

OWNER:
JOHN & MIKE CHARLTON
CHARLTON DEVELOPMENT CO., LLC
1100 S.E. 22nd STREET
BENTONVILLE, AR 72712
(479) 254-8580

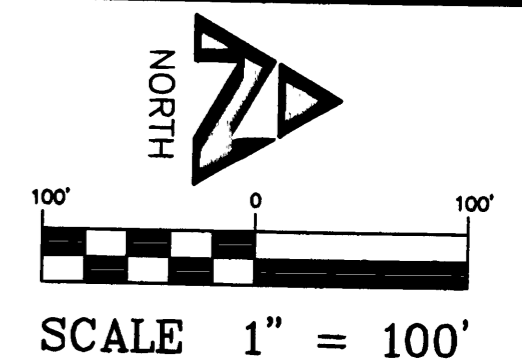
ENGINEER / SURVEYOR:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712

SUBDIVISION NAME:
WILDWOOD SUBDIVISION

PROPERTY ZONING:
R-1A, (LOW DENSITY, PURE RESIDENTIAL)

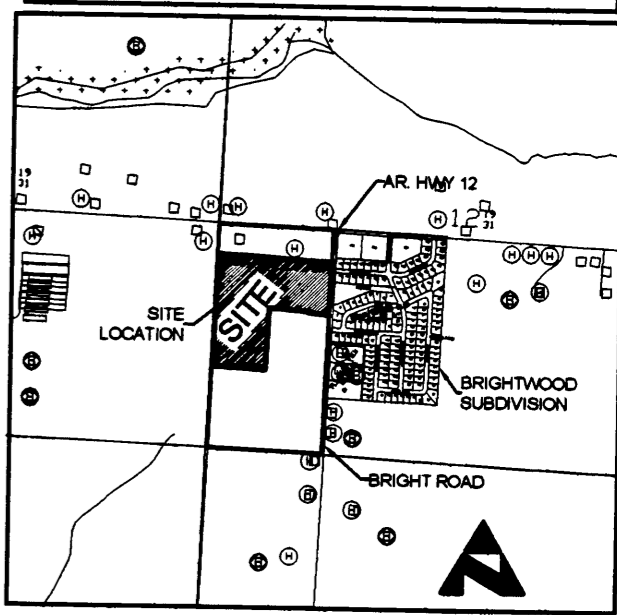
BUILDING SETBACKS:
FRONT YARD - 25' OR AS SHOWN
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 7' OR AS SHOWN

EASEMENTS:
FRONT YARD - 20'
REAR YARD - AS SHOWN
SIDE YARD - AS SHOWN



LEGEND

- SET 1/2" REBAR AND CAP ○
- COMPUTED CORNER AS NOTED ■
- FOUND MONUMENT AS NOTED ●
- STREET LIGHT *
- RIGHT OF WAY - - - - -
- PROPERTY LINE ———
- SETBACK LINE - - - - -
- UTILITY EASEMENT ———
- CURB ———
- 5' SIDEWALK ———
- LOT LINE ———

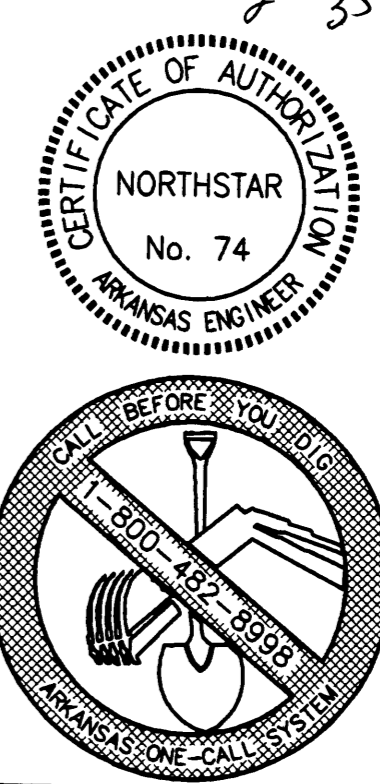


LINE TABLE

LINE	LENGTH	BEARING
L1	17.01	S87°05'07"E
L2	11.55	S02°12'15"W
L3	11.55	S17°18'26"E
L4	24.04	S87°03'18"E
L5	22.73	S87°03'18"E
L6	16.48	S02°12'15"W

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	18.70	12.00
C2	17.60	25.00
C3	17.60	25.00
C4	42.84	62.44
C5	64.08	75.00
C6	106.79	125.00
C7	19.00	12.00
C8	18.69	12.00
C9	31.66	125.00
C10	19.00	12.00
C11	18.69	12.00
C12	19.00	12.00
C13	18.69	12.00
C14	19.00	12.00
C15	18.69	12.00
C16	13.31	62.00
C17	38.37	62.00
C18	18.69	12.00
C19	19.00	12.00
C20	2.81	62.00
C21	34.95	62.00
C22	10.00	62.00
C30	21.03	13.50
C31	19.00	75.00
C32	21.38	13.50
C33	36.89	23.50
C34	3.72	37.00
C35	3.88	37.00
C36	37.14	23.50
C37	52.57	61.87
C38	24.52	75.00
C39	28.28	75.00



VICINITY MAP
Recorded in the Above
Plat Book & Page
01-17-2003 03:42:57 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

ARKANSAS STATE PLANE COORDINATES, NAD 83 NORTH ZONE GRID, PER CITY OF BENTONVILLE MONUMENTS.

	NORTHING	EASTING
A	736055.7293	653749.0413
B	735433.2733	653724.5326
C	735444.1597	653512.9046
D	735464.9423	653457.1945
E	735477.7134	653208.9265
F	735490.0289	653159.3635
G	735495.0285	653029.4595
H	734767.5407	653001.4595
I	734799.9081	652372.2483
J	736123.9320	652423.1993

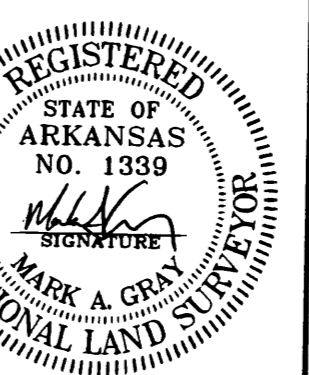
DISTANCE TIE FROM N.E. CORNER PHASE I, (A) TO BENTONVILLE G.P.S. MONUMENT #86 N66°50'22"E 765.54'

Rev.No.	Description	Drawn	Date	Checked	Date
2	CHANGES PER CITY OF BENTONVILLE	JAL	12/9/02	JEI	12/9/02
1	ADDED UTILITY EASEMENT	JZO	11/26/02	MAG	1/26/02

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning

211 South Main Street
(479) 271 - 0906

Bentonville, Arkansas 72712
(479) 271-8144 Fax



WILDWOOD SUBDIVISION PHASE 1
BRIGHT ROAD
BENTONVILLE, ARKANSAS

REVISED FINAL PLAT
(CORRECTION TO PLAT 2002-184)
ATLAS PAGE # 484

CHECKED: JMB 11/26/02
DRAWN: JAL 11/26/02
FILE NAME: 209-02FP.DWG
PROJECT No.: 209-01
PLOT DATE/REV.: 12/9/02 / 2

SHEET 1 of 1

Survey Description:
A part of the the West Half of the Southwest Quarter of Section 12, Township 19 North, Range 31 West, Benton County, Arkansas more particularly described as follows:
Commencing at a found P.K. Nail in Arkansas Highway 12 for The West Quarter Corner of said Section 12; Thence South 87°02'27" East 1327.92 feet to the Northeast corner of said West Half of the Southwest Quarter; Thence South 2°15'17" West 359.80 feet to a set P.K. nail and the Point of Beginning; Thence continuing South 2°15'17" West 622.94 feet to a set P.K. nail; Thence North 87°03'19" West 211.91 feet to a set 1/2" rebar; Thence North 69°32'31" West 59.46 feet to a set 1/2" rebar; Thence North 87°03'19" West 248.60 feet to a set 1/2" rebar; Thence North 76°02'44" West 51.07 feet to a set 1/2" rebar; Thence North 87°47'45" West 130.00 feet to a set 1/2" rebar; Thence South 2°12'15" West 728.03 feet to a set 1/2" rebar; Thence North 87°03'19" West 630.04 feet to a set 1/2" rebar; Thence South 87°03'19" East 1327.60 feet to the Point of Beginning, containing 28.91 acres, more or less and subject to any easements or Rights-of-way of record or fact.

CERTIFICATE OF DEDICATION:
We, the undersigned owners of the real estate shown and described hereon, 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, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements.

John & Mike Charlton
DEVELOPER
12/11/02
DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF *December*, 2002.

Charles A. Carey
NOTARY PUBLIC
My commission Expires: *01-31-2004*

OFFICIAL SEAL
CHARLES A. CAREY
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 01-31-2004

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS 11th DAY OF December, 2002.

John S. ...
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF January, 2002

John S. ...
MAYOR

Lauree ...
CITY CLERK

BASIS OF BEARING:
ARKANSAS STATE PLANE,
NAD 83 GRID, NORTH ZONE, PER TIES
TO BENTONVILLE G.P.S. MONUMENTS #86 AND #88

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTONVILLE, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0135 E EFFECTIVE DATE SEPTEMBER 18, 1991.

Acres by 16ths:
NW1/4, SW1/4, 23.62 ac.±
SW1/4, SW1/4, 5.28 ac.±

ALL SIDEWALKS WILL BE BUILT TO THE CITY OF BENTONVILLE SPECIFICATIONS. CONTACT BUILDING INSPECTION AT 271-3125 PRIOR TO POURING.

I hereby declare that I have this 9th day of December, 2002, completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established.

Mark A. Gray, AR LS 1339

500-19N-30W-0-12-300-04-1339