

DATE OF PLAT PREPARATION: June 10, 2005  
 DATE OF SURVEY PREPARATION: December 17, 2003

**BOUNDARY DESCRIPTION**

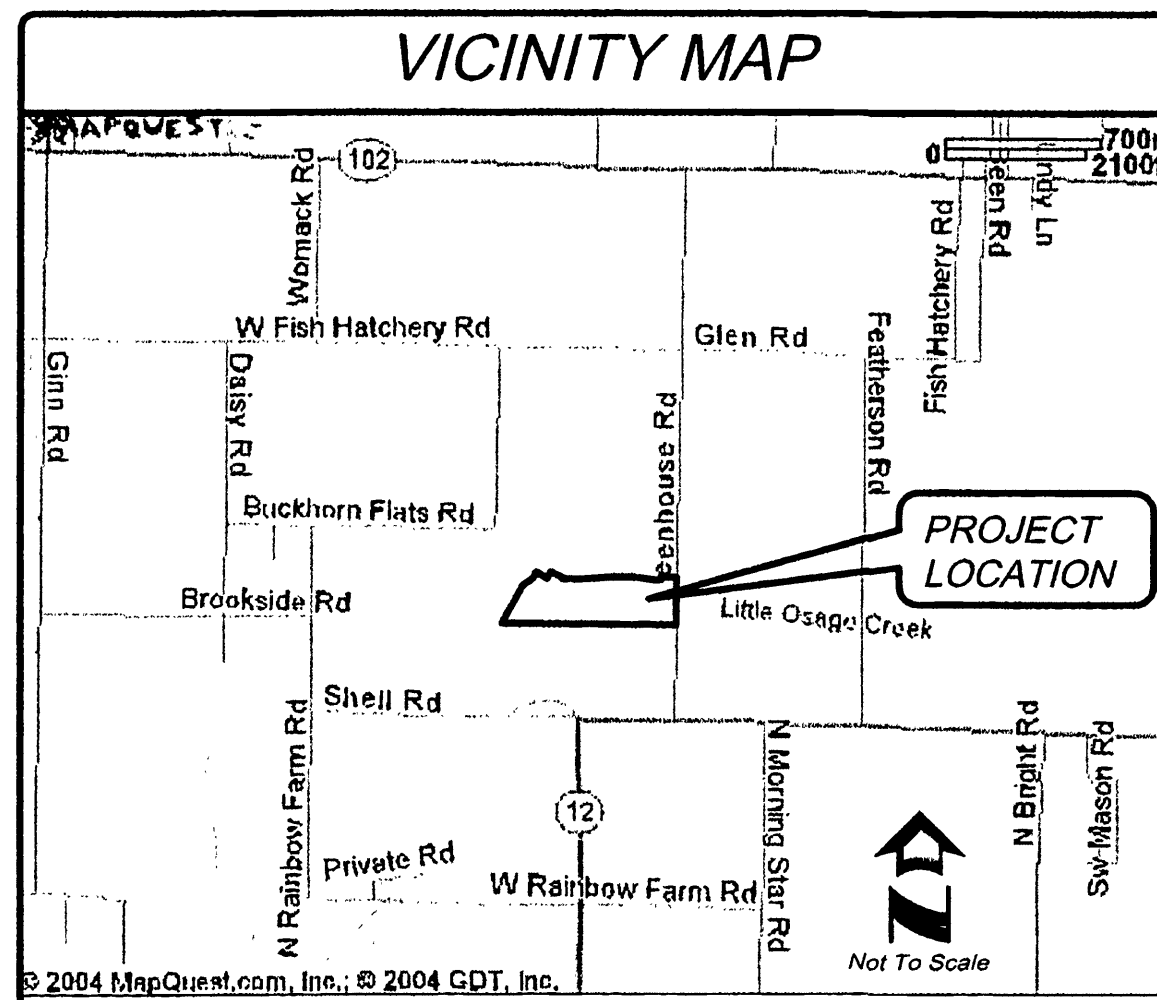
PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, AND PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING COTTON PICKER SPINDLE MARKING THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE NW 1/4; THENCE N 87°41'39" W, 1325.56 FEET TO AN EXISTING MONUMENT MARKING THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE NW 1/4; THENCE N 87°26'58" W, 1178.55 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NW 1/4; THENCE N 30°47'08" E, 623.88 FEET; THENCE N 58°14'13" E, 179.17 FEET; THENCE N 27°46'44" E, 98.81 FEET; THENCE S 57°35'17" E, 184.99 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, 109.81 FEET, SAID CURVE HAVING A RADIUS OF 775.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N 28°21'11" E AND A LENGTH OF 109.71 FEET; THENCE S 62°13'16" E, 189.51 FEET; THENCE S 27°46'44" W, 24.14 FEET; THENCE S 87°28'47" E, 303.69 FEET; THENCE N 87°27'40" E, 453.51 FEET; THENCE S 87°28'47" E, 259.92 FEET; THENCE S 81°27'31" E, 323.61 FEET; THENCE S 87°28'47" E, 85.00 FEET; THENCE N 02°31'13" E, 39.70 FEET; THENCE S 87°28'47" E, 227.00 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE NW 1/4, SAID POINT ALSO BEING ON THE CENTERLINE OF GREENHOUSE ROAD; THENCE S 02°31'13" W, 685.04 FEET ALONG SAID EAST LINE AND SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 1,555,073.37 SQUARE FEET OR 35.70 ACRES, MORE OR LESS, AND BEING SUBJECT TO PUBLIC ROAD RIGHTS OF WAY AND ANY EASEMENTS OF RECORD.

**NOTES:**

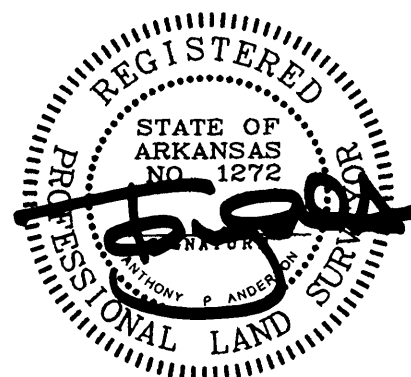
- ♦ All Distances Along Curves Are Chord Lengths.
- ♦ 1/2" Rebar w/cap #1272 set at all Property Corners (unless noted otherwise).
- ♦ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ♦ Basis of Bearings: Arkansas State Plane North, Based On GPS Observation.
- ♦ All Setbacks Are Dedicated As Utility And Drainage Easements.
- ♦ There Are No Known Wetlands On This Project. An Army Corps Of Engineers Determination Is In Progress.
- ♦ FLOOD INFORMATION: This Property Does Not Lie In The 100 Year Flood Zone. Zone Panel No. 05007C0135E, Dated September 18, 1991.
- ♦ Front Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Side Yard Setbacks = 7.0' Except Along Road, Then 25.0' Unless Otherwise Noted on Plat
- ♦ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Mlnimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- ♦ Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space W/ A 4' Concrete Sidewalk On Both Sides Of Street.)
- ♦ No Fences Shall Be Constructed Within The Ingress/Egress Easement Between Lots 68 And 69.
- ♦ No Lot Shall Have Direct Access To Or Face Greenhouse Road.

**ZONING CLASSIFICATION: R-2**



**RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT**

The right-of-way as shown on this plat is hereby dedicated to the public for public use. Tract "A" is dedicated to the City of Centerton for operation and maintenance of a sewer lift station. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements and/or lot setbacks shall be provided.



**SURVEYOR**  
**ANDERSON SURVEYING, INC.**  
 P.O. Box 129  
 Van Buren, Arkansas 72957  
 (479) 474-4247  
 (479) 410-5333 (Fax)

**ENGINEER**  
**MORRISON-SHIPLEY ENGINEERS, INC.**  
 2407 SE Cottonwood Street  
 Bentonville, Arkansas 72712  
 (479) 273-2209  
 (479) 273-2553 (Fax)

**OWNER & DEVELOPER**  
**QUAIL RIDGE DEVELOPMENT, LLC.**  
 5311 Village Parkway  
 Rogers, Arkansas  
 (479) 420-1191

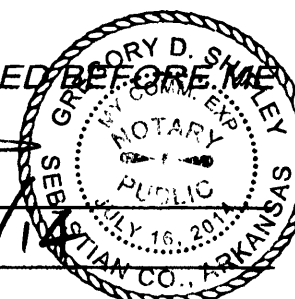
PLAT CERTIFIED CORRECT:

**ANTHONY P. ANDERSON**  
 P.L.S. #1272

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

Owner: Don Marley  
 Quail Ridge Development, LLC  
 Date: June 13, 2005

STATE OF ARKANSAS  
 COUNTY OF Sebastian SWORN AND SUBSCRIBED BEFORE ME  
 THIS 13th DAY OF June, 2005  
 Notary Public: [Signature]  
 My Commission Expires: 7/16/2008



**CENTERTON PLANNING COMMISSION APPROVAL:**  
 Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 13th Day Of June, 2005.

Chairperson: Judy Cuffelt  
**CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:**  
 Water and Sewer Director: [Signature]

**CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:**  
 Public Works Director: [Signature]

**CENTERTON FIRE DEPARTMENT APPROVAL:**  
 Fire Chief: [Signature]

**CENTERTON CITY COUNCIL ACCEPTANCE:**  
 This Plat Is Hereby Accepted By The City Of Centerton City Council This 14th Day Of June, 2005.

Ordinance No. 05-51  
 Mayor: [Signature]  
 City Recorder: [Signature]



FILED FOR RECORD: THIS \_\_\_ DAY OF \_\_\_, 200\_\_ AT \_\_\_ O'CLOCK \_\_\_, CIRCUIT CLERK AND EX-OFFICIO RECORDER.  
 BY: \_\_\_\_\_

2005-746  
 06-20-2005  
 2005 746  
 Recorded in the Above  
 Plat Book & Page  
 06-20-2005 10:29:43 AM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

COUNTY RECORDING STAMP

**QUAILRIDGE**  
 (Phase I, Lots 1 Thru 100 and Tract "A")

**(A Single-Family Development)**  
 PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 11, T-19-N, R-31-W AND  
 PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 10, T-19-N, R-31-W  
 CENTERTON, BENTON COUNTY, ARKANSAS

<b>QUAILRIDGE (Phase I)</b> (A Single-Family Development)	
REVISION	REV. NO.
MORRISON-SHIPLEY ENGINEERS, INC. DATE: 06.10.05	<b>SHEET 1 of 3</b>

May 27, 2005

2005-747  
06-20-05

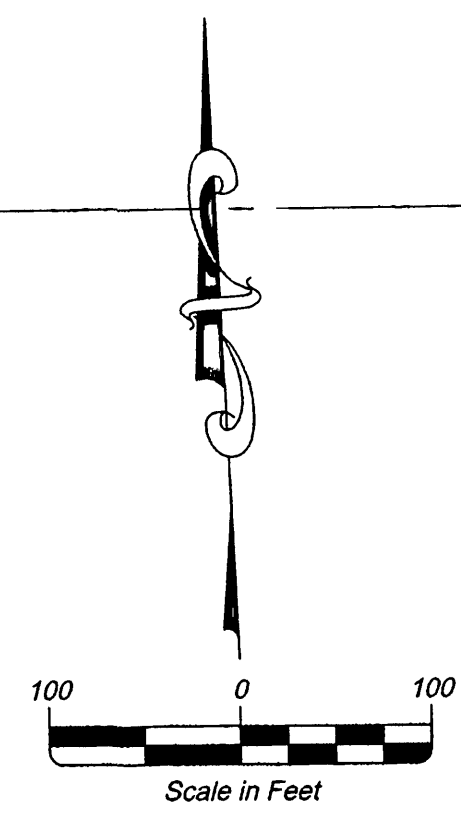
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Plat Book & Page  
06-20-2005 10:32:39 AM  
Brenda DeShields-Circuit Clerk  
Benton County, AR

NW Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

NE Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

SECTION 3  
SECTION 10

SECTION 3  
SECTION 2



**LINE LEGEND**

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

MATCHLINE  
SEE SHEET 3

NW 1/4 NE 1/4

NE 1/4 NE 1/4

QUAIL RIDGE  
DEVELOPMENT, LLC

Tract "A"  
0.08 Ac

SW Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

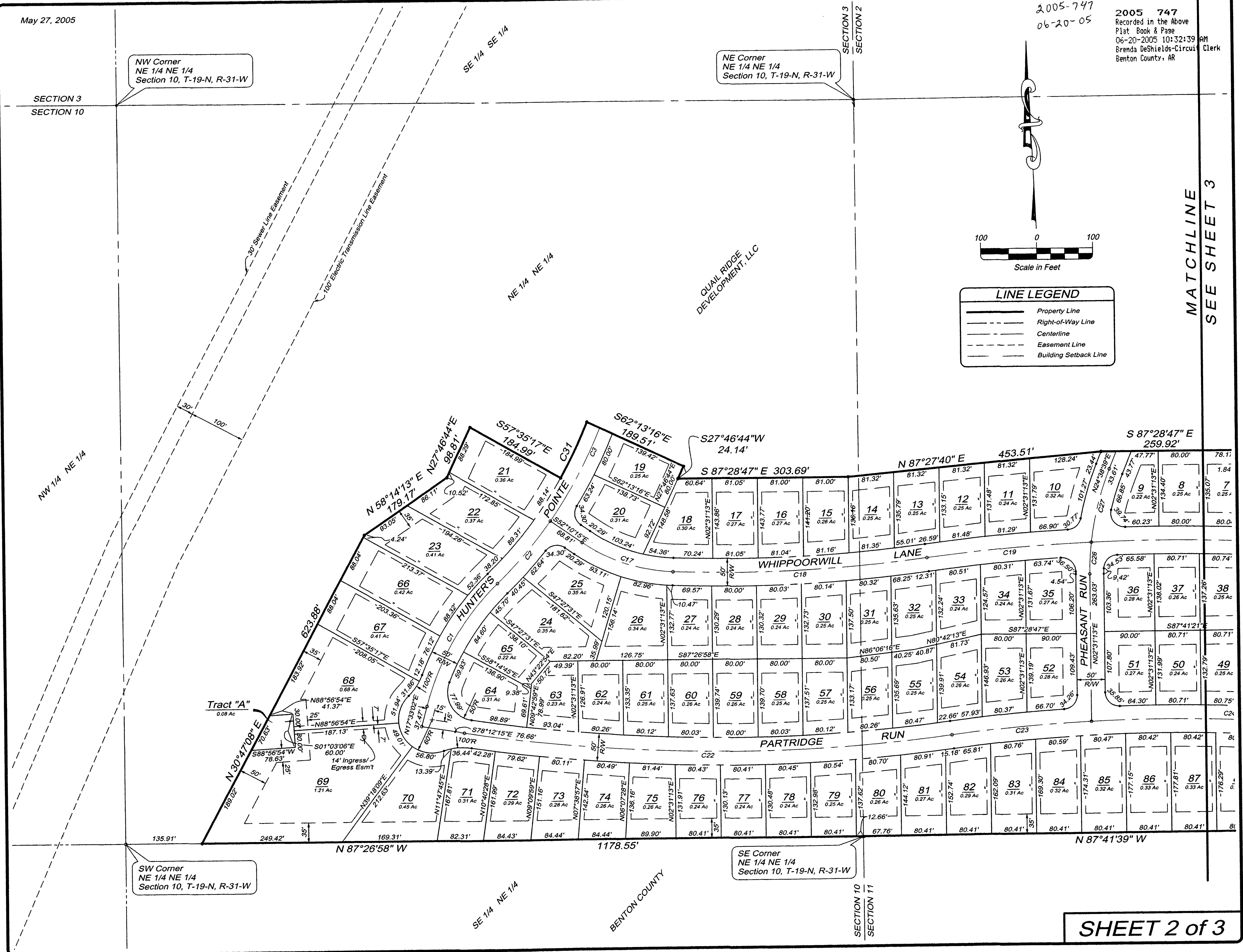
SE Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

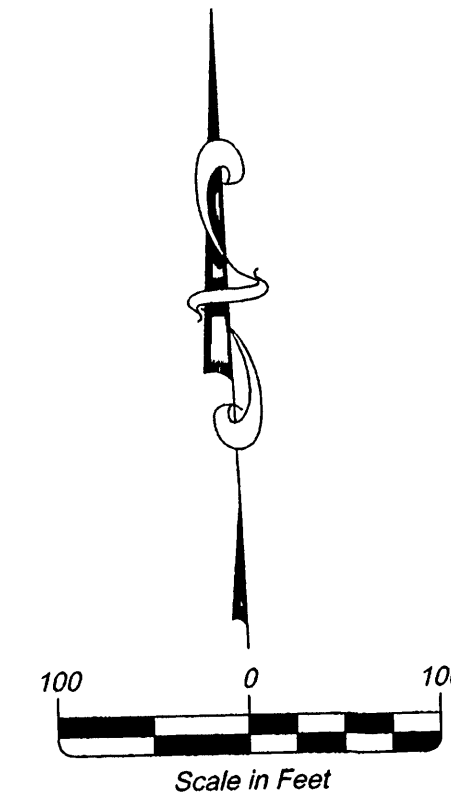
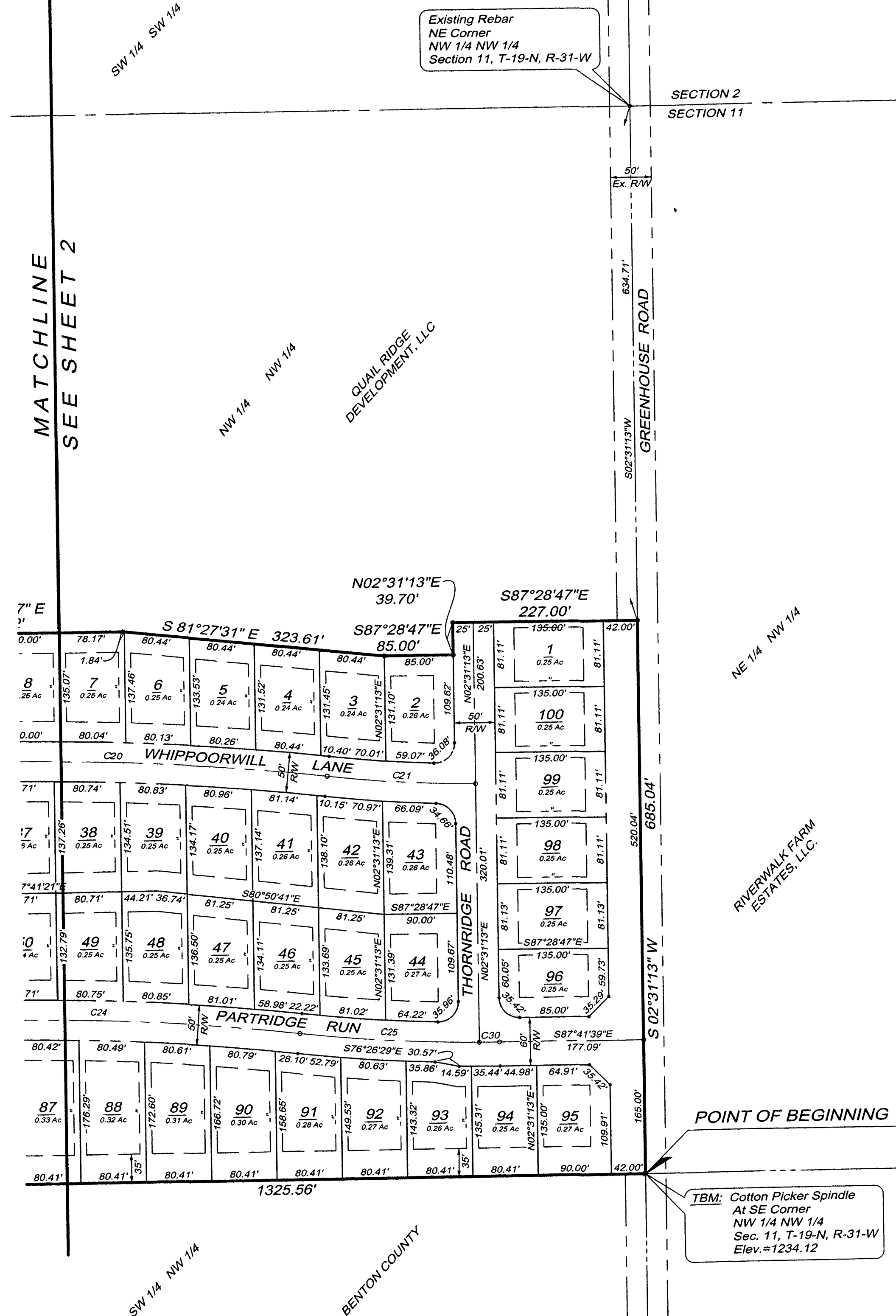
SE 1/4 NE 1/4

BENTON COUNTY

SECTION 10  
SECTION 11

SHEET 2 of 3





**LINE LEGEND**

	Property Line
	Right-of-Way Line
	Centerline
	Easement Line
	Building Setback Line

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	255.44'	475.00'	30°48'43"	130.89'	S32°57'23"W	252.37'
C2	147.07'	800.00'	10°32'00"	73.74'	N43°05'45"E	146.87'
C3	187.46'	800.00'	13°25'34"	84.16'	N31°06'58"E	187.04'
C17	172.70'	300.00'	32°59'01"	88.82'	S68°39'46"E	170.33'
C18	454.09'	2680.00'	9°42'29"	227.59'	N89°59'29"E	453.55'
C19	294.88'	3320.00'	5°05'20"	147.54'	S87°40'55"W	294.78'
C20	529.25'	3320.00'	9°08'01"	265.19'	N85°12'25"W	528.69'
C21	183.13'	1680.00'	6°14'44"	91.65'	S83°45'46"E	183.04'
C22	872.23'	3000.00'	16°39'30"	439.21'	S86°32'00"E	869.16'
C23	250.31'	3000.00'	4°46'50"	125.23'	S87°31'40"W	250.23'
C24	494.39'	3000.00'	9°26'32"	247.75'	N85°21'40"W	493.83'
C25	221.33'	2000.00'	6°20'26"	110.78'	S83°48'37"E	221.21'
C26	57.53'	500.00'	6°35'31"	28.79'	S05°48'59"W	57.49'
C27	135.54'	500.00'	15°31'55"	68.19'	S16°52'42"W	135.13'
C30	24.91'	2000.00'	00°42'49"	12.46'	S87°20'14"E	24.91'
C31	109.81'	775.00'	08°07'05"	54.99'	N28°21'11"E	109.71'

DATE OF PLAT PREPARATION: October 24, 2005  
 DATE OF SURVEY PREPARATION: December 17, 2003

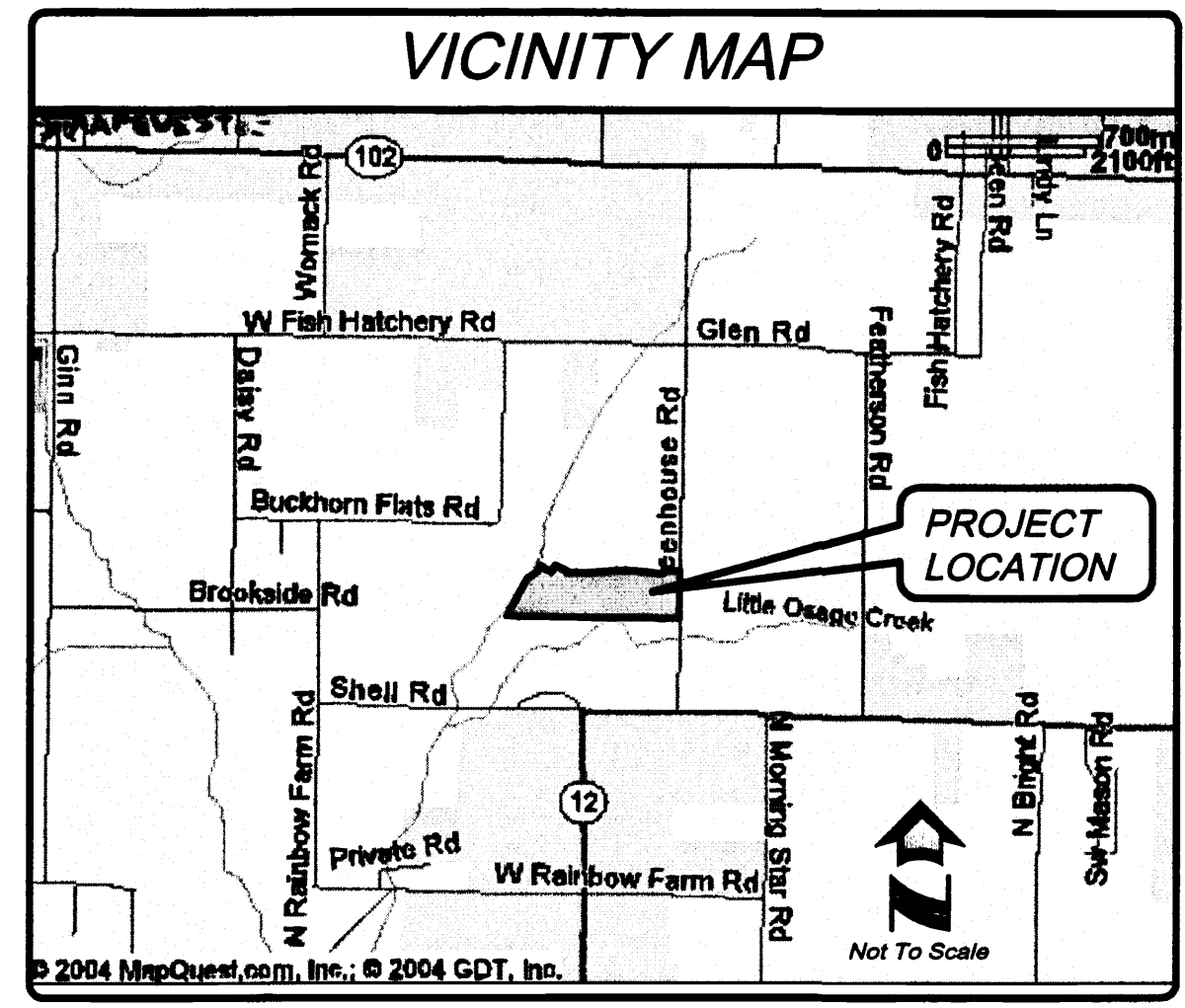
**BOUNDARY DESCRIPTION**

LOTS 69 THRU 80 OF QUAILRIDGE (PHASE I, LOTS 1 THRU 100 AND TRACT "A"), AS FILED FOR RECORD JUNE 20, 2005, BOOK 2005, PAGE 746-748.

**NOTES:**

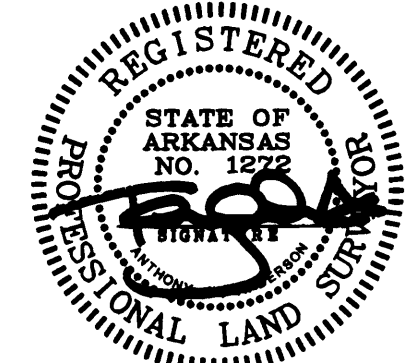
- ◆ All Distances Along Curves Are Chord Lengths.
- ◆ 1/2" Rebar w/cap #1272 set at all Property Corners (unless noted otherwise).
- ◆ All Lot Line Return Radii 25' Unless Noted Otherwise.
- ◆ Basis of Bearings: Arkansas State Plane North, Based On GPS Observation.
- ◆ All Setbacks Are Dedicated As Utility And Drainage Easements.
- ◆ There Are No Known Wetlands On This Project. An Army Corps Of Engineers Determination Is In Progress.
- ◆ **FLOOD INFORMATION:** This Property Does Not Lie In The 100 Year Flood Zone. Zone Panel No. 05007C0135E, Dated September 18, 1991.
- ◆ Front Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
 Back Yard Setbacks = 25.0' Unless Otherwise Noted on Plat  
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- ◆ Unless Otherwise Noted On The Plat, All House Minimum Finished Floor Elevations Shall Be A Minimum Of One (1) Foot Above The Highest Curb Elevation In Front Of The House.
- ◆ Lot Developers Are Responsible For Constructing Sidewalks Per City Of Centerton Specifications And The American Disability Act. (2' Green Space W/ A 4' Concrete Sidewalk On Both Sides Of Street.)
- ◆ No Fences Shall Be Constructed Within The Ingress/Egress Easement Between Lots 68 And 69.
- ◆ No Lot Shall Have Direct Access To Or Face Greenhouse Road.
- ◆ The Purpose Of This Replat Is To Adjust The Rear-Yard Setbacks Of Lots 69-80 From 35' To 25'.

**ZONING CLASSIFICATION: R-2**



**RIGHT-OF-WAY and EASEMENT DEDICATION STATEMENT**

The right-of-way as shown on this plat is hereby dedicated to the public for public use. Tract "A" is dedicated to the City of Centerton for operation and maintenance of a sewer lift station. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, drainage, access and other purposes. Any designated "Utility easement" and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The authority to cut down and keep trimmed trees, hedges and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within the dedicated easements and/or lot setbacks shall be provided.



**SURVEYOR**  
**ANDERSON SURVEYING, INC.**  
 P.O. Box 129  
 Van Buren, Arkansas 72957  
 (479) 474-4247  
 (479) 410-5333 (Fax)

**ENGINEER**  
**MORRISON-SHIPLEY ENGINEERS, INC.**  
 2407 SE Cottonwood Street  
 Bentonville, Arkansas 72712  
 (479) 273-2209  
 (479) 273-2553 (Fax)

**OWNER & DEVELOPER**  
**QUAIL RIDGE DEVELOPMENT, LLC.**  
 5311 Village Parkway  
 Rogers, Arkansas  
 (479) 420-1191

PLAT CERTIFIED CORRECT:

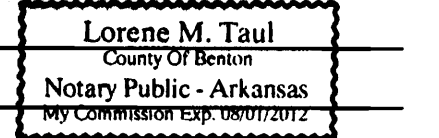
*[Signature]*  
 ANTHONY P. ANDERSON  
 AR R.P.L.S. #1272

We, The Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Hereon Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

- Owner: *[Signature]* 10/24/05  
 Quail Ridge Development, LLC Date
- Owner: *[Signature]* 10-25-05  
 Marley Construction, Inc. Date
- Owner: *[Signature]* 10/24/05  
 Zachary & Associates, Inc. Date
- Owner: *[Signature]*  
 Roth Family, Inc. Date

STATE OF ARKANSAS  
 COUNTY OF Benton, SWORN AND SUBSCRIBED BEFORE ME  
 THIS 25<sup>th</sup> DAY OF October, 2005.

Notary Public: *[Signature]*  
 My Commission Expires: 08/01/2012



CENTERTON PLANNING COMMISSION APPROVAL:  
 Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 13<sup>th</sup> Day Of June, 2005.

Chairperson: *[Signature]*

CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:  
 Water and Sewer Director: *[Signature]*

CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:  
 Public Works Director: *[Signature]*

CENTERTON FIRE DEPARTMENT APPROVAL:  
 Fire Chief: *[Signature]*

CENTERTON CITY COUNCIL ACCEPTANCE:  
 This Plat Is Hereby Accepted By The City Of Centerton City Council This 14<sup>th</sup> Day Of June, 2005.

Ordinance No. 05-51  
 Mayor: *[Signature]*  
 City Recorder: *[Signature]*



FILED FOR RECORD: THIS \_\_\_ DAY OF \_\_\_, 200\_\_ AT \_\_\_ O'CLOCK \_\_\_, CIRCUIT CLERK AND EX-OFFICIO RECORDER.

BY: \_\_\_\_\_  
 RECORDING STAMP:  
 2005-1345  
 11-08-2005  
 2005 1345  
 Recorded in the Above  
 Plat Book & Page  
 11-08-2005 01:39:04 PM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

# QUAILRIDGE

(Phase I, Lots 69A Thru 80A)  
 (A Single-Family Development)

BEING A REPLAT OF LOTS 69 THRU 80 OF  
 QUAILRIDGE (PHASE I, LOTS 1 THRU 100 AND TRACT "A")  
 CENTERTON, BENTON COUNTY, ARKANSAS

<b>QUAILRIDGE (Phase I)</b> (A Single-Family Development)	
REVISION	REV. NO.
MORRISON-SHIPLEY ENGINEERS, INC. DATE: 10.24.05	<b>SHEET 1 of 3</b>

October 24, 2005

2005-1346  
11-08-2005  
2005 1346  
Recorded in the Above  
Plat Book & Page  
11-08-2005 01:42:34 PM  
Brenda DeShields-Circuit Clerk  
Benton County, AR

NW Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

NE Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

SECTION 3  
SECTION 10

SECTION 3  
SECTION 2

SECTION 10  
SECTION 11

NW 1/4 NE 1/4

NE 1/4 NE 1/4

SE 1/4 NE 1/4

BENTON COUNTY

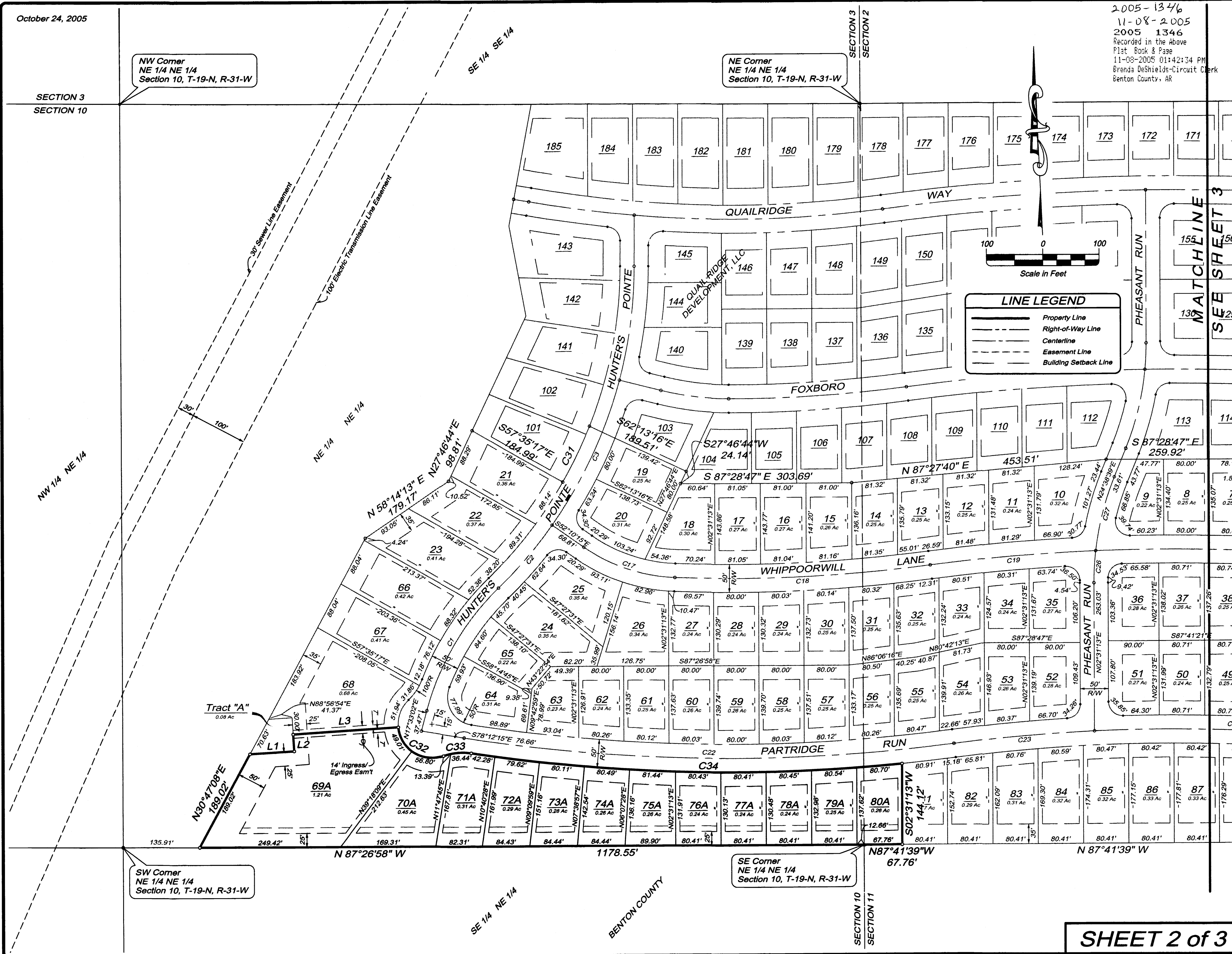
SW Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

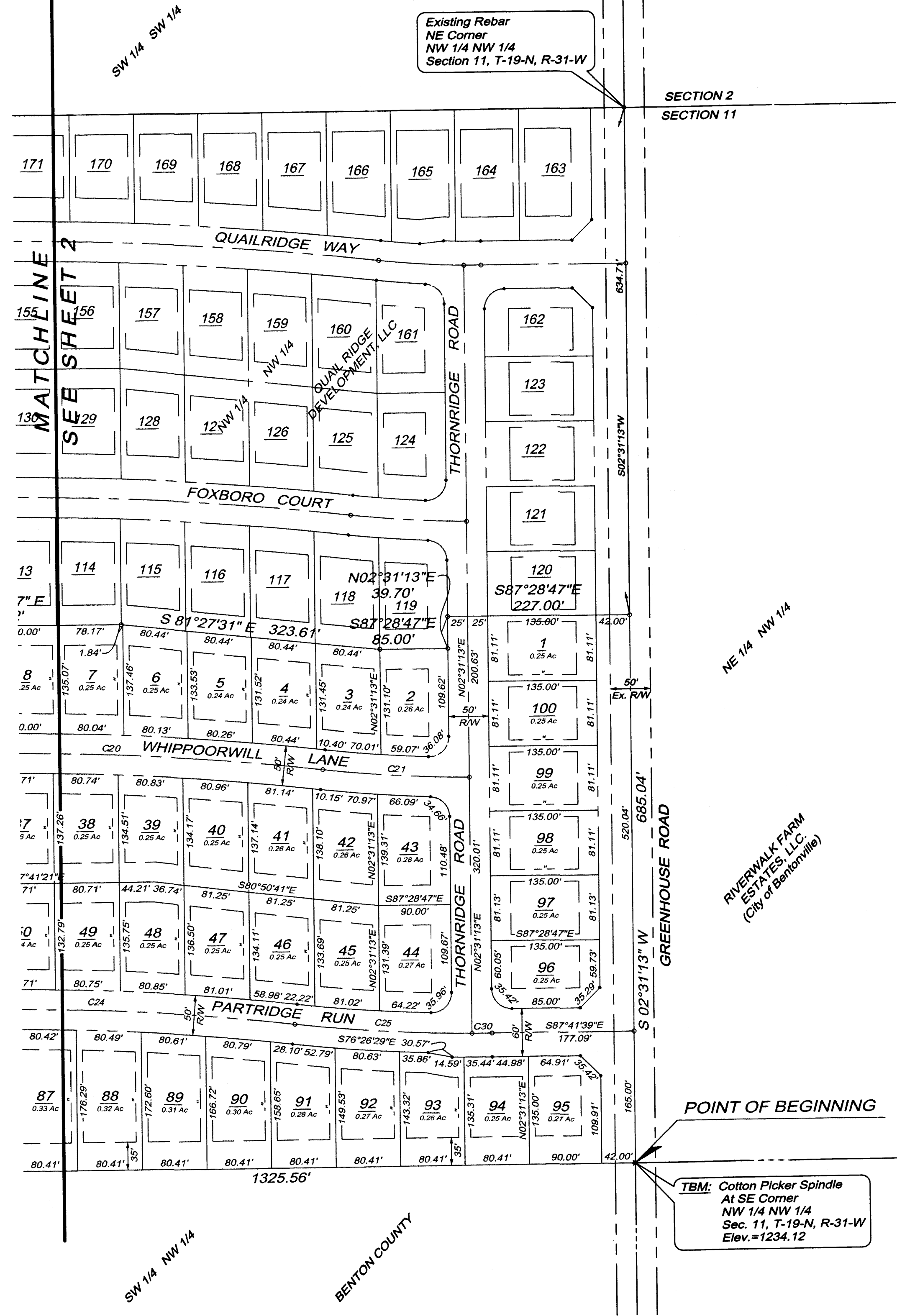
SE Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

SHEET 2 of 3

**LINE LEGEND**

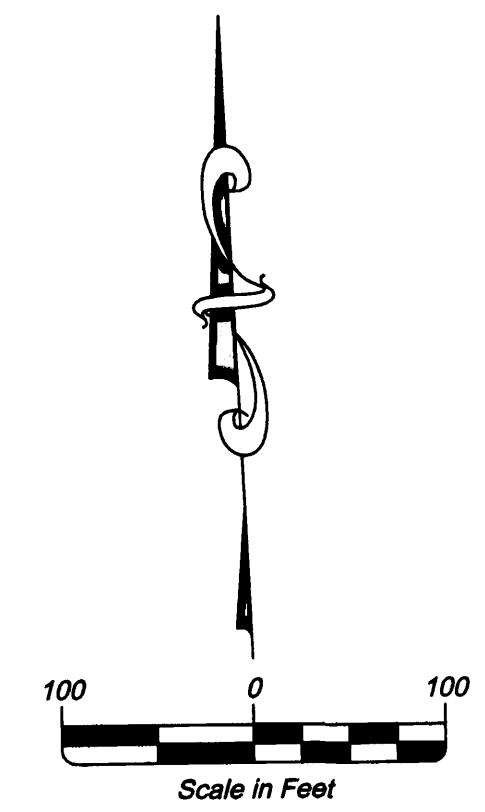
- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line





Existing Rebar  
NE Corner  
NW 1/4 NW 1/4  
Section 11, T-19-N, R-31-W

SECTION 2  
SECTION 11



**LINE LEGEND**

- Property Line
- Right-of-Way Line
- Centerline
- Easement Line
- Building Setback Line

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C32	109.65'	60.00'	104°42'24"	77.78'	S54°50'31"E	95.02'
C33	50.04'	100.00'	28°40'15"	25.56'	N87°08'24"E	49.52'
C34	766.50'	3025.00'	14°31'05"	385.31'	S85°47'01"E	764.45'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S88°56'54"W	78.63'
L2	S02°03'06"E	30.00'
L3	N88°56'54"E	187.13'

POINT OF BEGINNING

TBM: Cotton Picker Spindle  
At SE Corner  
NW 1/4 NW 1/4  
Sec. 11, T-19-N, R-31-W  
Elev.=1234.12