



VICINITY MAP  
N.T.S.

Brenda DeShields-Circuit Clerk  
Benton County, AR  
Book/Pg: 2015/549  
Tel./Cashier: CASH2/Laura L. Taylor  
09/21/2015 11:37:24AM  
Trch: 349288  
Total Fee: \$20.00  
Book 2015 Page 549  
Recorded in the Above  
PLAT Book & Page  
09/21/2015

# FINAL PLAT

## ARBOR LANE II SUBDIVISION

### BENTONVILLE, ARKANSAS

#### ATLAS PAGE 483

PREPARED: SEPTEMBER 8, 2015

### Contacts

Owner / Developer:  
c/o Mr. Kim Fugitt  
Arbor Lane Phase II  
Development, LLC  
1200 E. Joyce Blvd 6th Floor  
Fayetteville, AR 72703-5189  
(479) 521-6686

Representative:  
Blew & Associates, PA  
524 W. Sycamore, Ste 4  
Fayetteville, AR 72703  
(479) 443-4506

### Survey Description:

A Part of the Northeast Quarter of the Southeast Quarter of Section 11, Township 19 North, Range 31 West, Benton County, Arkansas, Being More Particularly Described as Follows, To-Wit: Beginning at the Southeast Corner of said Forty Acre Tract, said Point Being a Found Iron Pin, and running thence N87°29'40"W 330.12' To A Found Iron Pin, thence N02°09'45"E 930.69' to a Set Iron Pin, thence S87°09'14"E 330.89' to a Set Iron Pin, thence S02°12'33"W 928.72' to the Point of Beginning. Containing 7.05 Acres more or less. Subject to Easements and Rights-of-Way of Record, if any.

### Setbacks

Lot #	N	S	E	W	Lot #	N	S	E	W
5	30'	20'	0'	10'	19	10'	0'	20'	5'
6	30'	20'	0'	10'	20	10'	0'	20'	5'
7	30'	20'	0'	10'	21	10'	0'	20'	30'
8	30'	20'	0'	10'	22	0'	10'	15'	10'
9	30'	20'	0'	10'	23	0'	10'	15'	10'
10	30'	20'	0'	10'	24	0'	10'	30'	20'
11	30'	20'	0'	10'	25	0'	10'	30'	20'
13	11'	10'	20'	5'	26	0'	10'	30'	20'
14	0'	10'	20'	5'	27	0'	10'	30'	20'
15	0'	10'	20'	5'	28	0'	10'	30'	20'
16	0'	10'	20'	Varies	29	0'	10'	30'	20'
17	0'	10'	20'	30'	30	12'	10'	30'	20'
18	10'	0'	20'	5'					

### Notes:

All Easements shown are being dedicated to the City of Bentonville per this plat.

The Following Lots are Non-Buildable / Common Area: Lot 4; Lot 12; Lot 31; Lot 32; Lot 33; Lot 34; Lot 35; and Lot 36  
Common Areas shall be maintained by the Home Owners Association.

The Followings Lots are to be Private Utility Easements: Lot 33; Lot 34; Lot 35; and Lot 36

The Following Lots are to be Access Easements: Lot 4 and Lot 12

The Following Lot is to be a Public Drainage Easement: Lot 31  
There May Not Be Fences Or Any Other Structures Built in Any Drainage Easements.

Ownership of Lots 5-11, 21 & 24-30 shall not transfer from the original developer to an individual owner until vehicular access is provided to the rear load garage as approved in the PRD Document No. 14-01700003.

Dimensions are measured from the Back of Curb, the Edge of Sidewalk, or the Center/End of Stripe.

Proposed Sidewalk To Be Constructed Prior To Certificate of Occupancy of House.

Ensure Street Trees are planted 5' From Water Mains, Storm Drainage, And Other Utilities.

Before any work in the Right-of-Way commences, Contractor and/or owner is to contact the City of Bentonville Engineering and Transportation Departments and notify said departments on the intent and type of the work that will take place with-in the Right-of-Way.

### ABBREVIATIONS:

- BS - Building Setback Line
- R/W - Right-of-Way
- UE - Utility Easement
- DE - Drainage Easement
- AE - Access Easement
- CU - City Utilities Only
- OU - Other Utilities
- FFE - Minimum Finished Floor Elevation.

### Certificates:

#### CERTIFICATE OF SURVEYING ACCURACY:

I, Buckley D. Blew, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

Date of Execution: 9-8-15

Registered Land Surveyor  
No. 1532  
State of Arkansas

#### CERTIFICATE OF OWNERSHIP:

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby lay off, plat, subdivide said real estate in accordance with this plat and do hereby dedicate to the use of the public the streets, alleys, drives, easements, etc. as shown on said plat.

Date of Execution: 9-8-15

Kim Fugitt  
Arbor Lane Phase II Development, LLC  
1200 E. Joyce Boulevard 6th Floor  
Fayetteville, AR 72703-5189

#### CERTIFICATE OF APPROVAL:

Pursuant to the Bentonville Subdivision Regulations and all other conditions and approval having been completed, this document is hereby accepted. This Certificate is hereby executed under the authority of the said rules and regulations.

Date of Execution: 9-11-15

Bentonville Planning Commission Chairman

D.R. Diane Shastid  
DIANE SHASTID  
NOTARY PUBLIC - ARKANSAS  
BENTON COUNTY - #1234665C  
My Comm. Expires Feb. 14, 2016

#### CERTIFICATE OF RECORDING:

This document filed for record \_\_\_\_\_ day, 20\_\_\_\_ in Plat

Book No. \_\_\_\_\_ page \_\_\_\_\_

Circuit Clerk

### Flood Zone Certification\*:

By Graphic Plotting of the information shown on Flood Insurance Rate Map No. 05007C0255K, Dated June 5, 2012 indicates that the property shown on survey lies within Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

\* Flood statement does not guarantee against localized flooding.

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS 8 DAY OF SEPTEMBER, 2015.



**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

524 W. SYCAMORE ST, SUITE 4  
FAYETTEVILLE, ARKANSAS 72703  
OFFICE: 479.443.4506  
FAX: 479.582.1883  
www.BLEWINC.com

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

