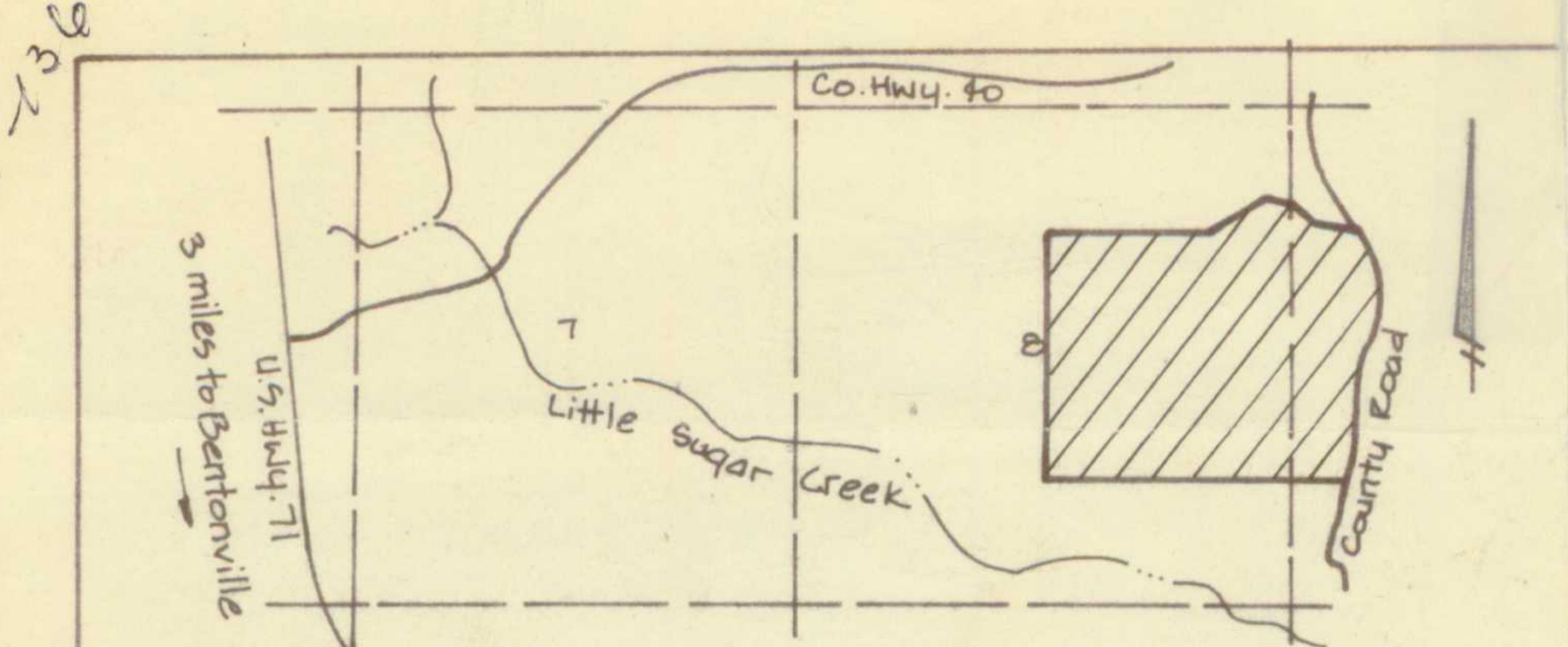
W-136

W-136

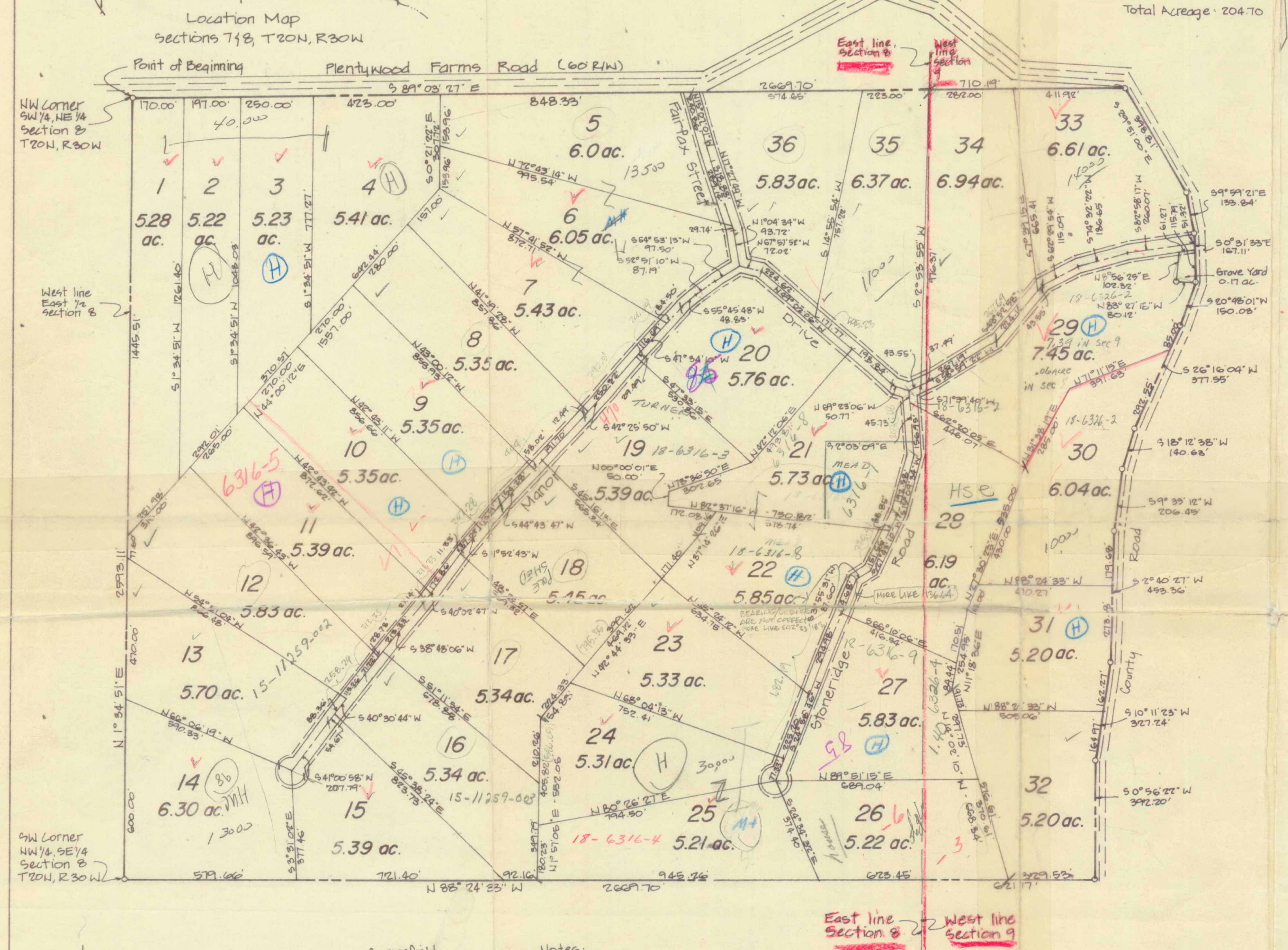
(8/9)-20-30

Woodridge Manor

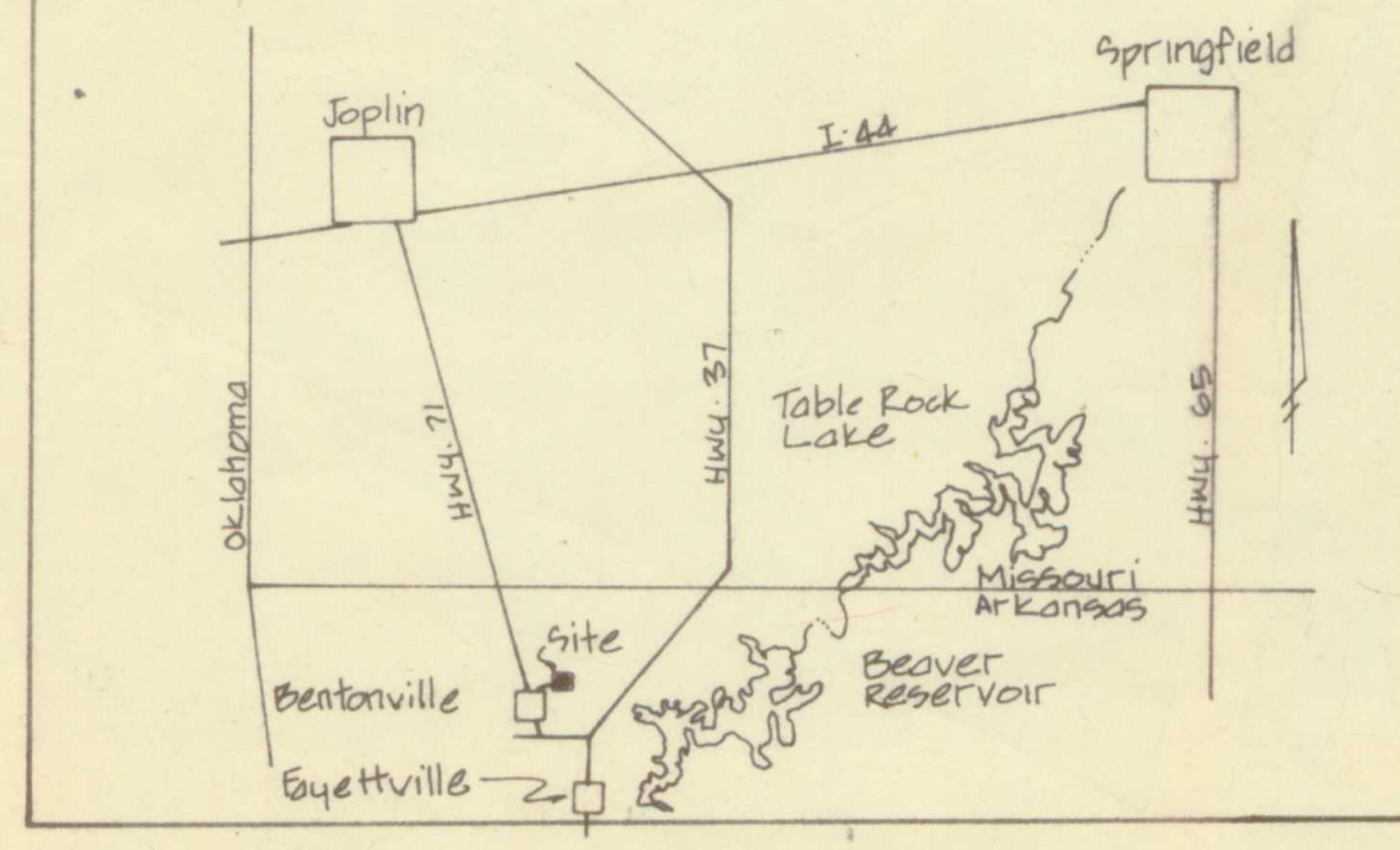
A Subdivision in Benton County, Arkansas


Co. Hwy. 40
3 miles to Bentonville
U.S. Hwy. 71
Little Sugar Creek
County Road
7
8

Location Map
Sections 7&8, T20N, R30W


Total Acreage: 204.70
Point of Beginning
Plentywood Farms Road (60' R/W)
S 89°03'27" E
NW Corner SW1/4, NE1/4 Section 8 T20N, R30W
West line East ½ Section 8
SW Corner NW¼, SE¼ Section 8 T20N, R30W
N 88°24'33" W
2669.70'
East line Section 8
West line Section 9
1 5.28 ac.
2 5.22 ac.
3 5.23 ac.
4 5.41 ac.
5 6.0 ac.
6 6.05 ac.
7 5.43 ac.
8 5.35 ac.
9 5.35 ac.
10 5.35 ac.
11 5.39 ac.
12 5.83 ac.
13 5.70 ac.
14 6.30 ac.
15 5.39 ac.
16 5.34 ac.
17 5.34 ac.
18 5.15 ac.
19 5.39 ac.
20 5.76 ac.
21 5.73 ac.
22 5.85 ac.
23 5.33 ac.
24 5.31 ac.
25 5.21 ac.
26 5.22 ac.
27 5.83 ac.
28 6.19 ac.
29 7.45 ac.
30 6.04 ac.
31 5.20 ac.
32 5.20 ac.
33 6.61 ac.
34 6.94 ac.
35 6.37 ac.
36 5.83 ac.
Grave Yard 0.17 ac.
S 29°51'00" E 398.81'
S 9°59'21" E 133.84'
S 0°31'33" E 167.11'
S 20°48'01" W 150.03'
S 26°16'04" W 377.55'
S 18°12'38" W 140.63'
S 10°11'23" W 327.24'
S 0°56'22" W 392.20'
County Road
Drive
Stoneridge

Notes:
1). Front lot lines are center lines of streets.
2). There is a 10' utilitity easement parallel with street rights-of-way on both sides of street.
3). Street rights-of-way are 50 feet.


Joplin
Springfield
I-44
Hwy 71
Hwy 37
Hwy 65
Table Rock Lake
Missouri
Arkansas
Oklahoma
Site
Bentonville
Fayetteville
Beaver Reservoir

FILED FOR RECORD
At 845 O'Clock A M.
JAN 2 1980
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

Location:
The South half of the Northeast Quarter of Section 8; the North half of the Southeast Quarter of Section 8; part of the Southwest Quarter of the Northwest Quarter, Section 9; Part of the Northwest Quarter of the Southwest Quarter, Section 9; all in Township 20 North, Range 20 West, Benton County, Arkansas.

Description:
Beginning at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 8, Township 20 North, Range 30 West; thence S 89°03'27" E 2669.70' to the East line of Section 8; thence continuing S 89°03'27" E 710.19' to the West right-of-way line of a county road; thence S 29°51'00" E along said West R/W line 398.81'; thence S 9°59'21" E 133.84'; thence S 0°31'33" E 167.11'; thence S 20°48'01" W 150.03'; thence S 26°16'04" W 377.55'; thence S 18°12'38" W 140.63'; thence S 9°33'12" W 206.45'; thence S 2°40'27" W 453.36'; thence S 10°11'23" W 327.24'; thence S 0°56'22" W 392.20'; thence leaving said West R/W line N 88°24'33" W 621.77' to the West line, Section 9, also being the East line, Section 8; thence continuing N 88°24'33" W 2669.70' to the SW corner, NW1/4, SE1/4, said Section 8; thence N 1°34'51" E along the West line, East 1/2, Section 8, 2593.11' to the point of beginning containing 204.70 acres subject to any easements or rights-of-way of record:
(204.87 less cemetery)

Except: A Graveyard described as follows: Commencing at the NW Corner of the SW 1/4 of the NE 1/4 of Section 8, T20N, R30W; thence S 89°03'27" E 3379.89' to the West R/W line of a county road; thence S 29°51'00" E along said R/W line 398.81'; thence S 9°59'21" E 133.84'; thence S 0°31'33" E 51.32' to the point of beginning: thence continuing S 0°31'33" E 115.79'; thence N 83°27'18" W 80.12'; thence N 8°56'25" E 102.32' to the South R/W line of a proposed road; thence N 82°58'17" E along said proposed R/W line 61.27' to the point-of-beginning containing 0.17 acres, all in Benton County, Arkansas.

Certified Correct

Surveyor's Certification:
I hereby certify that plat of survey shown hereon is a true and correct representation of the survey thereof and that there are five (5) or more acres in each tract exclusive of road right-of-way.

Owner's Certification and Dedication:
Know all men by these presents that Ozark Properties, Inc., certifies that they are the owner's of, and have all rights, title, and interest in and to a tract of land in Section's 8 & 9, T20N, R30W, Benton County, Arkansas, as more particularly described hereon:
The owner's certify that they have caused said tract of land to be surveyed and have caused this plat to be made showing accurate dimensions of tracts, set back lines, rights-of-way, roads, and easements. The owner's further designate said tracts of land as "Woodridge Manor" and hereby dedicate to public use all the roads within said tract and reserves for installation and maintenance of utilities and easements as shown on this plat.

Ronald Boyer

Ronald Boyer, Vice President, Ozark Properties, Inc.
State of Arkansas
County of Benton
Subscribed and sworn before me this 31st day of December, 1979
Notary Public Becky Benton
My commission expires September 15, 1983

Restrictive Covenants Recorded
in Book ________, Page ________
Benton County, Arkansas

18-6326

330 scale

Gordon & Heithaus, Inc.
2244 S. Campbell
Springfield, Missouri
883-4736

JOHN R. GORDON
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 812
SIGNATURE

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