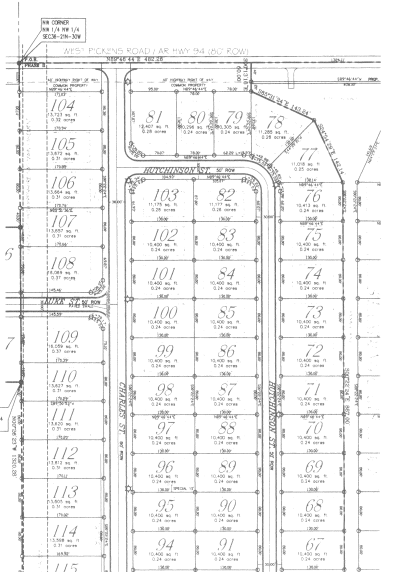
2005-574



SCALE 1" = 100'

0 50 100 200

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
- ZONING: SINGLE FAMILY RESIDENTIAL
  - 25' FRONT
  - 10' SIDE
  - 20' REAR
- STREET LIGHT

SIDEWALK NOTE

SIDEWALKS SHALL BE CONTRUCTED BY LOT DEVELOPER WITH THREE (3) FOOT GREEN SPACE BETWEEN FOUR (4) FOOT WIDE SIDEWALK AND BACK OF CURB. SIDEWALKS SHALL MEET ALL CITY OF PEA RIDGE AND ADA SPECIFICATIONS

PROPERTY DESCRIPTION BLOCK II

Part of the Northwest Quarter of the Northeast Quarter of Section 26, Township 21 North, Range 30 West, Benton County, Arkansas being more particularly described as follows:

Beginning at a found iron pin marking the Northwest Corner of the Northwest Quarter of the Northeast Quarter; Thence along the North line of said Forty, North 89 degrees 48 minutes 44 seconds East, 482.26 feet to a point in Arkansas Highway 94; Thence South 00 degrees 13 minutes 16 seconds East, 50.00 feet to a set iron pin; Thence South 65 degrees 31 minutes 24 seconds East, 143.24 feet; Thence South 24 degrees 54 minutes 29 seconds East, 142.14 feet to a found iron pin; Thence South 00 degrees 22 minutes 24 seconds East, 887.00 feet to a found iron pin; Thence North 89 degrees 48 minutes 44 seconds East, 55.00 feet to a found iron pin; Thence South 00 degrees 22 minutes 24 seconds East, 182.98 feet to a found iron pin; Thence South 89 degrees 40 minutes 38 seconds West 724.58 feet to a found iron pin marking the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 26; Thence along said West line, North 00 degrees 26 minutes 23 seconds West, 1320.28 feet to the Point of Beginning, containing 20.02 acres and subject to Highway Rights of Way and any easements of record.

Zoning: Single Family Residential

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 15 DAY OF APRIL, 2005 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS AND MONUMENTS ARE SET AS SHOWN ON THIS PLAT. ALL EASEMENT AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

Gene E. Buecher
GENE E. BUECHER, R.L.S. #1181

ARKANSAS REGISTERED LAND SURVEYOR

VICINITY MAP
NTS

2005-574
Filed and of the Record
April 15, 2005 03:43:47 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Madison Builders, LLC — Kenneth Miller

STATE OF ARKANSAS)
COUNTY OF BENTON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 DAY OF April 2005

Notary Public — My Commission Expires: 12-28-2005

NOTARY PUBLIC STATE OF ARKANSAS

CITY COUNCIL ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 5 DAY OF May 2005

Jackie Cate — MAYOR
Cindy Luna — CITY CLERK

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 5 DAY OF May 2005

Jackie Cate — CHAIRMAN

STREET DEPARTMENT
THIS PLAT IS ACCEPTED THIS 5 DAY OF May 2005

Larry Majors — SUPERINTENDENT

WATER & SEWER DEPARTMENT
THIS PLAT IS ACCEPTED THIS 5 DAY OF May 2005

Jim Hays — CHAIRMAN

STANDING OAKS SUBDIVISION BLOCK 2

A SUBDIVISION IN PEA RIDGE, ARKANSAS

FINAL PLAT

SURVEY 1, INC.
2620 Melody Lane Springdale, Arkansas 72762
TEL 479-750-1808 FAX 479-750-1829
Gene E. Buecher R.L.S. #1181

2005-574

W.O. 5801	F.B.	DRAWN BY: BJW	DATE: APRIL 04, 2005

FLOOD CERTIFICATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE, ACCORDING TO THE FLOOD MAP FOR BENTON COUNTY, ARKANSAS (COMMUNITY PANEL NO. 0005C0005 E DATED: SEPTEMBER 18, 1991

ENGINEER
NWA CONSULTING, INC
1500 S.E. 14th Ste B-10
BENTONVILLE, AR 72712
(479) 273-7989

DEVELOPER
NWA DEVELOPMENT
1500 S.E. 14th ROAD
PEA RIDGE, AR 72751

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