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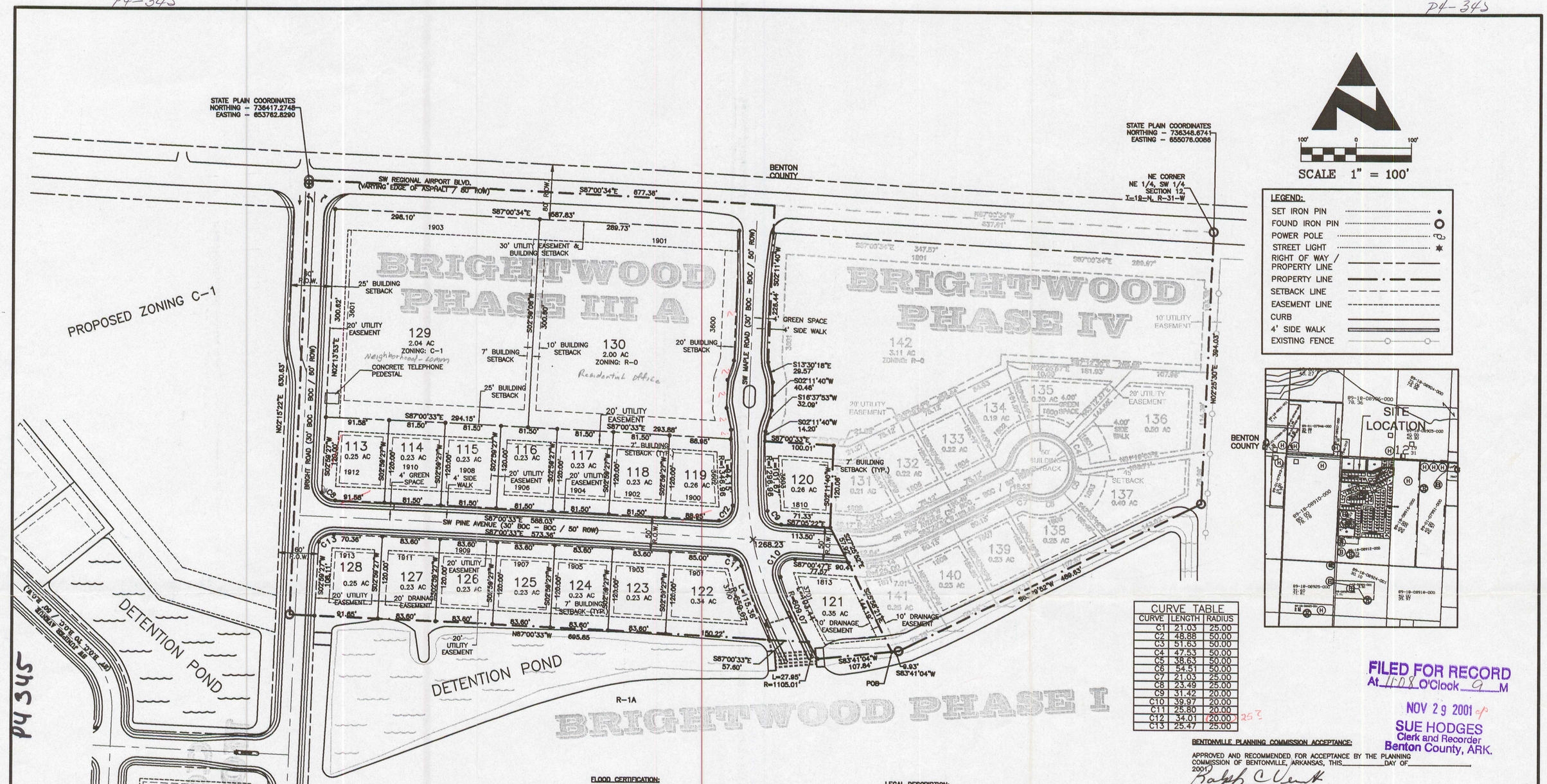

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	21.03	25.00
C2	48.88	50.00
C3	51.63	50.00
C4	47.53	50.00
C5	38.63	50.00
C6	54.51	50.00
C7	21.03	25.00
C8	23.49	25.00
C9	31.42	20.00
C10	39.97	20.00
C11	25.80	20.00
C12	34.01	20.00
C13	25.47	25.00

FILED FOR RECORD
At 11:08 O'Clock a M
NOV 29 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

OWNER:

JOHN & MIKE CHARLTON
CHARLTON DEVELOPMENT CO., LLC
1100 S.E. 22nd STREET
BENTONVILLE, AR 72712
(501) 254-8580

ENGINEER / SURVEYOR:

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

SUBDIVISION NAME:

BRIGHTWOOD SUBDIVISION PHASE III A

PROPERTY ZONING:

R-1A, (LOW DENSITY, PURE RESIDENIAL)
R-O, (RESIDENTIAL OFFICE)
C-1, (NEIGHBORHOOD COMMERCIAL)

BUILDING SETBACKS:

R-1A ZONING:
FRONT YARD- 25' OR AS SHOWN
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 7' OR AS SHOWN

R-O ZONING:
FRONT YARD- 20'(NO PARKING), 50'(PARKING)
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 10' OR AS SHOWN

C-1 ZONING:
FRONT YARD- 20'(NO PARKING), 50'(PARKING)
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 7' OR AS SHOWN

EASEMENTS:

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

BASIS OF BEARING:

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE.

SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE, THIS DAY, COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, ALL EASEMENTS AND / OR ENROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

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.

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 ingress and egress to said easements.

Mike W. Charlton — 11/29/01
DEVELOPER — DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF Nov 2001
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

NOTES:

1. 4' SIDEWALKS TO BE CONSTRUCTED BY HOMEBUILDERS/LOT OWNERS. SIDEWALKS FOR LOTS NOT BUILT WITHIN THREE (3) YEARS OF FINAL PLAT WILL BE CONSTRUCTED BY OWNER OF LOT.
2. SIDEWALKS TO BE CONSTRUCTED IN COMPLIANCE WITH CITY OF BENTONVILLE SIDEWALK DETAILS. HANDICAP RAMPS TO BE CONSTRUCTED AT INTERSECTIONS PER CITY OF BENTONVILLE STANDARD DETAILS.
3. HOMEBUILDER/LOT OWNER SHALL CONTACT CITY OF BENTONVILLE PLANNING DEPARTMENT WHEN SIDEWALK FORMS ARE SET PRIOR TO POURING CONCRETE. NO SIDEWALK IS TO BE CONSTRUCTED UNTIL FORMS ARE APPROVED BY CITY OF BENTONVILLE.

LEGAL DESCRIPTION:

A PART OF THE NE 1/4, SW 1/4, SECTION 12, T-19-N, R-31-W, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A FOUND IRON PIN IN ARKANSAS STATE HIGHWAY 12 FOR THE NE CORNER OF THE NE 1/4, SW 1/4, THENCE S02°25'30"W 394.03 FEET; THENCE S83°29'52"W 489.83 FEET; THENCE S83°41'04"W 9.93 FEET TO THE TRUE POINT OF BEGINNING; THENCE S83°41'04"W 107.84 FEET; THENCE 27.95 FEET ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1105.01 FEET AND A CHORD OF N29°24'37" W 27.95 FEET; THENCE N87°00'33"W 753.44 FEET; THENCE N02°15'22"E 630.63 FEET; THENCE S87°00'34"E 677.36 FEET; THENCE S02°11'40"W 226.44 FEET; THENCE S13°30'18"E 29.57 FEET; THENCE S02°11'40"W 40.46 FEET; THENCE S16°37'53"W 32.09 FEE ; THENCE S02°11'40"W 14.20 FEET; THENCE S87°00'33"E 100.01 FEET; THENCE S02°11'40" W 120.06 FEET; THENCE S27°29'52"E 57.92 FEET; THENCE S25°58'21"E 144.19 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.71 ACRES, MORE OR LESS, SUBJECT TO ARKANSAS STATE HIGHWAY 12 ON THE NORTH, BRIGHT ROAD ON THE WEST, ANY OTHER EASEMENTS OF RECORD OR FACT.

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

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

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS_____DAY OF_____, 2001

Ralph C Clark
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF November, 2001 BY THE BENTONVILLE CITY COUNCIL.

Shelly Colvert
MAYOR

Lorene Reider
CITY CLERK

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
(501) 271 - 0906
Bentonville, Arkansas 72712
(501) 271-8144 Fax

BRIGHTWOOD SUBDIVISION
PHASE III A
ATLAS PAGE 484
HIGHWAY 12 & BRIGHT ROAD
BENTONVILLE, ARKANSAS

FINAL PLAT

CHECKED: TLG 11/28/01	
DRAWN: JEI 11/28/01	
FILE NAME: 209-05fp-IIIA.dwg	
PROJECT No.: 209-05	
PLOT DATE: 11/28/01	REV.: 2

SHEET 1 of 1

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