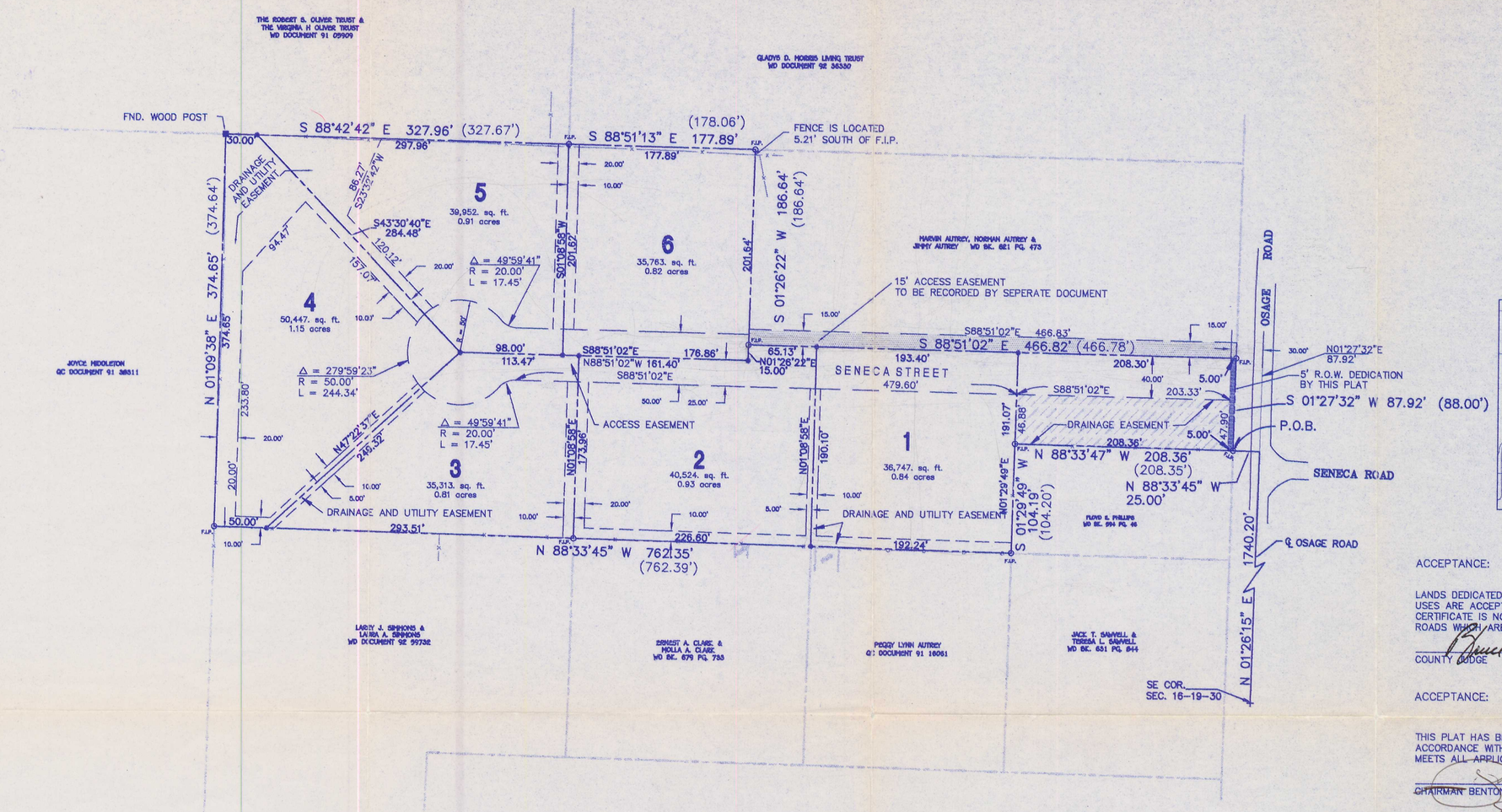
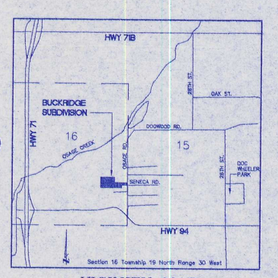
20-82

FILED FOR RECORD
At 4:49 O'clock P M
DEC 05 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



0 80' 120' 160'
SCALE IN FEET



VICINITY MAP
N.T.S.

ACCEPTANCE:

LANDS DEDICATED FOR EASEMENTS, RIGHTS-OF-WAYS, AND OTHER PUBLIC USES ARE ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS CERTIFICATE IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN THE RIGHTS-OF-WAY.

Bruce Rutherford 9-20-94
COUNTY JUDGE DATE

ACCEPTANCE:

THIS PLAT HAS BEEN REVIEWED BY THE BENTON COUNTY PLANNING BOARD IN ACCORDANCE WITH THE BENTON COUNTY SUBDIVISION REGULATIONS AND MEETS ALL APPLICABLE REQUIREMENTS OF THOSE REGULATIONS.

9-20-94
CHAIRMAN BENTON COUNTY PLANNING COMMISSION DATE
Service Office

OWNER'S CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS FOR USE BY THE PROPERTY OWNERS OF BUCKRIDGE SUBDIVISION AND FOR USE BY THE GENERAL PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.

RON BUCKMAN

OFFICIAL SEAL
LINDA C. HOWARD
NOTARY PUBLIC • ARKANSAS
BENTON COUNTY
My Commission Expires: 08 • 12 • 2001

SUBSCRIBED AND SWORN BEFORE ME, THIS 8th DAY OF Nov 1994

Linda C. Howard 08-12-2001
NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER:
RON BUCKMAN
3220 SENECA RD.
ROGERS, ARK. 72756

500-19N-30W-0-16-210-04-1156

NOTES:

1. STATE PLANE COORDINATES FOR THE P.O.B. ARE ARKANSAS STATE PLANE.
   NAD 1983 – U.S. SURVEY FOOT
   N. 729,219.79
   E. 672,683.98
2. RECORD DIMENSIONS TAKEN FROM WARRANTY DEED DOCUMENT 91 49602.
3. UNLESS SHOWN OTHERWISE, ALL EASEMENTS ARE ACCESS, UTILITY, AND DRAINAGE EASEMENTS.
4. ALL ROADS WITHIN THE SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE PROPERTY OWNERS.

ZONING: NOT ZONED. PROPERTY IS NOT LOCATED WITHIN CITY LIMITS.

BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID.

NOTE
BOUNDARY IS A RETRACEMENT SURVEY OF PLAT FILED IN PLAT BK. 21 PG. 167 BENTON COUNTY RECORDS.

SURVEY DESCRIPTION:

A PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SAID SECTION 16; THENCE N 01°26'15" E 1740.20 FEET ALONG THE CENTERLINE OF OSAGE ROAD; THENCE N 88°33'45" W 25.00 FEET TO THE WEST R/W LINE OF OSAGE ROAD FOR THE POINT OF BEGINNING; THENCE LEAVING SAID R/W LINE N 88°33'47" W 208.36 FEET; THENCE S 01°29'49" W 104.19 FEET; THENCE N 88°33'45" W 762.35 FEET; THENCE N 01°09'38" E 374.65 FEET; THENCE S 88°42'42" E 327.96 FEET; THENCE S 88°51'13" E 177.89 FEET; THENCE S 01°26'22" W 186.64 FEET; THENCE S 88°51'02" E 466.82 FEET; THENCE ALONG SAID WEST R/W S 01°27'32" W 87.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.90 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD OR FACT.

LEGEND

- SET IRON PIN/PIPE
- F.I.P. FOUND IRON PIN/PIPE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ACCESS EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- (123.45') RECORD DIMENSION (TYPICAL)
- FENCE LINE
- DRAINAGE EASEMENT

SET BACK REQUIREMENTS:

FRONT YARD = 30 FEET FROM ACCESS EASEMENT
REAR YARD = 20 FEET
SIDE YARD = 10 FEET

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. MAP NUMBER 05007C0155 E.
EFFECTIVE DATE: SEPTEMBER 18, 1991.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN 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 HEREON.

JAMES G. TEMPLE, PLS# 1021 — 10/17/94
SIGNATURE DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1021
JAMES G. TEMPLE

ROADS NOT MAINTAINED BY COUNTY

INITIAL DESIGN	8/12/94	LDF	DWW	RMA	
	DATE	PRN	PM	DES	S.RES

BUCKRIDGE SUBDIVISION

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS

110 WEST CENTRAL AVE.
BENTONVILLE, ARKANSAS
(501) 273-9472
72712

JOB NO.: 5563
DWG NAME: FP.DWG

FINAL PLAT
BENTON COUNTY

DATE 10/6/94
SHEET NO. 1 OF 1