118.55 FEET TO A SET 1/2" REBAR; THENCE SOUTH 43°52'03" WEST 16.10 FEET TO A SET 1/2" REBAR; THENCE SOUTH 86°42'07" EAST 108.61 FEET TO A SET 1/2" REBAR; THENCE NORTH 86°12'16" EAST 326.03 FEET TO A SET 1/2" REBAR; THENCE SOUTH 4°8'32"28" EAST 95.05 FEET TO A SET 1/2" REBAR; THENCE SOUTH 6°01'21" EAST 301.07 FEET TO A SET 1/2" REBAR; THENCE NORTH 75°16'28" EAST 60.18 FEET TO A SET 1/2" REBAR; THENCE NORTH 14°27'32" EAST 130.00 FEET TO A SET 1/2" REBAR; THENCE SOUTH 74°43'30" EAST 45.74 FEET TO A SET 1/2" REBAR; THENCE NORTH 52°03'37" EAST 196.42 FEET TO A SET 1/2" REBAR; THENCE SOUTH 83°04'52" EAST 30.08 FEET TO THE POINT OF BEGINNING, CONTAINING 19.84 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:

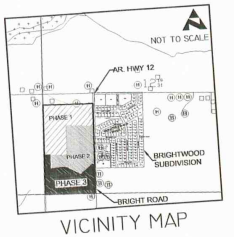
1. SIDEWALKS ARE TO BE CONSTRUCTED BY HOME BUILDERS / LOT OWNERS. SIDEWALKS FOR LOTS NOT SOLD 3 YEARS AFTER DATE OF FINAL PLAT WILL BE CONSTRUCTED BY THE LOT OWNER.

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.

LEGEND

- FOUND 1/2" REBAR, OR AS NOTED
- SET 1/2" REBAR
- PHASE III BOUNDARY
- RIGHT OF WAY
- ROAD CENTERLINE
- EASEMENT LINE
- LOT LINE
- CURB
- 5' SIDEWALK
- (2300) PRE-ADDRESS
- * STREET LIGHT



VICINITY MAP

I HEREBY DECLARE THAT I HAVE THIS 12TH DAY OF JULY, 2004, 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.

TERRY L. GING, AR LS 1301

Acreage by 16ths:
SW1/4, SW1/4, 19.84 ac.±

500-19N-31W-0-12-330-04-1339

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

FLOOD CERTIFICATION:
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.

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

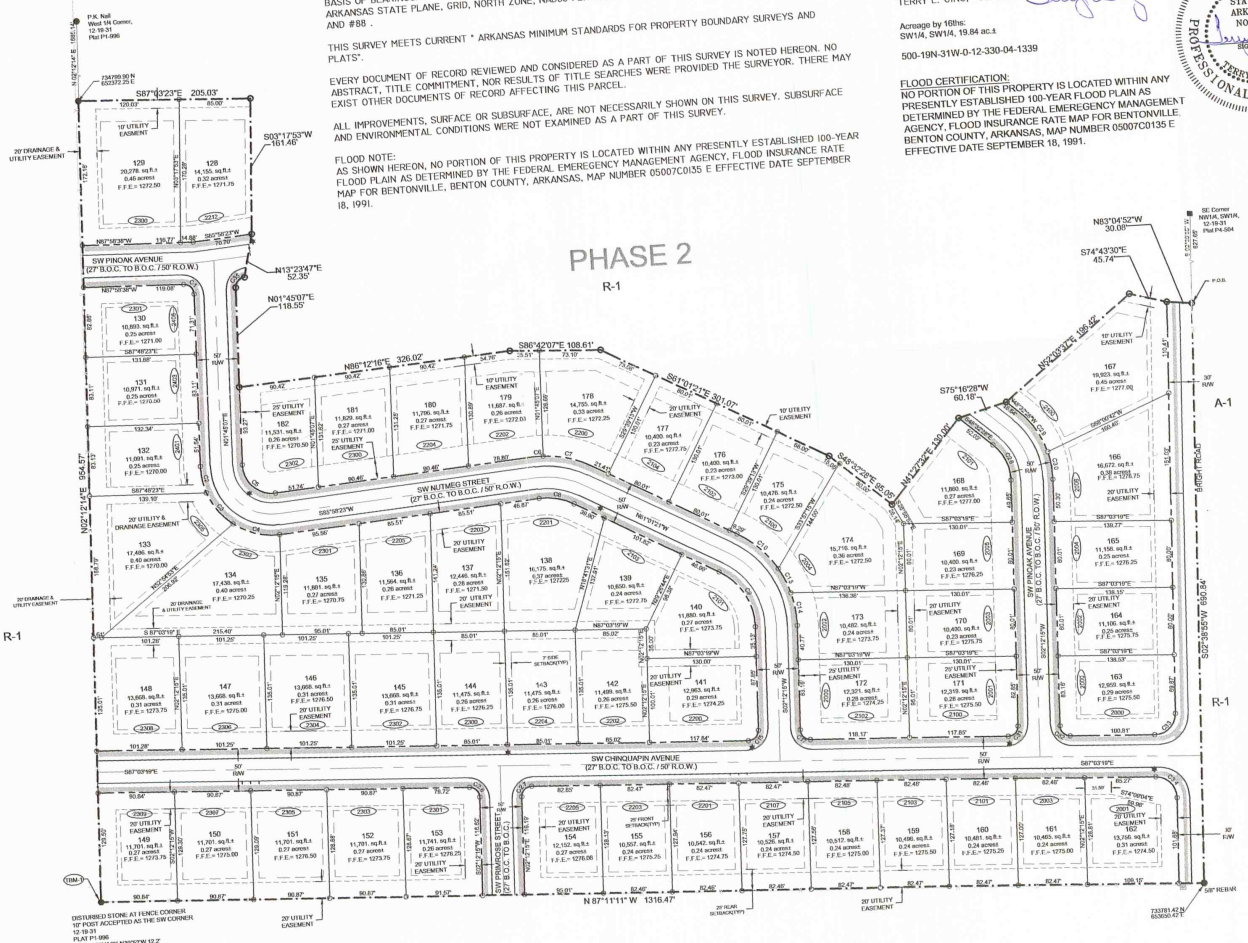
ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712

SURVEYOR:
TERRY GING SERVICES
1102 SE C STREET
BENTONVILLE, AR. 72712

SUBDIVISION NAME:
WILDWOOD SUBDIVISION-PHASE 3

PROPERTY ZONING:
R-1, (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



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	18.79	12.00
C2	32.41	85.00
C3	49.45	85.00
C4	58.25	85.00
C5	58.51	35.00
C6	11.62	125.00
C7	60.38	125.00
C8	43.20	75.00
C9	82.76	75.00
C10	65.39	125.00
C11	58.51	49.71
C12	21.04	24.79
C13	32.56	125.00
C14	39.99	125.00
C15	19.00	12.00
C16	21.44	13.50
C17	18.69	12.00
C26	18.69	12.00
C27	19.01	12.00
C28	48.71	55.00
C29	59.23	105.00
C30	33.76	105.00
C31	19.00	12.00
C32	18.69	12.00
C33	39.40	25.00
C34	39.14	25.00
C35	17.64	12.00

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.

mike Charlton 8-24-04
DEVELOPER DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF Aug, 2004.

Teresa K. Utter
NOTARY PUBLIC

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

My commission Expires: 09.10.13

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2004.

Bob C Cunningham
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 24th DAY OF August, 2004
BY THE BENTONVILLE CITY COUNCIL.

Gary Black Coberly
MAYOR

Joyce Seider
CITY CLERK

NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 South Main Street
(479) 271 - 0906
Bentonville, Arkansas 72712
(479) 271-8144 Fax

CIVIL & ENVIRONMENTAL ENGINEERING
LANDSCAPE ARCHITECTURE
GEOLOGICAL SERVICES
LAND SURVEYING
PLANNING

WILDWOOD SUBDIVISION
PHASE III
PT. W/2 SW1/4 SECTION 12
TOWNSHIP 19 NORTH, RANGE 30 WEST
BRIGHT ROAD
BENTONVILLE, ARKANSAS

FINAL PLAT
ATLAS PAGE 484

CHECKED: TLG	07/12/04
DRAWN: MAB	07/12/04
FILE NAME:	209-19FP.DWG
PROJECT No.:	209-019
PLOT DATE: 08/18/04	REV.: 0
SHEET	1 OF 1

BENTON COUNTY

2004-1043