



N. RANDOLPH FARM RD.

2004 1558
ROSEMAIRE HEIGHTS

ZONING
R-1 SINGLE FAMILY RESIDENTIAL
UTILITY & DRAINAGE EASEMENT
AS SHOWN UNLESS OTHERWISE NOTED
IN THE PREVIOUS COMMENTS

BUILDING SETBACK:
STOP ALL LOTS UNLESS OTHERWISE NOTED ON THIS
PLAN OR IN THE PREVIOUS COMMENTS

FRONT STREET FRONT 20'
GARAGE 10'
REAR 10'
SIDE 10'

ZONING:
THE HEREIN DESCRIBED PARCEL IS ZONED R-1 (RESIDENTIAL).

FLOOD NOTE:
PORTIONS OF THE HEREIN DESCRIBED PROPERTY IS LOCATED WITHIN ZONE
"X" (AREA DETERMINED TO BE OUTSIDE 100-YEAR FLOODPLAIN) IN WHICH
ZONE "X" SPECIAL FLOODING HAZARD AREAS INDICATED BY THE TEAM PLUMBER
AS DETERMINED BY ISSUING FROM THE NATIONAL FLOOD INSURANCE PROGRAM.
FLOOD INSURANCE ALSO MAY BE REQUIRED FOR BENTON COUNTY, ARKANSAS. MAP NUMBER
02070720. 2. MAP EFFECTIVE DATE OF SEPTEMBER 18, 1997.

2004 1558

- NOTES**
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON BEST AVAILABLE INFORMATION INCLUDING BUT NOT LIMITED TO RECORDS REFERRED TO BY THE SURVEYOR AND UTILITY LOCAL LOCATION MARKERS. NO GUARANTEE IS MADE FOR THE ACCURACY OF THIS INFORMATION. THE SURVEYOR HAS MADE VISUAL INSPECTIONS OF THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES THAT WERE FOUND AND HAS RECORDED THE LOCATIONS OF ANY UTILITIES/STRUCTURES THAT WERE NOT FOUND. THE SURVEYOR HAS MADE VISUAL INSPECTIONS OF THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES THAT WERE FOUND AND HAS RECORDED THE LOCATIONS OF ANY UTILITIES/STRUCTURES THAT WERE NOT FOUND.
 - SURVEY IS MADE ONLY IF FRONT HAS ORIGINAL, SOLID AND SEPARATE OF RECORD.
 - DEVIATION IS MADE TO ORIGINAL PLACEMENT OF THE SURVEY.
 - UNDERGROUND AND SURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
 - SURVEYOR HAS MADE NO INVESTIGATION OF NEIGHBORING RECORDS FOR EASEMENTS OF RECORD. CONVEYANCES INVOLVING EASEMENTS, ELLIOTT RIGHTS, OR OTHER RIGHTS THAT MAY BE ACQUIRED AND WHICH MAY AFFECT THIS SURVEY ARE NOT PROVIDED.
 - NAME OF NEIGHBORING CITY OF BENTONVILLE CANNOT BE REPRODUCED WITHIN THIS SURVEY UNLESS IT IS A PART OF THE CONVEYANCE.

PARCEL PARCEL DESCRIPTION:
ALL OF LOT 2 OF 2004 ACRES AS RECORDED IN PLAT BOOK 2004 AT PAGE 482 AND
SUBJECT TO THE CITY OF BENTONVILLE, ARKANSAS, AND SUBJECT TO THE CITY OF
BENTONVILLE, ARKANSAS, AND SUBJECT TO THE CITY OF BENTONVILLE, ARKANSAS,
AND CONTAINS 11.94 ACRES MORE OR LESS.

DIMENSES CHECKLIST:
AS THE UNDERSIGNED HAS HERETOFORE MADE THIS PLAN AND THE CITY ENGINEER OF THE CITY
PLATED PROPERTY AND HERETOFORE ALL EASEMENTS AND RIGHTS TO WHICH THIS CITY
EXTENDING FROM THE RECORDATION AND RECORDATION OF PLATED AND ORIGINAL EDITION.
[Signature]
2004
[Signature] November 14, 2004
BY *[Signature]* CITY ENGINEER

PLANNING COMMISSION ACCEPTANCE:
THIS PLAN IS HERETO APPROVED BY THE BENTONVILLE PLANNING COMMISSION ON THE 23RD DAY OF *[Signature]* 2004.
My Commission Expires Jan. 29th, 2015
[Signature]

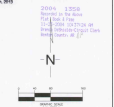
CITY COUNCIL ACCEPTANCE:
THIS PLAN IS HERETO APPROVED BY THE BENTONVILLE CITY COUNCIL THIS 24TH DAY OF
[Signature] 2004.
[Signature]
CITY CLERK

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE COMPLETED A
SURVEY OF THE HEREIN DESCRIBED PROPERTY AND THAT THE
DIMENSIONS SHOWN HEREON WERE FOUND BY ME OR BY AN
ASSISTANT OF THE SURVEYOR AND ARE CORRECT.
DATE: *[Signature]*



LEGEND

---	PROPERTY LINE
●	FOUND BORN PIN
○	FOUND MARKER
□	FOUND
▨	UNBURNED BOUND
▧	BOUND DISTANCE WITH MEASURED DISTANCE
---	BOUND-OF-WAY LINE
---	GENERAL EASEMENT LINE (SEE NOTES)
---	CONTINUOUS PLACEMENT
---	BOUND-OF-WAY
---	NO ACCESS DRIVE TO NEIGH. AREA
---	OTHER



OWNER:
EAGLE CREEK CONSTRUCTION & DEV., INC.
2004 1558

CITY OF BENTONVILLE, ARKANSAS PAGE 482 -

STATE COUNTY NO. 2004-1558-10-10-2004-04-1280

REVISED - FINAL PLAT
EAGLE CREEK - PHASE 2 SUBDIVISION
TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

BEING A REPLAT OF LOT 2, 2004 ACRES AND
THE RECORDED PROPERTY IN EAGLE CREEK, PHASE 1

Costello Land Surveying
1501 S. STELLER ROAD
BENTONVILLE, MO 64801
(417) 235-4324

JOB NO. 4302 DATE: 10-20-04
SHEET: 1 OF 1 DRAWING: PLAT