

2006-883

FINAL PLAT OF SAVANNAH RIDGE SUBDIVISION

PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS

TOTAL AREA: 34.98 ACRES M/L ZONED- SF-2

GRAPHIC SCALE



1 INCH = 100 FT.
1/32" = 20 FT.



VICINITY MAP
NOT TO SCALE

LATITUDE: 36°12'52" N
LONGITUDE: 94°08'37" W

2006-883
Recorded in the Book
722, Page 5, Book
07-24-2006 04:02:26 PM
Benton County Courthouse
Benton County, AR 72101

SHEET INDEX:

- SHEET 1: COVER
- SHEET 2: LOTS 22-71
- SHEET 3: LOTS 1-21; 72-91
- SHEET 4: SIGNATURE BLOCKS, NOTES



SURVEYOR'S DECLARATION:

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE INSTRUMENTS HAVE BEEN PLACED AS SHOWN AS REQUIRED BY THE CITY OF SPRINGDALE PLANNING COMMISSION REGULATIONS.



1/14/06
DATE

BRIAN D. SCOTT, AR PS #1287

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF SPRINGDALE

FINAL PLAT OF SAVANNAH RIDGE

DATE OF LAST REVISION: 05-23-06 OFFSETS SUBMITT



GEOMATIC CONSULTANTS INC.

234 N. MAIN STREET
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

DRAWN BY: VEH	SCALE: 1" = 200'
FIELD CHECK/AT/SC/PM/EN	DWG: 03346 FINAL PLAT
CHECKED BY: ROY/DVA	DATE: 2-02-06
SHEET 3 OF 5	

2006-883

STATE PLAT CODE: B8C183W32E23N61287

2006-883

3004-865 **FINAL PLAT OF SAVANNAH RIDGE SUBDIVISION**

PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS
 TOTAL AREA: 34.98 ACRES M/L ZONED SF-2

GRAPHIC SCALE



VICINITY MAP
 NOT TO SCALE

LATITUDE: 36°12'52" N
 LONGITUDE: 94°08'37" W

2006 0805
 located on the above
 title, Book 47 and
 CD-24-005, 04/18/09 PM
 from Benton-Circuit Court
 before Judge-Circuit Court

STATE OF ARKANSAS
 COUNTY OF BENTON
 CITY OF SPRINGDALE

**FINAL PLAT
 OF
 SAVANNAH RIDGE**

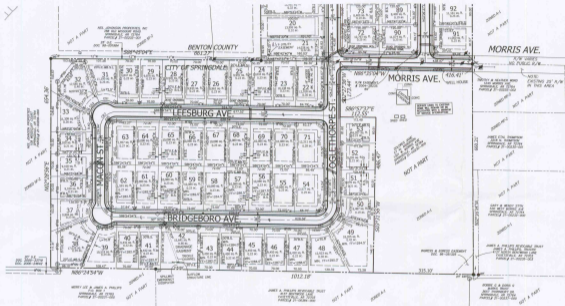
DATE OF LAST REVISION: 05-23-08 OFFSITE EASEMENT
 06-02-08 PF ELEVATIONS
 06-25-08 EASEMENTS
 08-29-08 CITY COMMENTS



GEOMATIC CONSULTANTS INC.

134 N. MAIN STREET
 CAVE SPRINGS, AR 72716
 PHONE: (479) 248-5566
 FAX: (479) 248-5462

DRAWN BY: VBN SCALE: 1" = 50'
 FIELD CHECKER/SUPV: DWG: 30366 FINAL PLAT
 CHECKED BY: ROLYSA DATE: 2-03-06
 SHEET 1 OF 4



IF NEARBY WITH CAP STAMPED "B. SCOTT AR L307" SET AT ALL LOT CORNERS AND RADIIUS POINTS UNLESS NOTED OTHERWISE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED WITHIN A PREVIOUSLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, SPRINGDALE AND RECORPATED HEREIN.

MAP NUMBER: 05002020-E

REVISED DATE: 8/2005

SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONES:
 ZONE "C", ZONE "AE", AND ZONE "M" FLOODPLAIN.

LEGEND:

—●—	BOUNDARY LINE	●	BORN PEN FOUND
—○—	RIGHT OF WAY LINE	□	BORN PEN SET
—○—	SECTION LINE	■	IRREGULAR MONUMENT
—○—	BUILDING SETBACK LINE	■	STEAM PIPING
—○—	BARBER LINE	■	LIGHT POLE
—○—	STORM DRAIN	○	LIGHT POLE (1 LIGHT)
—○—	GAS LINE	○	GUY WIRE
—○—	OVERHEAD TELEPHONE	○	ELECTRIC USER
—○—	OVERHEAD ELECTRIC	○	SEMI-TRAILER HANGAR
—○—	UNDERGROUND ELECTRIC	○	STAINLESS STEEL STRUCTURE
—○—	UNDERGROUND TELEPHONE	○	GRAVEL INLET
—○—	FIBER-OPTIC LINE	○	SEWER
—○—	WATER LINE	○	MANHOLE
—○—	GRADE CROSSING	○	WATER METER
—○—	CONSTRUCTED SEWERWALK	○	FIRE HYDRANT
—○—	FLOOD ZONE/FLOOD WAY	○	WATER VALVE

STATE PLAT CODE: 806-386-300-23-2005(4) 1007

SURVEYOR'S DECLARATION

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE REQUIREMENTS HAVE BEEN FULFILLED AS SHOWN AS REQUIRED BY THE CITY OF SPRINGDALE PLANNING COMMISSION REGULATIONS.



BRENT D. SCOTT, AR PS #12575

3004-865

2006-886

FINAL PLAT OF SAVANNAH RIDGE SUBDIVISION

PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS

TOTAL AREA: 34.98 ACRES MA, ZONED SF-2

2006-886

GRAPHIC SCALE



LEGEND:

- BOUNDARY LINE
- RIGHT OF WAY LINE
- SECTION LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- STONE FENCE
- GAS LINE
- OVERHEAD TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- FIBER-OPTIC LINE
- WATER LINE

- IRON PIN FOUND
- IRON PIN SET
- ALUMINUM HOUMENT
- STONE TOWER
- UTILITY POLE
- LIGHT POLE (1 LIGHT)
- CRY WIRE
- ELECTRIC ROSES
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- SPRINGER MANUFACTURE
- GATED INLET
- SIGN
- MAILBOX
- ROAD CROSSING
- CONSTRUCTED SIDEWALK
- FLOOD ZONE/FLOOD WAY

STATION PLAT CODE
606-288-330-23-200-24-1387

5/12 FRESH WITH CAP STAMPED TO SCOTT AS L230" SET AT ALL LOT CORNERS AND VERTICAL POINTS UNLESS NOTED OTHERWISE.

FLOOD CERTIFICATION:

THIS PROPERTY IS LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, SPRINGDALE AND INCORPORATED AREAS.

MAP NUMBER: 050000252
REVISION DATE: 8/19/98
SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONES:
ZONE "V", ZONE "AE", AND ZONE "A1" FLOODWAY.

SURVEYOR'S DECLARATION:

I CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE POINTS HAVE BEEN PLACED AS SHOWN AS REQUIRED BY THE CITY OF SPRINGDALE PLANNING COMMISSION REGULATIONS.



BRIAN D. SCOTT, AR-PS 1287

6/16/06 DATE

2006-886



VICINITY MAP

NOT TO SCALE

LATITUDE: 36°12'52" N
LONGITUDE: 94°08'37" W

2006-886
Revised by the Owner
Plat Book 4 Page
27-28-29, 30-31, 32-33, 34
Book 88-6-1-2-3-4-5-6-7-8-9-10
Benton County, AR

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF SPRINGDALE

FINAL PLAT OF SAVANNAH RIDGE

DATE OF LAST REVISION: 05-23-06 (OFFICE ELEVATIONS)
06-03-06 (FF ELEVATIONS)
06-29-06 EXAMINATIONS
08-29-06 CITY COMMENTS



GEOMATIC CONSULTANTS, INC.

134 N. MAIN STREET
CAVE SPRING, AR 72738
PHONE: (479) 249-1446
FAX: (479) 249-1462

DRAWN BY: VBN SCALE: 1" = 100'
FIELD CHECKED/SUPVISED: DMC; 2006 FINAL PLAT
CHECKED BY: BEL/DGA DATE: 2-6-06
SHEET 3 OF 4

2006-886



MORRIS AVE.

MORRIS AVE.

SECTION 23 OF T18N R30W
S1/4 CORNER
SECTION 23 OF T18N R30W
S1/4 CORNER

SECTION 23 OF T18N R30W
S1/4 CORNER

FINAL PLAT OF SAVANNAH RIDGE SUBDIVISION

PART OF THE SE1/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, BENTON COUNTY, ARKANSAS

TOTAL AREA: 34.98 ACRES M/L zoned sf-2

LOT	AREA
1	0.10
2	0.10
3	0.10
4	0.10
5	0.10
6	0.10
7	0.10
8	0.10
9	0.10
10	0.10
11	0.10
12	0.10
13	0.10
14	0.10
15	0.10
16	0.10
17	0.10
18	0.10
19	0.10
20	0.10
21	0.10
22	0.10
23	0.10
24	0.10
25	0.10
26	0.10
27	0.10
28	0.10
29	0.10
30	0.10
31	0.10
32	0.10
33	0.10
34	0.10
35	0.10
36	0.10
37	0.10
38	0.10
39	0.10
40	0.10
41	0.10
42	0.10
43	0.10
44	0.10
45	0.10
46	0.10
47	0.10
48	0.10
49	0.10
50	0.10
51	0.10
52	0.10
53	0.10
54	0.10
55	0.10
56	0.10
57	0.10
58	0.10
59	0.10
60	0.10
61	0.10
62	0.10
63	0.10
64	0.10
65	0.10
66	0.10
67	0.10
68	0.10
69	0.10
70	0.10
71	0.10
72	0.10
73	0.10
74	0.10
75	0.10
76	0.10
77	0.10
78	0.10
79	0.10
80	0.10
81	0.10
82	0.10
83	0.10
84	0.10
85	0.10
86	0.10
87	0.10
88	0.10
89	0.10
90	0.10
91	0.10
92	0.10
93	0.10
94	0.10
95	0.10
96	0.10
97	0.10
98	0.10
99	0.10
100	0.10

OWNER	BEARING	DISTANCE	AREA (S.F.)	AREA (AC.)
1	S 89° 52' 30" W	130.00	28.62	0.65
2	S 89° 52' 30" W	130.00	28.14	0.64
3	S 89° 52' 30" W	130.00	28.14	0.64
4	S 89° 52' 30" W	130.00	28.14	0.64
5	S 89° 52' 30" W	130.00	28.14	0.64
6	S 89° 52' 30" W	130.00	28.14	0.64
7	S 89° 52' 30" W	130.00	28.14	0.64
8	S 89° 52' 30" W	130.00	28.14	0.64
9	S 89° 52' 30" W	130.00	28.14	0.64
10	S 89° 52' 30" W	130.00	28.14	0.64
11	S 89° 52' 30" W	130.00	28.14	0.64
12	S 89° 52' 30" W	130.00	28.14	0.64
13	S 89° 52' 30" W	130.00	28.14	0.64
14	S 89° 52' 30" W	130.00	28.14	0.64
15	S 89° 52' 30" W	130.00	28.14	0.64
16	S 89° 52' 30" W	130.00	28.14	0.64
17	S 89° 52' 30" W	130.00	28.14	0.64
18	S 89° 52' 30" W	130.00	28.14	0.64
19	S 89° 52' 30" W	130.00	28.14	0.64
20	S 89° 52' 30" W	130.00	28.14	0.64
21	S 89° 52' 30" W	130.00	28.14	0.64
22	S 89° 52' 30" W	130.00	28.14	0.64
23	S 89° 52' 30" W	130.00	28.14	0.64
24	S 89° 52' 30" W	130.00	28.14	0.64
25	S 89° 52' 30" W	130.00	28.14	0.64
26	S 89° 52' 30" W	130.00	28.14	0.64
27	S 89° 52' 30" W	130.00	28.14	0.64
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30	S 89° 52' 30" W	130.00	28.14	0.64
31	S 89° 52' 30" W	130.00	28.14	0.64
32	S 89° 52' 30" W	130.00	28.14	0.64
33	S 89° 52' 30" W	130.00	28.14	0.64
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41	S 89° 52' 30" W	130.00	28.14	0.64
42	S 89° 52' 30" W	130.00	28.14	0.64
43	S 89° 52' 30" W	130.00	28.14	0.64
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45	S 89° 52' 30" W	130.00	28.14	0.64
46	S 89° 52' 30" W	130.00	28.14	0.64
47	S 89° 52' 30" W	130.00	28.14	0.64
48	S 89° 52' 30" W	130.00	28.14	0.64
49	S 89° 52' 30" W	130.00	28.14	0.64
50	S 89° 52' 30" W	130.00	28.14	0.64
51	S 89° 52' 30" W	130.00	28.14	0.64
52	S 89° 52' 30" W	130.00	28.14	0.64
53	S 89° 52' 30" W	130.00	28.14	0.64
54	S 89° 52' 30" W	130.00	28.14	0.64
55	S 89° 52' 30" W	130.00	28.14	0.64
56	S 89° 52' 30" W	130.00	28.14	0.64
57	S 89° 52' 30" W	130.00	28.14	0.64
58	S 89° 52' 30" W	130.00	28.14	0.64
59	S 89° 52' 30" W	130.00	28.14	0.64
60	S 89° 52' 30" W	130.00	28.14	0.64
61	S 89° 52' 30" W	130.00	28.14	0.64
62	S 89° 52' 30" W	130.00	28.14	0.64
63	S 89° 52' 30" W	130.00	28.14	0.64
64	S 89° 52' 30" W	130.00	28.14	0.64
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66	S 89° 52' 30" W	130.00	28.14	0.64
67	S 89° 52' 30" W	130.00	28.14	0.64
68	S 89° 52' 30" W	130.00	28.14	0.64
69	S 89° 52' 30" W	130.00	28.14	0.64
70	S 89° 52' 30" W	130.00	28.14	0.64
71	S 89° 52' 30" W	130.00	28.14	0.64
72	S 89° 52' 30" W	130.00	28.14	0.64
73	S 89° 52' 30" W	130.00	28.14	0.64
74	S 89° 52' 30" W	130.00	28.14	0.64
75	S 89° 52' 30" W	130.00	28.14	0.64
76	S 89° 52' 30" W	130.00	28.14	0.64
77	S 89° 52' 30" W	130.00	28.14	0.64
78	S 89° 52' 30" W	130.00	28.14	0.64
79	S 89° 52' 30" W	130.00	28.14	0.64
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86	S 89° 52' 30" W	130.00	28.14	0.64
87	S 89° 52' 30" W	130.00	28.14	0.64
88	S 89° 52' 30" W	130.00	28.14	0.64
89	S 89° 52' 30" W	130.00	28.14	0.64
90	S 89° 52' 30" W	130.00	28.14	0.64
91	S 89° 52' 30" W	130.00	28.14	0.64
92	S 89° 52' 30" W	130.00	28.14	0.64
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96	S 89° 52' 30" W	130.00	28.14	0.64
97	S 89° 52' 30" W	130.00	28.14	0.64
98	S 89° 52' 30" W	130.00	28.14	0.64
99	S 89° 52' 30" W	130.00	28.14	0.64
100	S 89° 52' 30" W	130.00	28.14	0.64

AREA THE STREET BENCHMARK	ADJACENT	ADJACENT
1	1208.78	1208.78
2	1208.78	1208.78
3	1208.78	1208.78
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5	1208.78	1208.78
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93	1208.78	1208.78
94	1208.78	1208.78
95	1208.78	1208.78
96	1208.78	1208.78
97	1208.78	1208.78
98	1208.78	1208.78
99	1208.78	1208.78
100	1208.78	1208.78

MAP NUMBER: 68003202-2
 REVISED DATE: 8/15/01

SUBJECT PROPERTY LIES WITHIN THE FOLLOWING ZONES:
 ZONE "M", ZONE "AF", AND ZONE "ME" FLOODWAY.

TWO PERMANENT BENCH MARKS ARE INSTALLED ON THE SITE, DESCRIBED AND LOCATED AS FOLLOWS:</