

Replat of A Portion of Willow Crossing Subdivision Phase I

A portion of Willow Crossing Subdivision Phase I as recorded in Plat Book 2006, Page 513 in the records of Benton County, Arkansas.

NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject two estates: Easements, other than those easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
- This plat represents a Replat of Willow Crossing Subdivision Phase I recorded in Plat Book 2006, Page 513 of the courthouse in Benton County, Arkansas.
- Bounds of Bearings: The North line of Willow Crossing Subdivision Phase I recorded in Plat Book 2006, Page 513. Taken to be S87°13'13"E.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current Arkansas Minimum Standards for Property Boundary Surveys and Plats.
- No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
- All Setbacks are dedicated as Utility and Drainage Easements.
- Offset pins were set due to utility structures at property corners. All offset distances are 5.0' except on Lot 111, which is 4.0'.
- No building permits will be issued for Lots 159 & 160 until the steeple of red dirt is removed.
- Lots 4-12, 14-16, 18-20, 23-34, 36-45, 47-56, 58-67, and 69-73 are allowed to have duplexes built. These duplexes cannot be sold separately.
- Per Plat Book 2006, Page 513-515 in the records of Benton County Arkansas, Lots are zoned as follows: C-2, Lots 1 & 2 R-3, Lots 3-7, 89-96, 104-111, 112-126, 127 and 122 R-2, Lots 74-88, 97-103, 112-116, 127-169, and 171-180 Setbacks are as follows unless otherwise noted on plat.

	R-2	R-3	C-2
Front	25'	25'	50'
Side	7'	7' (single or 2 family), 15' (multi)	10'
Side(Street)	25'	25'	10'
Rear	25'	20' (single or 2 family), 35' (multi)	25'

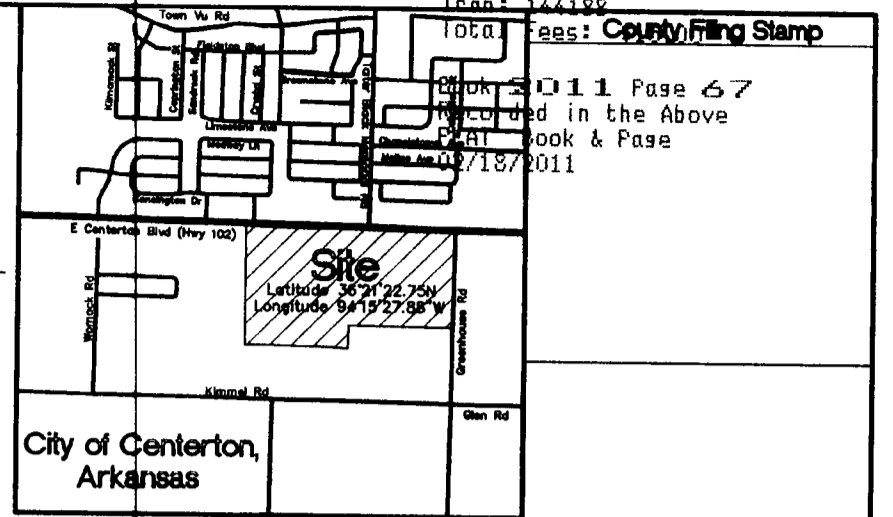
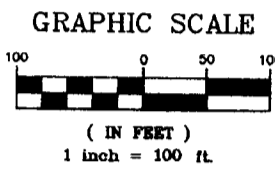
- There is a 2' Building Setback on Lots affected by the north side of the 100' AEP Electric Easement.
- By scaled map location and graphical plotting only. This property is not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas. Map Number: 050070235.
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Arkansas State Law, The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanical equipment or explosives (except in the case of an emergency). The One-Call System Telephone Number is 1-800-462-6898. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call System. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- The purpose of this plat is to show the changes of the Setbacks of Lots 1, 2, 3, 13, 14, 16, 17, 18, 20, 23, 30, 35, 36, 41, 46, 47, 52, 57, 58, 63, 68, 69, 74, 81, 82, 89, 96, 104, 111, 119, 126, 133-144, 170, and 172. Also to show the location of Lots 21 and 22.
- Ownership, maintenance, and repair of the storm water management facilities on Lot B-1 Detention Pond will remain with the owner/developer until such time as a POA is established and operational.

Changes to Lots are as follows:

- Lot 1 is being replatted to have a 55' Front Setback and a 25' Rear Setback.
- Lot 2 is being replatted to have a 55' Front Setback and a 25' Rear Setback.
- Lot 3 is being replatted to have a 35' Rear Setback.
- Lots 14 & 18 are being replatted to have a 10' Side Setback.
- Lots 16 & 20 are being replatted to have a 7' Side Setback.
- Lots 13 & 17 are being replatted to have a 5' Side Setback.
- Lots 25, 36, 47, 58, 69, and 170 is being replatted to have a 7' Side Setback.
- Lots 35, 46, 57, & 68 are being replatted to have the Setback as shown, 2' from the 100' Electrical Easement per Deed Book 313, Page 99.
- Lots 74, 89, 104, 119, 30, 41, 52, & 63 is being replatted to have a 25' Front Setback.
- Lot 81 will be unbuildable due to existing 100' Electrical Easement per Deed Bk. 313, Pg. 99.
- Lot 82 has an "Partial Release & Supplement of Easement" between Marwal Hecker & AEP Electric recorded as Deed Book 2010, Page 58063.
- Lots 96, & 111 are being replatted to have a 7' Side Setback, 2' Front Setback abutting the 100' Electrical Easement per Deed Book 313, Page 99.
- Lot 126 is being replatted to have a 7' Side Setback. Lots 133-144 are being replatted to have a 25' Rear Setback.
- Lot 170 is being replatted to have a 7' Side Setback.
- Lot 172 is being replatted to have a 25' Rear Setback from the West property line.

LEGEND

- EXISTING
- BOUNDARY LINE
- INTERIOR BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- CENTER LINE
- 5/8" REBAR WITH CAP (LS 1002) (UNLESS OTHERWISE NOTED)
- 5/8" REBAR WITH CAP (LS 1534) (UNLESS OTHERWISE NOTED)



Vicinity Map
Not to Scale

REDUCED



Ownership Certification - Lot 82
 We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we are the sole owners of the herein plotted property and have caused said property to be surveyed and platted and do hereby dedicate all public rights-of-way and all utility, drainage, and conservation easements to the City of Centerton for the installation of utilities.
 Printed Name: Max Hecker
 Signature: Max Hecker
 Notary Public
 Washington County, AR
 Expires 3/22/17

Ownership Certification - Lot 172
 We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we are the sole owners of the herein plotted property and have caused said property to be surveyed and platted and do hereby dedicate all public rights-of-way and all utility, drainage, and conservation easements to the City of Centerton for the installation of utilities.
 Printed Name: Josh Ammons
 Signature: Josh Ammons
 Notary Public
 Washington County, AR
 Expires 3/22/17

Ownership Certification - Centerton Land Company
 We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we are the sole owners of the herein plotted property and have caused said property to be surveyed and platted and do hereby dedicate all public rights-of-way and all utility, drainage, and conservation easements to the City of Centerton for the installation of utilities.
 Printed Name: Tim Graham
 Signature: Tim Graham
 Notary Public
 Washington County, AR
 Expires 3/22/17

Ownership Certification - Centerton Land Company
 We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we are the sole owners of the herein plotted property and have caused said property to be surveyed and platted and do hereby dedicate all public rights-of-way and all utility, drainage, and conservation easements to the City of Centerton for the installation of utilities.
 Printed Name: Tim Graham
 Signature: Tim Graham
 Notary Public
 Washington County, AR
 Expires 3/22/17

Centerton Planning Commission Approval
 Approved and recommended for acceptance by the City of Centerton Planning Commission this 28th day of December, 2010.
 Planning Commission Chairperson: [Signature]
 Water & Sewer Department: [Signature]
 Street Department: [Signature]
 Fire Chief: [Signature]

Centerton Council Acceptance
 This plat is hereby accepted by the City of Centerton City Council on this 11th day of January, 2011.
 Ordinance No. 2011-02
 Mayor: [Signature]
 City Clerk: [Signature]

Replat of Lots 1, 2, 3, 13, 14, 16, 17, 18, 20, 21, 22, 25, 30, 35, 36, 41, 46, 47, 52, 57, 58, 68, 69, 63, 74, 81, 82, 89, 96, 104, 111, 119, 126, 133-144, 170-172

1" = 100'

DATE	RDD	RDD	TDH
DATE	SDR	PM	DRW

Centerton Land Company, LLC
CEI Engineering Associates, Inc.
 ENGINEERS PLANNERS SURVEYORS
 LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

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 Bentonville, Arkansas 72712
 (479) 273-8472
 (479) 273-0844

Replat of Willow Crossing Subdivision - Phase I
 East Centerton Blvd (Hwy 102)
 Centerton, Arkansas

DATE: 01/11/11
 TIME: 7:45 AM
 Rev-1

SHEET NO. 1 OF 1

Certificate of Survey
 I, Roger Dale Dawson, hereby certify that this plat correctly represents a Boundary Survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.
 Date of Execution: 2-1-11
 Signed: [Signature]
 Arkansas Registered Land Surveyor
 No. 1534

