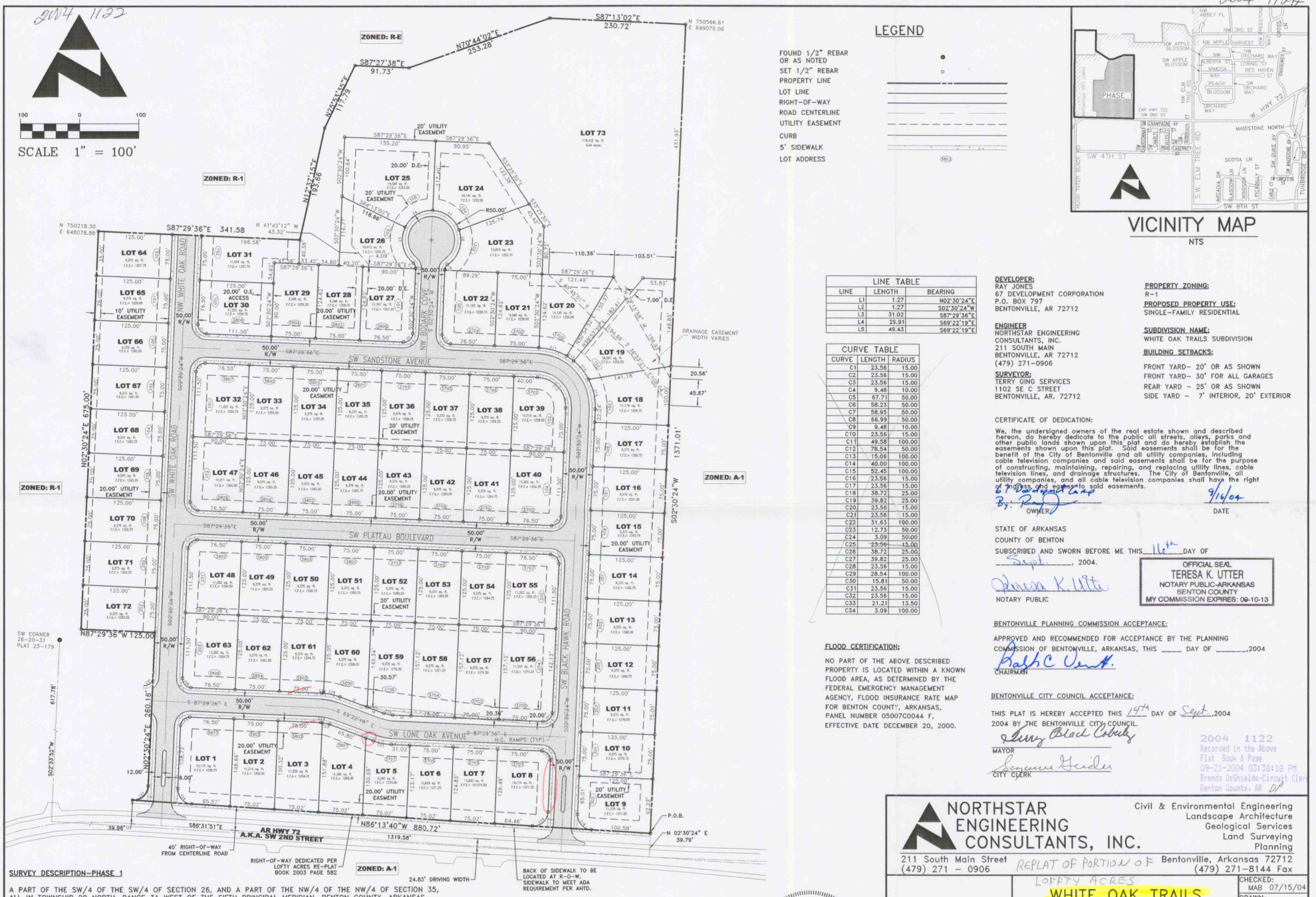
2004 1122



LEGEND

- FOUND 1/2" REBAR OR AS NOTED
- SET 1/2" REBAR
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY
- ROAD CENTERLINE
- UTILITY EASEMENT
- CURB
- 5' SIDEWALK
- LOT ADDRESS

VICINITY MAP

NTS

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.27	N02°30'24"E
L2	1.27	S02°30'24"W
L3	31.02	S87°29'36"E
L4	29.91	S69°22'19"E
L5	49.43	S69°22'19"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	23.56	15.00
C2	23.56	15.00
C3	23.56	15.00
C4	9.48	10.00
C5	67.71	50.00
C6	58.23	50.00
C7	58.95	50.00
C8	66.99	50.00
C9	9.48	10.00
C10	23.56	15.00
C11	49.58	100.00
C12	78.54	50.00
C13	15.06	100.00
C14	40.00	100.00
C15	52.45	100.00
C16	23.56	15.00
C17	23.56	15.00
C18	38.72	25.00
C19	39.82	25.00
C20	23.56	15.00
C21	23.56	15.00
C22	31.63	100.00
C23	12.73	50.00
C24	3.09	50.00
C25	23.56	15.00
C26	38.72	25.00
C27	39.82	25.00
C28	23.56	15.00
C29	28.54	100.00
C30	15.81	50.00
C31	23.56	15.00
C32	23.56	15.00
C33	21.21	13.50
C34	3.09	100.00

DEVELOPER:
RAY JONES
67 DEVELOPMENT CORPORATION
P.O. BOX 797
BENTONVILLE, AR 72712

ENGINEER
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR 72712
(479) 271-0906

SURVEYOR:
TERRY GING SERVICES
1102 SE C STREET
BENTONVILLE, AR. 72712

PROPERTY ZONING:
R-1

PROPOSED PROPERTY USE:
SINGLE-FAMILY RESIDENTIAL

SUBDIVISION NAME:
WHITE OAK TRAILS SUBDIVISION

BUILDING SETBACKS:
FRONT YARD- 20' OR AS SHOWN
FRONT YARD- 30' FOR ALL GARAGES
REAR YARD - 25' OR AS SHOWN
SIDE YARD - 7' INTERIOR, 20' EXTERIOR

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.

6 Point Land Corp
By: _____ OWNER

9/16/04 DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF Sept., 2004.

Teresa K. Utter
NOTARY PUBLIC

OFFICIAL SEAL
TERESA K. UTTER
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 06-10-13

FLOOD CERTIFICATION:

NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A KNOWN FLOOD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0044 F, EFFECTIVE DATE DECEMBER 20, 2000.

BENTONVILLE PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTONVILLE, ARKANSAS, THIS _____ DAY OF _____, 2004

Bob C Vest
CHAIRMAN

BENTONVILLE CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF Sept., 2004 BY THE BENTONVILLE CITY COUNCIL.

Gary Black Cobelly
MAYOR

Jeanne Snider
CITY CLERK

2004 1122
Recorded in the Above Plat Book & Page
09-21-2004 03:38:18 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

SURVEY DESCRIPTION-PHASE 1

A PART OF THE SW/4 OF THE SW/4 OF SECTION 26, AND A PART OF THE NW/4 OF THE NW/4 OF SECTION 35, ALL IN TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A FOUND 1" PIPE FOR THE SW CORNER OF SECTION 26; THENCE S02°33'52"W A DISTANCE OF 617.78 FEET TO A FOUND COTTON SPINDLE; THENCE S86°31'51"E A DISTANCE OF 1319.58 FEET; THENCE N02°30'24"W A DISTANCE OF 39.79 FEET TO THE POINT OF BEGINNING; THENCE N86°13'40"W A DISTANCE OF 880.72 FEET; THENCE 39.82 FEET AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.74 FEET, AND A CHORD BEARING OF N48°08'22"E; THENCE N02°30'24"E A DISTANCE OF 260.16 FEET; THENCE N87°29'36"W A DISTANCE OF 125.00 FEET; THENCE N02°30'24"E A DISTANCE OF 675.00 FEET; THENCE S87°29'36"E A DISTANCE OF 341.58 FEET; THENCE N12°37'15"E A DISTANCE OF 193.66 FEET; THENCE N25°53'35"E A DISTANCE OF 117.79 FEET; THENCE S87°27'38"E A DISTANCE OF 91.73 FEET; THENCE N70°44'02"E A DISTANCE OF 253.28 FEET; THENCE S87°13'02"E A DISTANCE OF 230.72 FEET; THENCE S02°30'24"W A DISTANCE OF 1371.01 FEET TO THE POINT OF BEGINNING, CONTAINING 25.89 ACRES, MORE OR LESS, (1,127,724 SQ. FT.),BEING LOCATED IN BENTON COUNTY, ARKANSAS AND SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARING:

ARKANSAS STATE PLANE COORDINATES, NAD 83 (GRID)

SURVEYORS CERTIFICATION:

I HEREBY DECLARE THAT I HAVE THIS 12TH DAY OF JULY, 2004, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTIES, THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

TERRY L. GING, AR LS 1301

REGISTERED STATE OF ARKANSAS NO.1301 SIGNATURE TERRY L. GING PROFESSIONAL LAND SURVEYOR

NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 South Main Street
(479) 271 - 0906
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
Bentonville, Arkansas 72712
(479) 271-8144 Fax

REPLAT OF PORTION OF LOFFTY ACRES

WHITE OAK TRAILS SUBDIVISION PHASE 1

ARKANSAS HIGHWAY 72
BENTONVILLE, ARKANSAS

FINAL PLAT
ATLAS PAGE #401/359

2004 1122

CHECKED:	MAB 07/15/04
DRAWN:	JRH 07/15/04
FILE NAME:	307-01FP.DWG
PROJECT No.:	307-01
PLOT DATE:	REV.: 09/16/04 2
SHEET	1 of 1

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