2006-1185

FINAL PLAT FOR TIMBER RIDGE SUBDIVISION

A SUBDIVISION OF A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 31 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS.

2006 1185
Recorded in the Above
Plat Book Page
09-29-2006 02:57:26 PM
Brenda DeShields-Circuit Clerk
Benton County, AR
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SITE BENCHMARK:

FIRE HYDRANT TOP OF NUT LOCATED AT THE SOUTHWEST CORNER OF BLISS AND CARLSON STREET. ELEVATION= 1365.77

NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE

2. THIS FINAL PLAT IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

3. THE PROPERTY SHOWN HEREON IS ZONED R-3 RESIDENTIAL AND IS WITHIN THE CITY LIMITS OF CENTERTON, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

R-3 RESIDENTIAL
FRONT YARD: 25 FEET
SIDE YARD: 7.5 FEET INTERIOR, 25 FEET EXTERIOR
REAR YARD: 20 FEET
THIS IS PER THE REQUIREMENTS OF THE CITY OF CENTERTON, ARKANSAS.

4. LOT 32 IS AN EXISTING RESIDENCE, AND HAS THE FOLLOWING SETBACKS:
FRONT YARD: 25 FEET
SIDE YARD: 10 FEET INTERIOR, 25 FEET EXTERIOR
REAR YARD: 20 FEET

5. ALL BUILDING, SURFACE, AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

6. NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OF DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

7. THIS PLAT CONTAINS SIXTY TWO TOTAL LOTS, OF WHICH SIXTY ARE BUILDABLE. LOT 19 IS A DETENTION LOT, AND IS HEREBY DEDICATED TO THE CITY OF CENTERTON PER THIS PLAT. LOT 32 CONTAINS AN EXISTING RESIDENCE WITH SETBACKS AS NOTED.

UTILITY AND DRAINAGE EASEMENTS

ALL BUILDING SETBACKS SHALL BE DEDICATED AS DRAINAGE AND UTILITY EASEMENTS. ADDITIONAL DRAINAGE AND UTILITY EASEMENTS ARE AS SHOWN. NO FENCE MAY BE BUILT WITHIN THE SOUTH DRAINAGE EASEMENT SHOWN ON LOT 20.

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, RIGHTS OF WAY, AND DETENTION AREAS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF CENTERTON, ALL UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF CENTERTON, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

STEELE DEVELOPMENT, INC. — DATE: 9-28-06

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 28TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC: Randy W Thomas

MY COMMISSION EXPIRES: 4/10/2011

RANDY W THOMAS
Benton County
My Commission Expires
April 10, 2011

CERTIFICATE OF DEDICATION OF LOT 32:

I, THE UNDERSIGNED OWNER OF LOT 32 SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND STREET RIGHTS OF WAY, AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF CENTERTON, ALL UTILITY COMPANIES, AND CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF CENTERTON, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

MR. NATHAN PIKE — DATE: 9-28-06

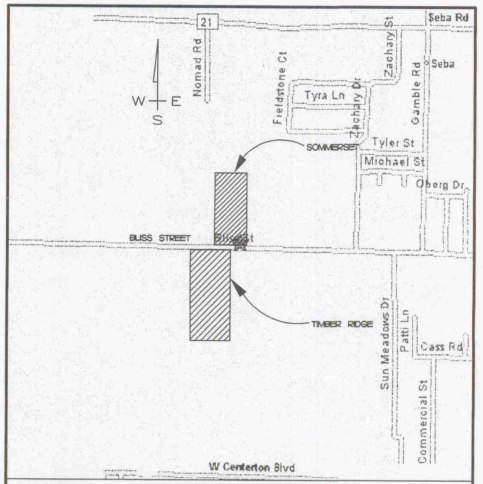
STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 28TH DAY OF SEPTEMBER, 2006.

NOTARY PUBLIC: Randy W Thomas

MY COMMISSION EXPIRES: 4/10/2011

RANDY W THOMAS
Benton County
My Commission Expires
April 10, 2011

2006-1185



VICINITY MAP
(N.T.S.)

CENTERTON PLANNING COMMISSION APPROVAL

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF THE CITY OF CENTERTON, ARKANSAS.

THIS 25TH DAY OF September, 2006

PLANNING COMMISSION CHAIRPERSON

WATER & SEWER DEPARTMENT

STREET DEPARTMENT

FIRE CHIEF

CITY OF CENTERTON ARKANSAS OFFICIAL SEAL

CENTERTON CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF September, 2006 BY THE CENTERTON CITY COUNCIL.

MAYOR

CITY RECORDER

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1370
ROBERT J. CASTER
SIGNATURE

ARKANSAS STATE SURVEY CODE:

500-20N-31W-0-32-310-04-1370

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS — DATE: 9-28-06

OWNER:

STEELE DEVELOPMENT, INC.
400 PEACH ORCHARD RD.
BENTONVILLE, AR 72712
PHONE: (479) 271-8699
FAX: (479) 271-8699

OWNER, LOT 32:

MR. NATHAN PIKE
1515 BLISS STREET
CENTERTON, AR 72712
PHONE: (479) 795-4436

ENGINEER/SURVEYOR:

FREELAND-KAUFFMAN & FREDEEN, INC.
1700 WEST COMMERCE DRIVE, SUITE A
ROGERS, AR 72756 (479) 621-6699

SURVEY DESCRIPTION:

A PART OF THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 31 WEST, CITY OF CENTERTON, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 32, SAID POINT BEING A FOUND 1/2" REBAR, THENCE ALONG THE SOUTH LINE OF SAID NE1/4 OF THE SW1/4 S89°01'08"E 165.00 FEET TO THE POINT OF BEGINNING, THENCE LEAVING SAID SOUTH LINE N00°46'18"E 1314.85 FEET TO THE NORTH LINE OF SAID NE1/4 OF THE SW1/4, THENCE ALONG SAID NORTH LINE S88°48'51"E 579.50 FEET, THENCE LEAVING SAID NORTH LINE S00°52'13"W 1312.77 FEET TO THE SOUTH LINE OF SAID NE1/4 OF THE SW1/4, THENCE ALONG SAID SOUTH LINE N89°01'08"W 577.23 FEET TO THE POINT OF BEGINNING, CONTAINING 759,856.08 SQUARE FEET OR 17.4439 ACRES MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SIDEWALK NOTES

1. ALL SIDEWALKS TO BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICAN DISABILITY ACT AND THE CITY OF CENTERTON BY HOMEBUILDERS/ LOT OWNERS, EXCEPT ALONG THE DETENTION BASIN AND COMMON AREAS. SAID AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

2. SIDEWALKS TO BE 4' WIDE, LOCATED 2' FROM BACK OF CURB AND SHALL BE CONSTRUCTED IN COMPLIANCE WITH CITY OF CENTERTON SIDEWALK STANDARDS. HANDICAP RAMPS TO BE CONSTRUCTED AT INTERSECTIONS PER CITY OF CENTERTON OR ADA REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.

3. DEPRESSED CURBS SHALL BE BUILT BY THE DEVELOPER AT ALL ACCESSIBLE RAMP LOCATIONS PER CITY OF CENTERTON REQUIREMENTS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0195 E
EFFECTIVE DATE: SEPTEMBER 18, 1991

NOTE: THE PROPERTY IS LOCATED IN ZONE "X"--DESCRIBED ON FLOOD MAP AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.

FINISHED FLOOR ELEVATIONS

FINISHED FLOOR ELEVATIONS OF THE HOUSE SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE BACK-OF-CURB IN FRONT OF THE HOUSE.

LEGEND

- FOUND BRASS CAP (IN CONC)
- FIRE HYDRANT
- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, PLS 1370
- MIN. FFE: 1302 — APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1800 — STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- POINT OF CURVATURE
- POINT OF INTERSECTION
- STREET LIGHT
- STOP SIGN
- SIDEWALK RAMP

ABBREVIATIONS

U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
F.O.C.	FACE OF CURB
B.O.C.	BACK OF CURB
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT

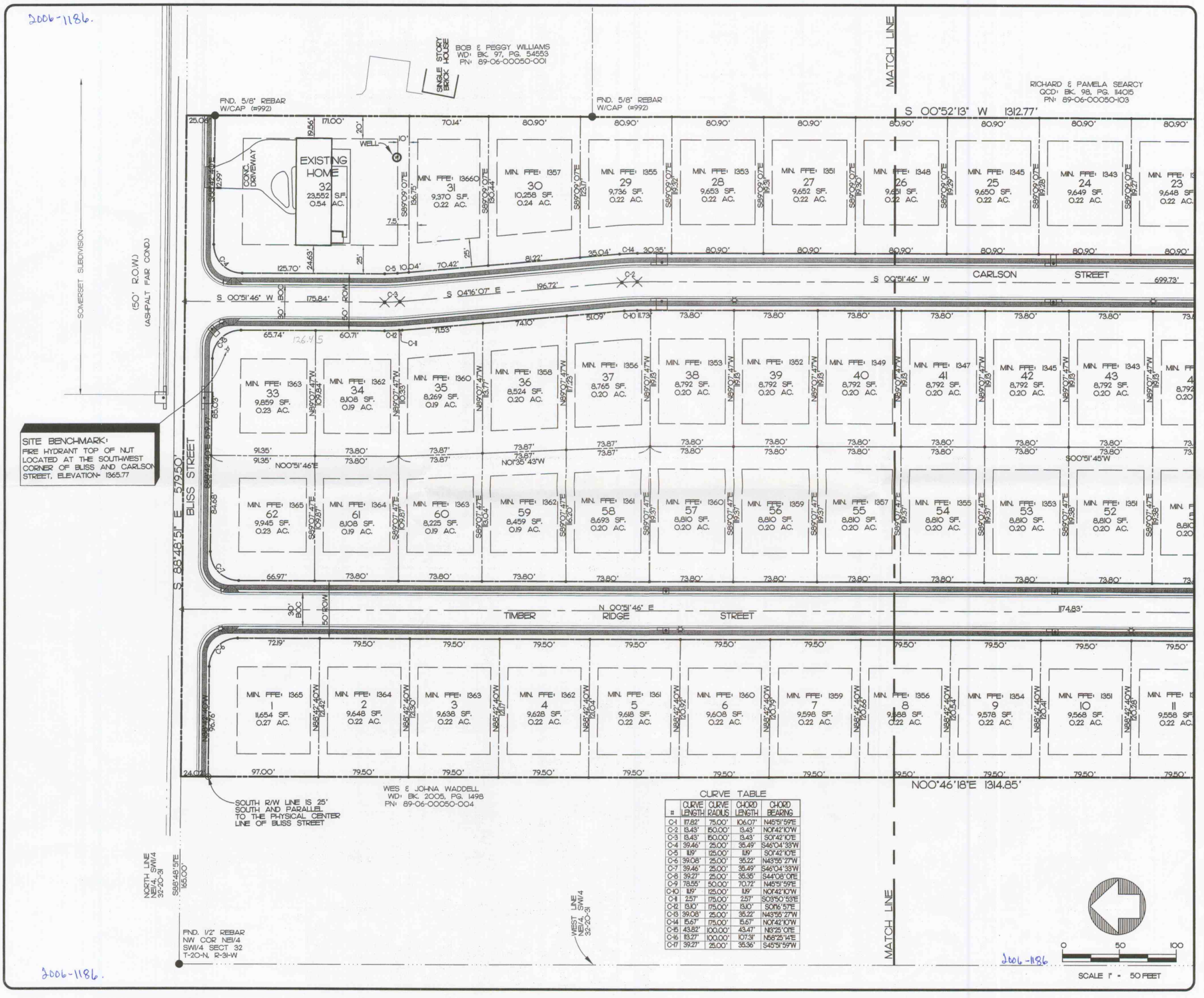
2006-1185

FKF
Civil Engineers - landscape Architects - Land Surveyors
Freeland - Kauffman & Fredeen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-6699
Fax 479-621-0602
Affiliate Freeland and Kaufman, Inc. Greenville, SC

FINAL PLAT FOR TIMBER RIDGE SUBDIVISION
CENTERTON, BENTON COUNTY, AR
STEELE DEVELOPMENT
BENTONVILLE, AR. 72712

DRAWN	RAS
CHECKED	RJC
DATE	9/18/06
SCALE	1=50'
JOB No.	2004-188
SHEET	1
OF	4 SHEETS

2006-1186.



CURVE TABLE

#	CURVE LENGTH	CURVE RADIUS	CHORD LENGTH	CHORD BEARING
C-1	117.82'	75.00'	106.07'	N45°51'59"E
C-2	13.43'	150.00'	13.43'	N01°42'10"W
C-3	13.43'	150.00'	13.43'	S01°42'10"E
C-4	39.46'	25.00'	35.49'	S46°04'33"W
C-5	1.19'	125.00'	1.19'	S01°42'10"E
C-6	39.08'	25.00'	35.22'	N43°55'27"W
C-7	39.46'	25.00'	35.49'	S46°04'33"W
C-8	39.27'	25.00'	35.36'	S44°08'01"E
C-9	78.55'	50.00'	70.72'	N45°51'59"E
C-10	1.19'	125.00'	1.19'	N01°42'10"W
C-11	2.57'	175.00'	2.57'	S03°50'53"E
C-12	13.10'	175.00'	13.10'	S01°16'57"E
C-13	39.08'	25.00'	35.22'	N43°55'27"W
C-14	15.67'	175.00'	15.67'	N01°42'10"W
C-15	43.82'	100.00'	43.47'	N3°25'01"E
C-16	13.27'	100.00'	10.73'	N58°25'14"E
C-17	39.27'	25.00'	35.36'	S45°51'59"W

2006-1186

2006-1186.

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2006 1186
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Brenda DeShields-Circuit Clerk
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FKF
Civil Engineers - landscape Architects - Land Surveyors
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SCALE	1"=50'
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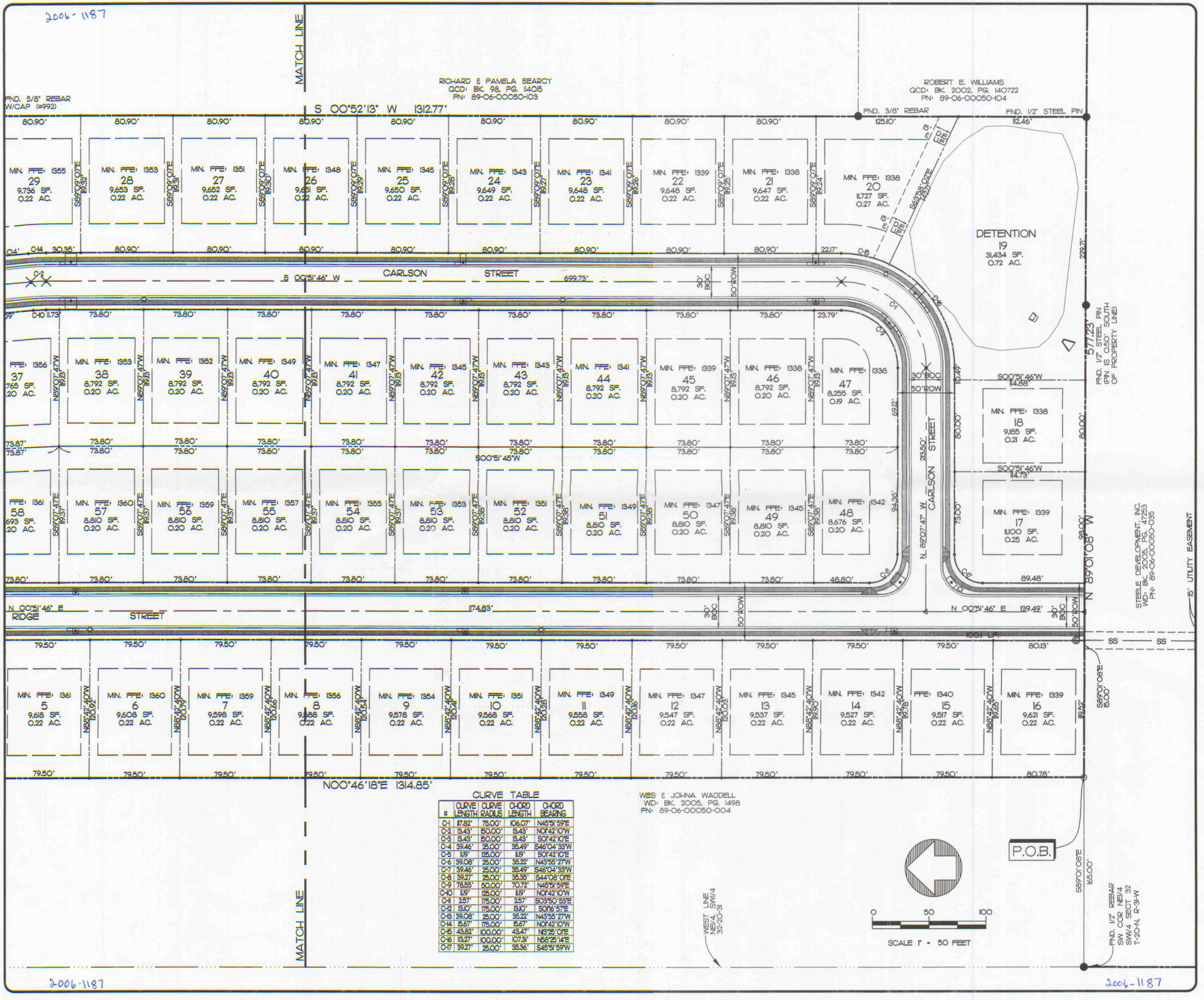
SHEET	2 / 4

2006-1187



CURVE TABLE

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C-3	13.43'	50.00'	13.43'	S01°42'10"E
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C-10	1.19'	25.00'	1.19'	N01°42'10"W
C-11	2.57'	175.00'	2.57'	S03°50'53"E
C-12	13.10'	175.00'	13.10'	S01°16'37"E
C-13	39.08'	25.00'	35.21'	N43°55'27"W
C-14	15.67'	175.00'	15.67'	N01°42'10"W
C-15	43.82'	100.00'	43.47'	N5°25'01"E
C-16	13.27'	100.00'	107.51'	N56°25'14"E
C-17	39.27'	25.00'	35.36'	S45°51'59"W

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2006 1187
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Brenda DeShields-Circuit Clerk
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SHEET	3 OF 4 SHEETS