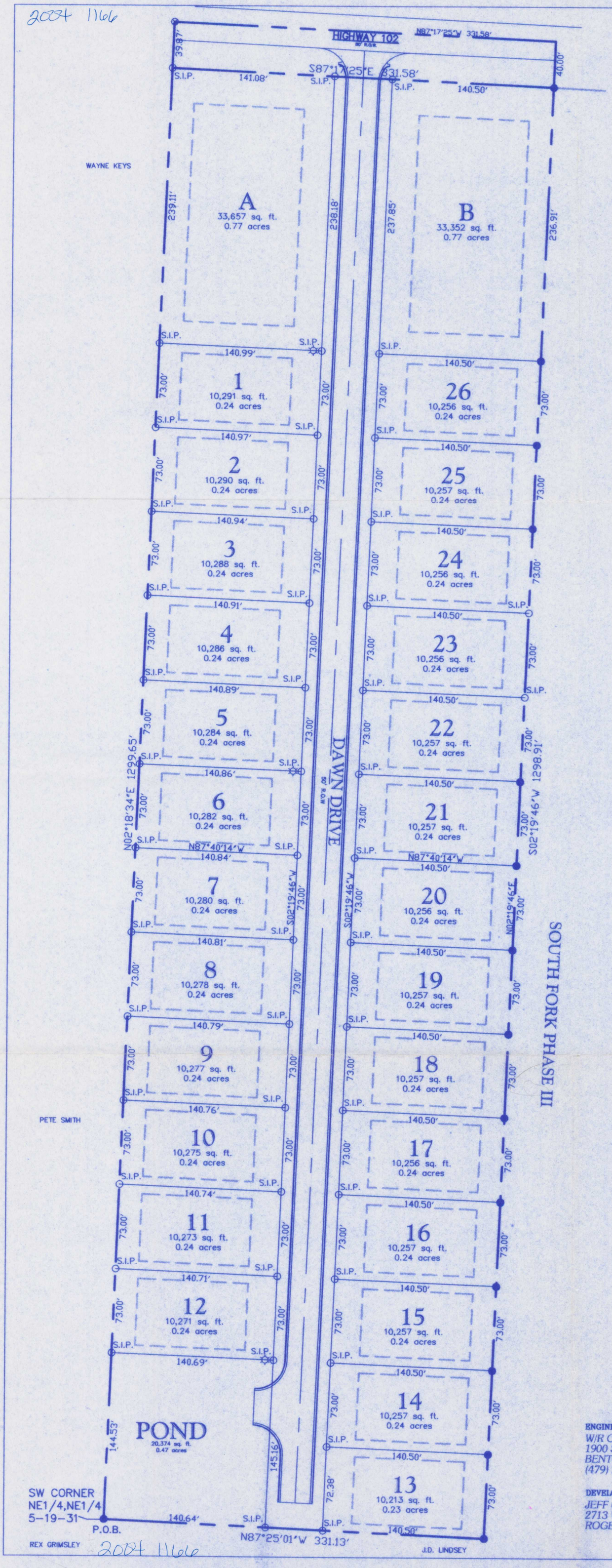
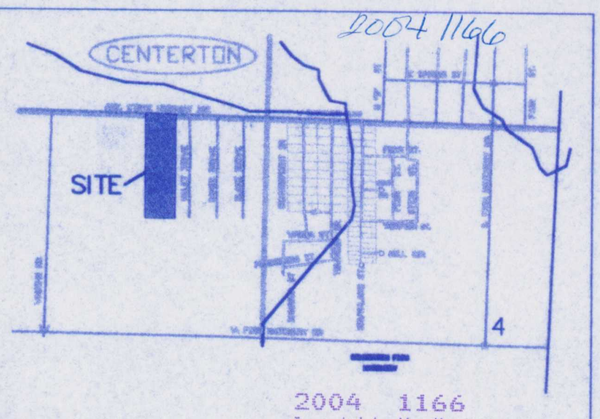
2004 1166



2004 1166



N

SCALE: 1" = 60'

60 30 0 60

2004 1166
Recorded in the Above
Plat Book & Page
10-01-2004 02:02:13 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

LEGEND

- ● Found Iron Pin
- ○ Set Iron Pin
- ⊗ PK Nail
- ☼ STREET LIGHT
- — — BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  - 25' FRONT
  - 20' REAR
  - 10' SIDE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 30TH DAY OF AUGUST, 2004 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

Gene E. Buescher

GENE E. BUESCHER, R.L.S. #1181

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS — G.E. BUESCHER

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE ON A 100 YEAR FLOOD ZONE PER THE FLOOD HAZARD BOUNDARY MAP, BENTON COUNTY, ARKANSAS, COMMUNITY PANEL 0500700135 E DATED SEPTEMBER 18, 1991.

OWNER'S DEDICATION

WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS, DRAINAGE STRUCTURES, AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF September 2004

Lorene M. Taul
NOTARY PUBLIC

Lorene M. Taul
County Of Benton
Notary Public - Arkansas
My Commission Exp. 08/01/2012

CITY ACCEPTANCE

THIS FINAL PLAT AND THE LAND DEDICATED FOR STREETS AND OTHER PUBLIC USES IS HEREBY ACCEPTED THIS 30th DAY OF Sept. 2004 BY THE CITY OF CENTERTON, ARKANSAS.

MAYOR

Bobbie Griffith
CITY CLERK

PLANNING COMMISSION CHAIRMAN

Elizabeth Huse
PLANNING COMMISSION SECRETARY

PUBLIC WORKS DEPARTMENT

FIRE CHIEF

CITY OF CENTERTON OFFICIAL SEAL ARKANSAS

PROPERTY DESCRIPTION

THE W ½ OF THE W ½ OF THE NE ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 31 WEST.

BEGINNING AT THE SW CORNER OF THE NE ¼ OF THE NE ¼ OF SAID SECTION 5; THENCE N 02°18'34" E 1299.65 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY 102; THENCE ALONG SAID CENTERLINE, S 87°17'25" E 331.58 FEET; THENCE LEAVING SAID CENTERLINE, S 02°19'46" W 1298.91 FEET; THENCE N 87°25'01" W 331.13 FEET TO THE POINT OF BEGINNING, CONTAINING 9.88 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY 102 ON THE NORTH SIDE THEREOF AND TO ALL EASEMENTS OF RECORD OR FACT.

THIS SURVEY DOES NOT CLAIM TO SHOW THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES OF STRUCTURES. IT IS NORMAL PRACTICE TO CALL ARKANSAS ONE-CALL OR PERTINENT UTILITY COMPANIES BEFORE ANY EXCAVATION IS STARTED.

NOTE:

1. FINISHED FLOOR ELEVATIONS OF THE HOUSE CONSTRUCTED ON THESE LOTS IS TO BE A MINIMUM OF ONE (1) FOOT ABOVE THE CURB ELEVATION IN FRONT OF THE HOUSE.
2. LOT DEVELOPERS ARE RESPONSIBLE FOR BUILDING THE SIDEWALKS PER CITY OF CENTERTON SPECS.

ZONING:
LOTS A & B ARE COMMERCIAL
LOTS 1 – 26 ARE R-3

ENGINEER
W/R CONSULTING, INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712
(479) 273-7989

DEVELOPER
JEFF QUAM CONSTRUCTION, INC.
2713 WEST WOOD
ROGERS, AR 72756

RIDGEFIELD ADDITION
BLOCK ONE
LOTS 1-26 COMM. A-B

FINAL PLAT

2004 1166

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 479-750-1608 FAX 479-750-1629
Gene E. Buescher R.L.S. #1181

W.O.	SCALE: 1"=60'	DRAWN BY: BJW	DATE: 09/27/04

2004 1166