



FLOOD CERTIFICATION:

THIS PROPERTY IS NOT 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, BENTONVILLE AND INCORPORATED AREAS.

MAP NUMBER: 05007C0336
REVISED DATE: SEPT 18, 1991



STATEMENTS OF ASSURANCE

WE, THE UNDERSIGNED HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF BENTONVILLE AND COMPLIES WITH THIS PLAT AND TO THE UTTEREST OF RESPONSIBILITY SHOWN BELOW.

STATEMENTS OF ADDITIONAL RECORDS:

THIS PLAT HAS APPROVED BY THE BENTONVILLE PLANNING COMMISSION AT A MEETING HELD July 23, 2004.

DATE: *July 23, 2004*

STATEMENTS OF DEDICATIONS

WE, THE UNDERSIGNED HEREBY TRASMITE THIS PLAT TO THE CITY OF BENTONVILLE FOR APPROVAL AND ACCEPTANCE AND TO BEYOND TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STRIPS, ALLEYS, EASEMENTS, RIGHTS AND INTERESTS OF PRIVATE OR PUBLIC USE AS HEREIN AFORESAID ESTABLISHED HEREBY TO THE RIGHT OF RECORDS AND RECORDS TO SAID CITIES, THE RIGHT OF RECORDS OF DESIGNERS AND SURVEYORS HEREIN SAID EASEMENTS AND THE RIGHT TO REMOVE OR REIN STATE THEIR SAID EASEMENTS, AND THE UNDERSIGNED HEREBY CERTIFY THAT THE PLATING AS PLATED OR RECORD HEREON IS NOT TO BE CHANGED UNLESS VOUCHERED PLACEMENT TO APPROVAL LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER TO CERTIFY THAT THE REQUIRED ORDINANCE IS IN ORDER HEREBY HAS BEEN APPROVED BY THE CITY ATTORNEY AT *July 23, 2004*

STATEMENTS OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED HEREBY TRASMITE THIS PLAT TO THE CITY OF BENTONVILLE FOR APPROVAL AND ACCEPTANCE AND TO BEYOND TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STRIPS, ALLEYS, EASEMENTS, RIGHTS AND INTERESTS OF PRIVATE OR PUBLIC USE AS HEREIN AFORESAID ESTABLISHED HEREBY TO THE RIGHT OF RECORDS AND RECORDS TO SAID CITIES, THE RIGHT OF RECORDS OF DESIGNERS AND SURVEYORS HEREIN SAID EASEMENTS AND THE RIGHT TO REMOVE OR REIN STATE THEIR SAID EASEMENTS, AND THE UNDERSIGNED HEREBY CERTIFY THAT THE PLATING AS PLATED OR RECORD HEREON IS NOT TO BE CHANGED UNLESS VOUCHERED PLACEMENT TO APPROVAL LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER TO CERTIFY THAT THE REQUIRED ORDINANCE IS IN ORDER HEREBY HAS BEEN APPROVED BY THE CITY ATTORNEY AT *July 23, 2004*

DATE: *July 23, 2004*

CITY: *Bentonville, AR*

BY: *Charles T. Patterson*

BY: *Michelle J. Prineas*

BY: *Michelle J. Prineas*

BY: *Michelle J. Prineas*

BY: *Michelle J. Prineas*



PROPOSED ZONING

DURESS 2303

A-1 (RESIDENTIAL)

B-1 (RESIDENTIAL)

TRACT LINES FOR 100' REQUIREMENTS

FRONT - 30 FEET

SIDE REAR - 30 FEET

REAR - 30 FEET

TRACT LINES FOR 100' REQUIREMENTS

RANGE - 20 FEET

FRONT - 30 FEET

SIDE REAR - 1 FEET

REAR - 25 FEET TO 100'

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CERTIFICATE OF SURVEY AND ACCURACY
I, CHARLES T. PATTERSON, SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SURVEYING REGULATIONS OF THE CITY OF BENTONVILLE.

DATE: *July 23, 2004*

CHARLES T. PATTERSON

WPLS #2486

DATE: *July 23, 2004*

OWNER/DEVELOPER: BMW DEVELOPMENT, INC.

213 S. 20th ST.

SPRINGDALE, AR 70766

(479) 750-2000

OWNER: KENTON CONSULTANTS, INC.

5011 BELLEVUE AVE.

SPRINGDALE, AR 70766

(479) 750-2000

DATE: *July 23, 2004*

ALAN R. ALLEN & ASSOCIATES

117 S. COLMAN AVE.

SPRINGDALE, AR 70766

(479) 444-3333



State Pl. # at County: 363-19-06-02-102-04-1-066

LEGEND

○ Cotton Spindle

○ Field No. Pin

○ Set 5/8" Iron Stake into Pin

○ Existing Oil Tanks

○ Existing Cisterns

○ Existing Edge of Road/Soil

○ Property Line (Street Front)

○ Existing Fence Line

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DATE	BY	DESCRIPTION
7/23/04	S.G.	REVISED LEGAL DESCRIPTIONS
7/23/04	S.G.	REVISED PER CITY OF BENTONVILLE COMMENTS
<p>REVISIONS</p> <p>LOT SPLIT SURVEY FOR MAJOR SUBDIVISION</p> <p>Prepared For: BMW DEVELOPMENT, INC. SPRINGDALE, AR.</p> <p>2004-1183</p> <p>KENTON CONSULTANTS, INC. SPRINGDALE, AR 70766 (479) 750-2000</p> <p>Client: Engineering & Planning & Design</p> <p>SHEET: TIG 7/28/04 PROJECT NO: 04016-00</p>		

2004-1183
 Drawing Name: 04016-00 (04016) Lot Split Plat

PARENT TRACT

THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALTOGETHER BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY (20), SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF ARKANSAS HIGHWAY #12 AND BARROW ROAD; THENCE S02°40'28"W 1321.38 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20); THENCE S02°04'28"W 1322.19 FEET TO A SET ALUMINUM CAPPED COTTON SPINDLE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20); THENCE S02°43'06"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20) 149.96 FEET TO A SET COTTON SPINDLE IN LINE WITH A FENCE RUNNING TO THE WEST; THENCE LEAVING THE EAST LINE OF SAID SECTION TWENTY (20) N87°39'01"W 1324.10 FEET ALONG SAID FENCE TO A SET 1/2" IRON REBAR AT THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20); THENCE N02°35'34"E 156.66 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20); THENCE N02°24'23"E 2644.07 FEET TO AN EXISTING RAILROAD SPIKE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20), SAID POINT BEING IN ARKANSAS HIGHWAY #12; THENCE S87°20'13"E 1322.95 FEET TO THE POINT OF BEGINNING, CONTAINING 84.79 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 84.79 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS HIGHWAY #12 ALONG THE ENTIRE NORTH BOUNDARY AND THE RIGHT-OF-WAY OF BARROW ROAD ALONG THE ENTIRE EAST BOUNDARY AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

PROPOSED RIGHT-OF-WAY DEDICATION

A PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALTOGETHER BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY (20), SAID POINT BEING AN EXISTING RAILROAD SPIKE IN THE INTERSECTION OF ARKANSAS HIGHWAY #12 AND BARROW ROAD; THENCE S02°40'28"W 1321.38 FEET TO AN EXISTING RAILROAD SPIKE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20); THENCE S02°04'28"W 1322.19 FEET TO A SET ALUMINUM CAPPED COTTON SPINDLE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20); THENCE S02°43'06"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20) 149.96 FEET TO A SET COTTON SPINDLE IN LINE WITH A FENCE RUNNING TO THE WEST; THENCE LEAVING THE EAST LINE OF SAID SECTION TWENTY (20) N87°39'01"W 23.96 FEET TO A SET 1/2" IRON REBAR AT THE PROPOSED WEST RIGHT-OF-WAY LINE OF BARROW ROAD, SAID POINT BEING 30.00 FEET WEST OF THE CENTERLINE OF SAID ROAD; THENCE N01°24'11"E ALONG SAID RIGHT-OF-WAY LINE 416.58 FEET; THENCE N01°58'45"E ALONG SAID RIGHT-OF-WAY LINE 1055.79 FEET; THENCE N02°19'08"E ALONG SAID RIGHT-OF-WAY LINE 1285.03 FEET TO A SET 1/2" IRON REBAR AT THE INTERSECTION OF THE PROPOSED WEST RIGHT-OF-WAY LINE OF BARROW ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #12, SAID HIGHWAY #12 RIGHT-OF-WAY LINE BEING 40.00 FEET SOUTH OF THE CENTERLINE; THENCE N87°35'15"W 1282.51 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #12 TO A SET 1/2" IRON REBAR AT THE WEST BOUNDARY OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20); THENCE N02°24'23"E 42.00 FEET TO AN EXISTING RAILROAD SPIKE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20), SAID POINT BEING IN ARKANSAS HIGHWAY #12; THENCE S87°20'13"E 1322.95 FEET TO THE POINT OF BEGINNING, CONTAINING 3.28 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

LOT - 1

A PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALTOGETHER BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY (20), SAID POINT BEING AN EXISTING RAILROAD SPIKE IN ARKANSAS HIGHWAY #12; THENCE S02°24'23"W 42.00 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4) TO A SET 1/2" IRON REBAR ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #12 FOR THE TRUE POINT OF BEGINNING, SAID POINT BEING 40.00 FEET SOUTH OF THE CENTERLINE OF SAID HIGHWAY #12; THENCE S87°35'15"E 1282.51 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY #12 TO A SET 1/2" IRON REBAR AT THE INTERSECTION OF THE PROPOSED WEST RIGHT-OF-WAY LINE OF BARROW ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS HIGHWAY #12, SAID BARROW ROAD RIGHT-OF-WAY LINE BEING 30.00 FEET WEST OF THE CENTERLINE; THENCE S02°19'08"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BARROW ROAD 1284.99 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4); THENCE S01°58'45"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID BARROW ROAD 1055.83 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE N87°21'38"W 260.65 FEET TO A SET 1/2" IRON REBAR; THENCE S02°18'23"W 417.84 FEET TO A SET 1/2" IRON REBAR, SAID POINT BEING IN AN EXISTING FENCE LINE; THENCE N87°39'01"W 1032.93 FEET ALONG SAID FENCE TO A SET 1/2" IRON REBAR AT THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20); THENCE N02°35'34"E 156.66 FEET TO A SET ALUMINUM CAPPED 1/2" IRON REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION TWENTY (20); THENCE N02°24'23"E 2602.07 FEET TO THE POINT OF BEGINNING, CONTAINING 78.98 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS. THE ABOVE DESCRIBED 78.98 ACRE TRACT BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

LOT - 2

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) AND A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4), ALL IN SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY-ONE (31) WEST, ALTOGETHER BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), SAID POINT BEING AN EXISTING RAILROAD SPIKE IN BARROW ROAD; THENCE N87°21'57"W ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) 32.28 FEET TO A POINT ON THE PROPOSED WEST RIGHT-OF-WAY LINE OF SAID BARROW ROAD; THENCE S01°58'45"W ALONG SAID RIGHT-OF-WAY LINE 1055.79 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE S01°24'11"W ALONG SAID RIGHT-OF-WAY LINE 416.58 FEET TO A SET 1/2" IRON REBAR; THENCE LEAVING SAID RIGHT-OF-WAY LINE N87°39'01"W ALONG AN EXISTING FENCE 267.21 FEET TO A SET 1/2" IRON REBAR; THENCE N02°18'23"E 417.84 FEET TO A SET 1/2" IRON REBAR; THENCE S87°21'38"E 260.65 FEET TO THE POINT OF BEGINNING, CONTAINING 2.53 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS.



2004 1184
Recorded in the Above
Plat Book & Page
10-07-2004 10:43:34 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

BASIS OF BEARINGS:

ARKANSAS STATE PLANE COORDINATE SYSTEM
(NORTH ZONE)
CITY OF BENTONVILLE, ARKANSAS G.I.S.

9/01	TLG	REVISED LEGAL DESCRIPTIONS
7/28	TLG	REVISED PER CITY OF BENTONVILLE COMMENTS
DATE	BY	DESCRIPTION
REVISIONS		
LOT SPLIT SURVEY FOR VAUGHN SUBDIVISION Prepared For BMW DEVELOPEMENT, INC. SPRINGDALE, AR.		
 KEYSTONE CONSULTANTS, INC. 5571 Beaux Ave., Springdale, AR 72782 PH: 479.750.2920 FAX: 479.750.0953 Civil Engineering / Planning & Design		
DRAWN: TLG	DATE: 7/08/04	PROJECT NO. 04016-00
CHECKED:	SHEET NO.: 2	