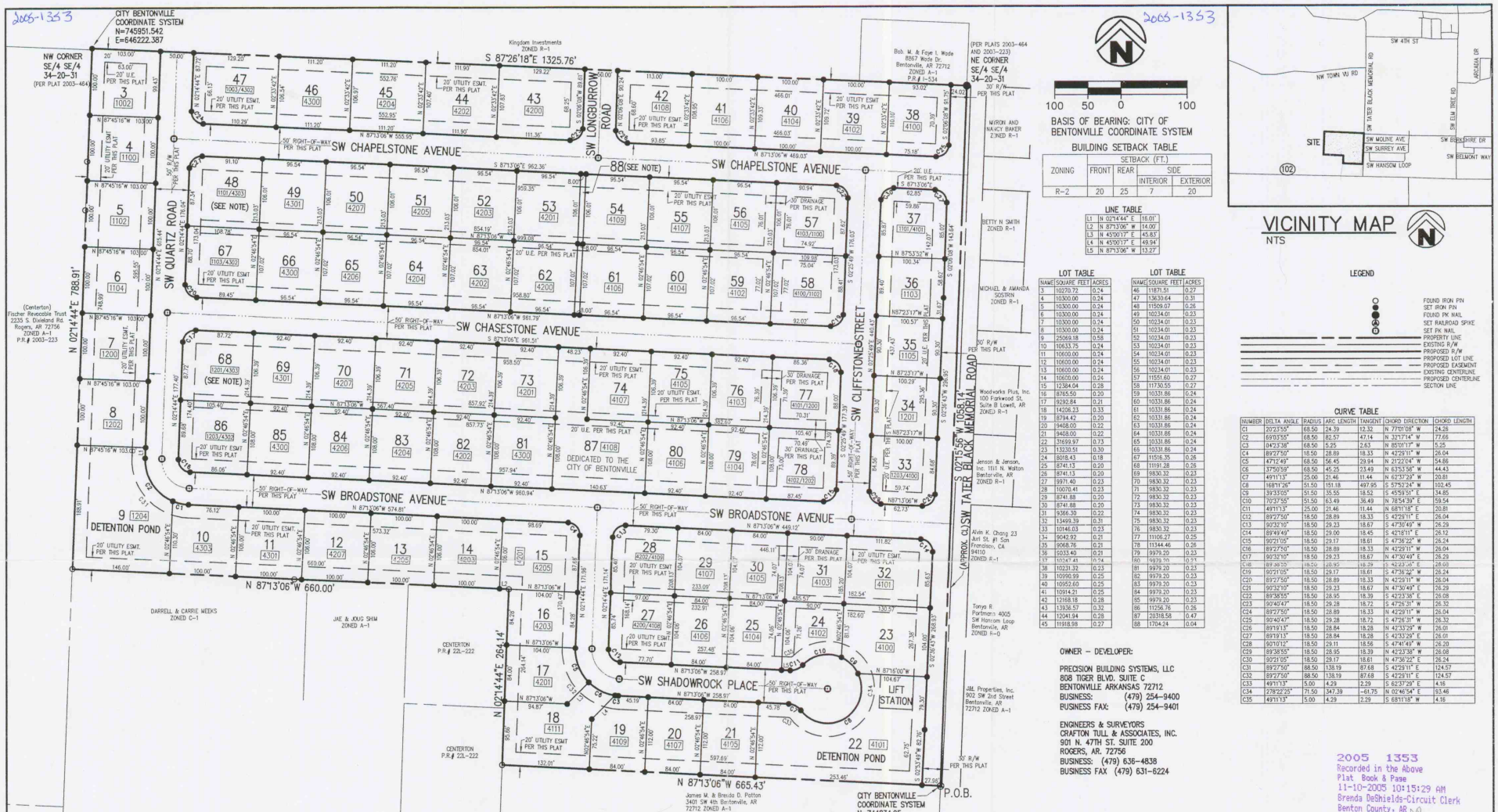

DESCRIPTION:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N02°15'56"E 273.86 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING; THENCE N87°13'06"W 665.43 FEET; THENCE N02°14'44"E 264.14 FEET; THENCE N87°13'06"W 660.00 FEET; THENCE N02°14'44"E 788.91 FEET TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE S87°26'18"E 1325.76 FEET TO THE NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE S02°15'56"W 1058.14 FEET TO THE POINT OF BEGINNING, CONTAINING 28.12 ACRES, MORE OR LESS.

NOTES:

FRONT SETBACK LINES FOR LOTS 48 AND 68 SHALL BE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.

THERE ARE NO LOTS 1 OR 2 ON THIS PLAT.

LOTS 87 AND 88 TO BE DEDICATED TO THE CITY OF BENTONVILLE BY THIS PLAT.

ZONING: R-2

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0135 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE OTED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

10/26/05
DATED

OWNER

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 26 DAY OF Oct. 20 05

MY COMMISSION EXPIRES: July 7, 2015

NOTARY PUBLIC

Amber Peck My Comm. Exp. Notary Public July 7 2015 Benton County, Arkansas

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF BENTONVILLE, ARKANSAS THIS ____ DAY OF ____ 20__

CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 11th DAY OF Oct. 2005 BY

MAYOR

CITY CLERK

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 8 DAY OF Nov. 2005 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CRAFTON, TULL & ASSOCIATES, INC.
BY ALVIN G. HARRIS (AGENT)

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STATE OF ARKANSAS ALVIN G. HARRIS 9011 REGISTERED PROFESSIONAL LAND SURVEYOR

2005-1353

500-20N-31W-0-34-220-04-0931

ATLAS 400

DATE	BY	DESCRIPTION
9/22/05	SJ	REVISIONS PER CITY PLANNING AND ZONING
		REVISIONS

REPLAT OF FINAL PLAT
2005-1304 STONEGATE SUBDIVISION
Prepared For
PRECISION BUILDING SYSTEMS

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.636.4838 FAX: 479.631.8224 www.craftull.com
Architects, Engineers & Surveyors

DRAWN:	DATE:	PROJECT NO.
SJ	4/6/05	031182-00
CHECKED:	SHEET NO.:	

DRAWING FILE NAME:G:\031182-00\SURDWG\FINAL PLAT.dwg
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LAYOUT NAME: FINAL

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