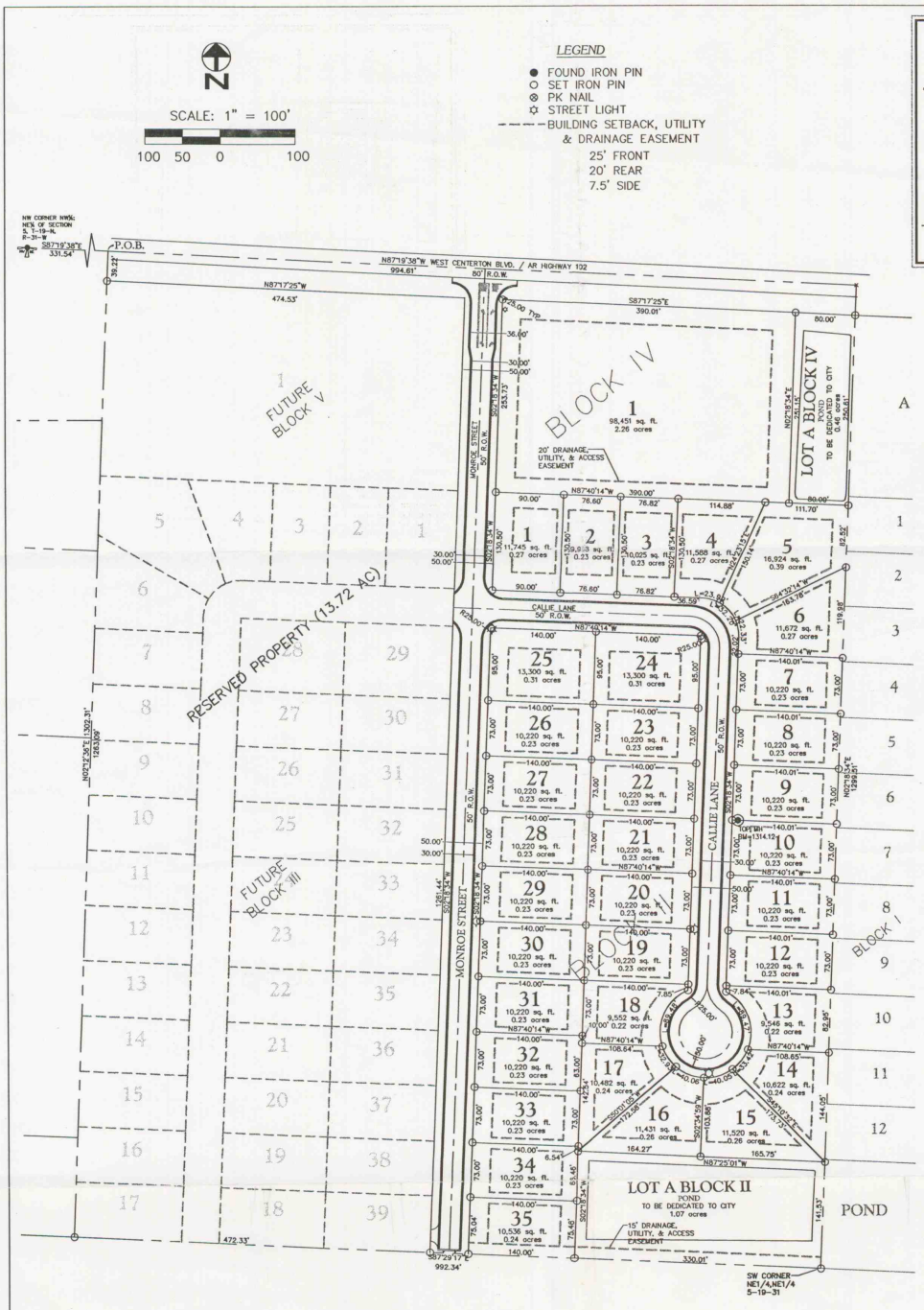
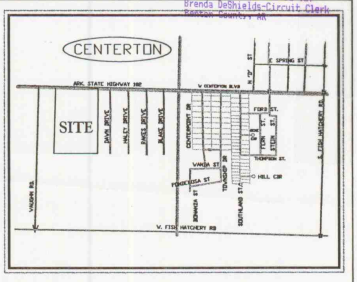
2006-450

2006 450
Recorded in the Above
Plat Book & Page
04-13-2006 09:30:38 AM
Brenda DeShields-Circuit Clerk
Benton County, AR





Vicinity Map

N.T.S.

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PROPERTY DESCRIPTION

PART OF THE EAST ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 31 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NW CORNER OF THE NW ¼ OF THE NE ¼ OF SAID SECTION 5, THENCE S 87°19'38" E 331.54 FEET TO THE POINT OF BEGINNING; THENCE S 87°19'38" E 994.61 FEET; THENCE S 02°18'34" W 1299.51 FEET; THENCE N 87°29'17" W 992.34 FEET; THENCE N 02°12'36" E 1302.31 FEET RETURNING TO THE POINT OF BEGINNING CONTAINING 29.67 ACRES, AND BEING SUBJECT TO HIGHWAY 102 RIGHT-OF-WAY ALONG THE NORTH SIDE AND BEING SUBJECT TO ANY EASEMENTS OF RECORD.

BLOCK II IS ZONED SINGLE FAMILY. BLOCK IV IS ZONED COMMERCIAL. BLOCK III & BLOCK V ARE BEING HELD AS RESERVED PROPERTY TO BE PLATTED AT A LATER DATE.

OWNER'S DEDICATION

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 DO HEREBY DEDICATE ALL PUBLIC RIGHTS-OF-WAY AND ALL UTILITY, DRAINAGE, AND CONSERVATION EASEMENTS TO THE PUBLIC FOR THE INSTALLATION OF UTILITIES.

STATE OF ARKANSAS
COUNTY OF Benton

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF April, 2006

Janice Dolan
NOTARY PUBLIC

April 7, 2015
MY COMMISSION EXPIRES

JANICE DOLAN
Benton County
My Commission Expires
April 7, 2015

LAND SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT ON THE 15TH DAY OF MARCH, 2006 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.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ

CENTERTON PLANNING COMMISSION APPROVAL:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF CENTERTON PLANNING COMMISSION THIS 10 DAY OF APRIL, 2006

Judy Cryer
PLANNING COMMISSION CHAIRMAN

WATER & SEWER DEPARTMENT

Jimmy B Hopper
STREET DEPARTMENT

Jimmy B Hopper
FIRE CHIEF

CENTERTON COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE CITY OF CENTERTON CITY COUNCIL THIS 11 DAY OF APRIL, 2006. ORDINANCE NO. 06-15

MAYOR

Bonnie Griffith
CITY RECORDER

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 LOT.
2. SIDEWALKS SHALL BE CONSTRUCTED BY LOT DEVELOPER WITH EIGHTEEN (18) INCH GREEN SPACE BETWEEN FIVE (5) FOOT WIDE SIDEWALK AND BACK OF CURB. SIDEWALKS SHALL MEET ALL CITY OF CENTERTON AND ADA SPECIFICATIONS.
3. ALL SETBACKS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
4. NO FENCE PAST THE SOUTH SIDE SETBACK OF LOT 35. THIS IS TO MAINTAIN ACCESS TO THE POND TO THE EAST OF THE LOT.
5. UPON THE FILING OF THIS FINAL PLAT, OWNERSHIP OF DETENTION PONDS, LOT A OF BLOCK II AND LOT A OF BLOCK IV CONVEYS TO THE CITY OF CENTERTON.

ZONING:

BLOCK TWO LOTS 1 – 35 & LOT A ARE R-3
BLOCK FOUR LOTS 1 & LOT A ARE C-2

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE ON A 100 YEAR FLOOD ZONE PER THE FLOOD HAZARD BOUNDARY MAP, BENTON COUNTY, ARKANSAS, COMMUNITY PANEL 0500700045 F DATED DECEMBER 20, 2000 OR 0500700135 E DATED SEPTEMBER 18, 1991.

RIDGEFIELD ADDITION
BLOCK TWO LOTS 1-35 & LOT A
BLOCK FOUR LOT 1 & LOT A

FINAL PLAT CENTERTON, ARKANSAS	REVISIONS		
PREPARED FOR: JEFF QUAM CONSTRUCTION, INC. 2713 WEST WOOD ROGERS, AR 72756	NO.:	BY	DATE
273-7989 OR 636-7989 — CONSULTING INC. — P.O. BOX 743 BENTONVILLE, AR 72712	DRAWN BY: BJW		DATE: 03-28-06
	CHECKED BY: DBP		JOB NO.: 04063
	SCALE: 1" = 100'		SHEET: 1

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