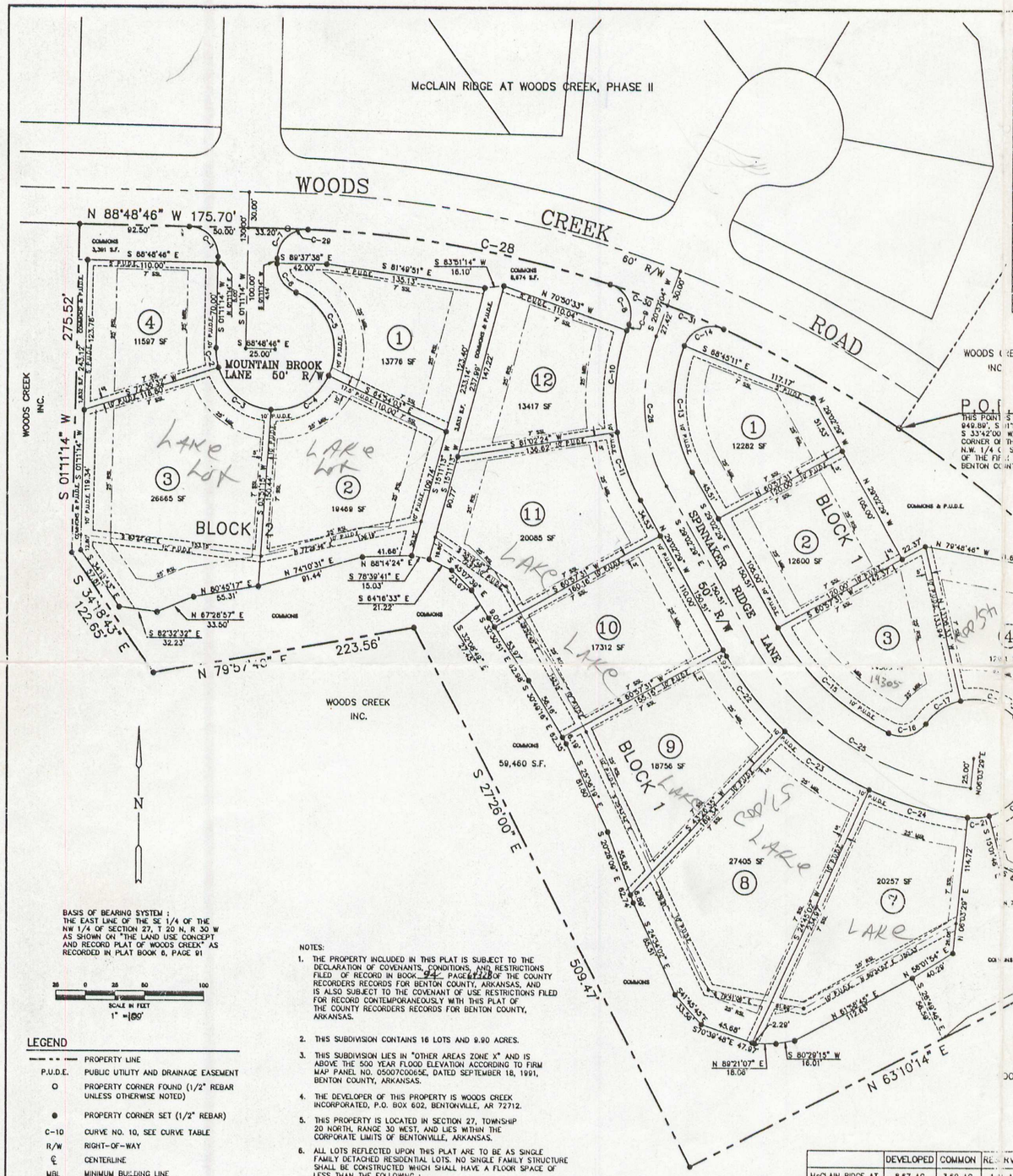
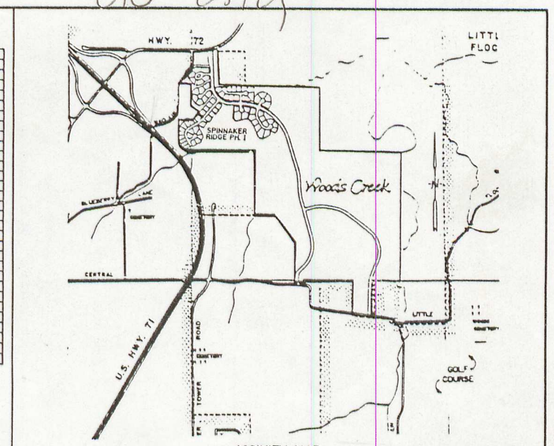
20-242



CURVE TABLE

LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
	C-1	25.00'	39.27'	25.00'	35.36'	N 43°48'46" W	90°00'00"
L4-B2	C-2	50.00'	16.21'	8.18'	16.14'	S 08°08'07" E	18°34'42"
L3-B2	C-3	50.00'	60.00'	34.21'	56.46'	S 51°46'07" E	68°45'16"
L2-B2	C-4	50.00'	60.00'	34.21'	56.46'	N 59°28'36" E	68°45'16"
L1-B2	C-5	50.00'	82.42'	54.03'	73.40'	N 22°07'16" W	94°26'27"
L1-B2	C-6	25.00'	30.77'	17.68'	28.87'	S 34°04'39" E	70°31'44"
	C-7	25.00'	39.71'	25.45'	35.67'	S 46°41'46" W	91°01'05"
	C-8	25.00'	40.73'	26.51'	36.37'	S 25°44'29" E	93°20'51"
	C-9	175.00'	5.42'	2.71'	5.42'	S 20°02'42" W	01°46'29"
L12-B1	C-10	175.00'	85.88'	43.82'	85.02'	S 05°05'58" W	28°07'03"
L11-B1	C-11	175.00'	61.33'	30.99'	61.02'	S 19°00'02" E	20°04'53"
L1-B1	C-13	125.00'	109.71'	58.67'	106.22'	S 03°53'50" E	50°17'18"
	C-14	25.00'	40.32'	26.07'	36.09'	N 67°28'50" E	92°24'15"
L3-B1	C-15	216.19'	131.58'	67.90'	129.56'	S 46°28'37" E	34°52'16"
L3-B1	C-16	25.00'	35.28'	21.30'	32.42'	N 75°39'42" E	80°51'07"
L3-B1	C-17	50.00'	36.35'	19.00'	35.56'	N 58°03'43" E	41°39'12"
L4-B1	C-18	50.00'	51.80'	28.50'	49.52'	S 73°25'46" E	59°21'35"
L5-B1	C-19	50.00'	51.80'	28.50'	49.52'	S 14°04'10" E	59°21'36"
L6-B1	C-20	50.00'	51.80'	28.50'	49.52'	S 45°17'26" W	59°21'36"
	C-21	50.00'	16.40'	9.31'	16.30'	S 65°30'51" W	21°05'18"
L9-B1	C-22	266.19'	81.38'	41.01'	81.06'	S 37°47'57" E	17°30'57"
L8-B1	C-23	266.19'	86.84'	43.81'	86.46'	S 55°54'12" E	18°41'33"
L7-B1	C-24	266.19'	86.84'	43.81'	86.46'	S 74°35'45" E	18°41'33"
	C-25	241.19'	231.11'	125.29'	222.37'	S 56°29'30" E	54°54'03"
	C-26	150.00'	130.01'	69.40'	125.98'	S 04°12'42" E	49°39'33"
	C-27	970.00'	498.93'	255.11'	493.45'	N 41°33'53" W	29°28'14"
	C-28	970.00'	550.44'	282.85'	543.08'	N 72°33'23" W	32°30'47"
	C-29	970.00'	17.24'	8.62'	17.24'	N 86°18'14" W	01°01'06"
	C-30	970.00'	51.35'	25.68'	51.34'	N 70°53'56" W	03°01'59"
	C-31	970.00'	51.35'	25.68'	51.34'	N 67°51'57" W	03°01'59"



VICINITY MAP

P.O.B.
THIS POINT IS LOCATED N 88°44'59" W, 949.89', S 1°15'01" W, 369.15', AND S 33°42'00" W, 216.39' FROM THE N.E. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 27, T20N, R30W OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS.

SPINNAKER RIDGE AT WOODS CREEK PHASE I
LEGAL DESCRIPTION

All that part of the South Half of the Northwest Quarter of Section 27, Township 20 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas being more particularly described as follows, to wit:

To find the Point of Beginning, commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 27; run thence along the North line of said Southeast Quarter North 88 degrees 44 minutes 59 seconds West, 949.89 feet; thence leaving said North line South 01 degrees 15 minutes 01 seconds West, 369.15 feet; thence South 33 degrees 42 minutes 00 seconds West, 216.39 feet to a point on a curve to the left having a central angle of 32 degrees 30 minutes 47 seconds and a radius of 970.00 feet, said point being the Point of Beginning for the tract described herein; thence along said curve for an arc distance of 550.44 feet and a chord which bears North 72 degrees 33 minutes 23 seconds West, for 543.08 feet to the Point of Tangency; thence North 88 degrees 48 minutes 46 seconds West, 175.70 feet; thence South 01 degrees 11 minutes 14 seconds West, 275.52 feet; thence South 34 degrees 18 minutes 43 seconds East, 122.65 feet; thence North 79 degrees 57 minutes 40 seconds East, 223.56 feet; thence South 27 degrees 26 minutes 00 seconds East, 509.47 feet; thence North 63 degrees 10 minutes 14 seconds East, 563.53 feet to a point on a curve to the left having a central angle of 29 degrees 28 minutes 14 seconds and a radius of 970.00 feet; thence along said curve for an arc distance of 498.93 feet and a chord which bears North 41 degrees 33 minutes 53 seconds West, for 493.45 feet to the Point of Beginning and containing 9.90 acres, more or less.

"CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION"

THE WITHIN PLAT OF PHASE I, SPINNAKER RIDGE AT WOODS CREEK, BENTON COUNTY, ARKANSAS, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS, THIS THE _____ DAY OF _____ 19____

PLANNING COMMISSION FOR THE CITY OF BENTONVILLE, AR

DATE _____ CHAIRMAN _____

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED DO HEREBY CERTIFY THAT WE ARE THE FEE SIMPLE OWNERS OF THE WITHIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

WOODS CREEK, INC.
ATTEST
BY JAMES F. GORE, PRESIDENT

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 19 95

NOTARY PUBLIC
MY COMMISSION EXPIRES 9-20-2003

OFFICIAL SEAL
JOE E. KUNKEL
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 9/20/2003

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF March 19 95, BY THE CITY COUNCIL OF BENTONVILLE, ARKANSAS.

MAYOR _____ CITY CLERK _____

THIS PLAT IS HEREBY ACCEPTED THIS 21st DAY OF March 19 1995 BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS.

CHAIRMAN _____

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____ 19 ____ BY THE CITY STREET DEPARTMENT OF BENTONVILLE, ARKANSAS.

STREET SUPERINTENDENT _____

FILED FOR RECORD
At 11 O'clock A M
JUN 05 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

BASIS OF BEARING SYSTEM :
THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 27, T 20 N, R 30 W AS SHOWN ON "THE LAND USE CONCEPT AND RECORD PLAT OF WOODS CREEK" AS RECORDED IN PLAT BOOK 6, PAGE 91

SCALE IN FEET
1" = 100'

LEGEND

— — — —	PROPERTY LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
O	PROPERTY CORNER FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)
●	PROPERTY CORNER SET (1/2" REBAR)
C-10	CURVE NO. 10, SEE CURVE TABLE
R/W	RIGHT-OF-WAY
℄	CENTERLINE
MBL	MINIMUM BUILDING LINE
RSL	REAR SETBACK LINE
SSL	SIDE SETBACK LINE

CERTIFICATE OF ACCURACY :

THE ACCURACY OF THE MEASUREMENTS HAVE BEEN SUBSTANTIATED BY THE COMPUTATION OF A FIELD TRAVERSE, AND THE RELATIVE ERROR OF CLOSURE WAS NOT GREATER THAN

1 : 10,000

NOTES:

1. THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FILED OF RECORD IN BOOK 94 PAGE 6126 OF THE COUNTY RECORDERS RECORDS FOR BENTON COUNTY, ARKANSAS, AND IS ALSO SUBJECT TO THE COVENANT OF USE RESTRICTIONS FILED FOR RECORD CONTEMPORANEOUSLY WITH THIS PLAT OF THE COUNTY RECORDERS RECORDS FOR BENTON COUNTY, ARKANSAS.
2. THIS SUBDIVISION CONTAINS 16 LOTS AND 9.90 ACRES.
3. THIS SUBDIVISION LIES IN "OTHER AREAS ZONE X" AND IS ABOVE THE 500 YEAR FLOOD ELEVATION ACCORDING TO FIRM MAP PANEL NO. 0500700005E, DATED SEPTEMBER 18, 1991, BENTON COUNTY, ARKANSAS.
4. THE DEVELOPER OF THIS PROPERTY IS WOODS CREEK INCORPORATED, P.O. BOX 602, BENTONVILLE, AR 72712.
5. THIS PROPERTY IS LOCATED IN SECTION 27, TOWNSHIP 20 NORTH, RANGE 30 WEST, AND LIES WITHIN THE CORPORATE LIMITS OF BENTONVILLE, ARKANSAS.
6. ALL LOTS REFLECTED UPON THIS PLAT ARE TO BE AS SINGLE FAMILY DETACHED RESIDENTIAL LOTS. NO SINGLE FAMILY STRUCTURE SHALL BE CONSTRUCTED WHICH SHALL HAVE A FLOOR SPACE OF LESS THAN THE FOLLOWING :

   BLOCK 1 2000 SQUARE FEET
   BLOCK 2 2000 SQUARE FEET
7. THE OWNER OF RECORD FOR ALL PROPOSED RIGHTS-OF-WAY, COMMONS, AND LOTS IS WOODS CREEK, INC., P.O. BOX 602, BENTONVILLE, AR 72712.
8. THIS SUBDIVISION IS ZONED P.U.D. – R-1A.

	DEVELOPED	COMMON	RESERVED	OPEN*	TOTAL	% OPEN
McCLAIN RIDGE AT WOODS CREEK PHASE I	8.67 AC	3.60 AC	1.[illegible] AC	1.33 AC	15.01 AC**	32.8
McCLAIN RIDGE AT WOODS CREEK PHASE II	12.22 AC	4.43 AC	0.[illegible] AC	1.56 AC	18.99 AC	31.5
SPINNAKER RIDGE AT WOODS CREEK PHASE I	6.73 AC	2.77 AC	[illegible].0	0.40 AC	9.90 AC	32.0
COMBINED	27.62 AC	10.80 AC	2.[illegible] AC	3.29 AC	43.90 AC	32.1

* AREA IN R.O.W. NOT SURFACED.
** LOT 1, BLOCK 4 McCLAIN RIDGE PHASE II NOT [illegible]CLUDED, OPEN SPACE WILL BE PROVIDED WITHIN IT WHEN IT DEVELOPS (1.94 AC.)

OWNER OF RECORD:
WOODS CREEK, INC.
P.O. BOX 602
BENTONVILLE, AR 72712

SURVEYORS CERTIFICATION :
I, HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE POINTS ARE LOCATED AS SHOWN ON THE PLAT.

DATE : 2-11-95

COCHRAN & ASSOCIATES

PREPARED FOR: WOODS CREEK, INC.

RECORD PLAT
SPINNAKER RIDGE at Woods Creek
PHASE I

DESIGNED BY: JWG	CHECKED BY: JC	DATE: FEB. 23, 1995
DRAWN BY: JWG	SCALE: 1" = 50'	PROJECT NO: 50-286
REV.		SHEET NO. 1 OF 1
REV.		