





2004-1335

## SUBDIVISION DESCRIPTION:

PART OF THE SW/4 OF THE NE/4 AND PART OF THE SE/4 OF THE NE/4 OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SE/4 OF THE NE/4, THENCE S 87'40'56" E 1299.30 FEET TO THE WESTERLY RIGHT-OF-WAY OF DRAKE ROAD, THENCE ALONG WESTERLY RIGHT-OF-WAY S06'01'13"W 212.91 FEET, THENCE S02' 47'38"W 603.70 FEET, THENCE S01'45'20W 372.68 FEET, THENCE S05'05'19"E 100.71 FEET TO THE NW CORNER OF DRAKE AND MILLER ROAD, THENCE ALONG THE NORTH RIGHT-OF-WAY OF MILLER ROAD N87'36'13"W 836.41 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02"23'47"E 183.82 FEET, THENCE N87'36'13"W 208.71 FEET, THENCE S02"23'47"E 183.71 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF MILLER ROAD, THENCE ALONG SAID RIGHT-OF-WAY N87' 33'33"W 676.61 FEET, THENCE LEAVING SAID RIGHT-OF-WAY OF STATE HWY 112, THENCE ALONG SAID RIGHT-OF-WAY N15' 50'29"W 96.41 FEET, THENCE ALONG A CURVE TO THE LEFT 238.40 FEET WITH A RADIUS OF 518.75 FEET AN INTERIOR ANGLE OF 26"19'54" AND A CORD BEARING AND DISTANCE OF N29"00'26"W 236.31 FEET, THENCE N42"10'23"W 321.24 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02"35'32"E 357.90 FEET, THENCE S87'45'24"E 1326.36 FEET TO THE POINT OF BEGINNING CONTAINING MORE OR LESS 69.42 ACRES, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR

69.42 including Reserved Property shown on plat but not included in above "Subdivision Description"

3. LOTS 7 AND 8 SHALL NOT HAVE DRIVEWAYS ONTO SPRING RIDGE DRIVE

4. ALL COMMON PROPERTIES ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

5. THE EMERGENCY ACCESS DRIVE BETWEEN LOTS 51 AND 52 IS TO BE MAINTAINED BY THE PROPERTY OWNERS AND MUST BE KEPT CLEAR AT ALL TIMES..

6. SIDEWALKS, AS SHOWN ON THE FINAL PLAT ARE TO BE CONSTRUCTED BY THE INDIVIDUAL LOT OWNERS FRONTING THE SIDEWALK AT THE TIME OF OCCUPANCY. SIDEWALKS ALONG COMMON PROPERTIES, AS SHOWN ON THE FINAL PLAT, ARE TO BE BUILT BY THE DEVELOPER.

7. THERE SHALL BE NO PRIVATE DRIVES ONTO MILLER OR DRAKE ROADS.

8. ALL OVERFLOW SWALES, NATURAL DRAINAGE WAYS, AND DRAINAGE EASEMENTS MUST BE KEPT OPEN TO ALLOW STORM WATER RUN-OFF TO BE CONVEYED ON AND OFF THE

## SPRINGRIDGE

BENTON COUNTY, ARKANSAS



DESCRIPTION:

Consulting Engineering Landscape Architecture Land Surveying DRAWN BY: RMA CHECKED BY: GB
DATE: 10-1-04

ring Design Associates, P.A.

(501) 756-1266

kansas 72764

SCALE: 1"=150'

JOB NUMBER: 0887

Flux: (501) 756-2129

FILE NAME: 0887FP.DWG

2004-1335

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