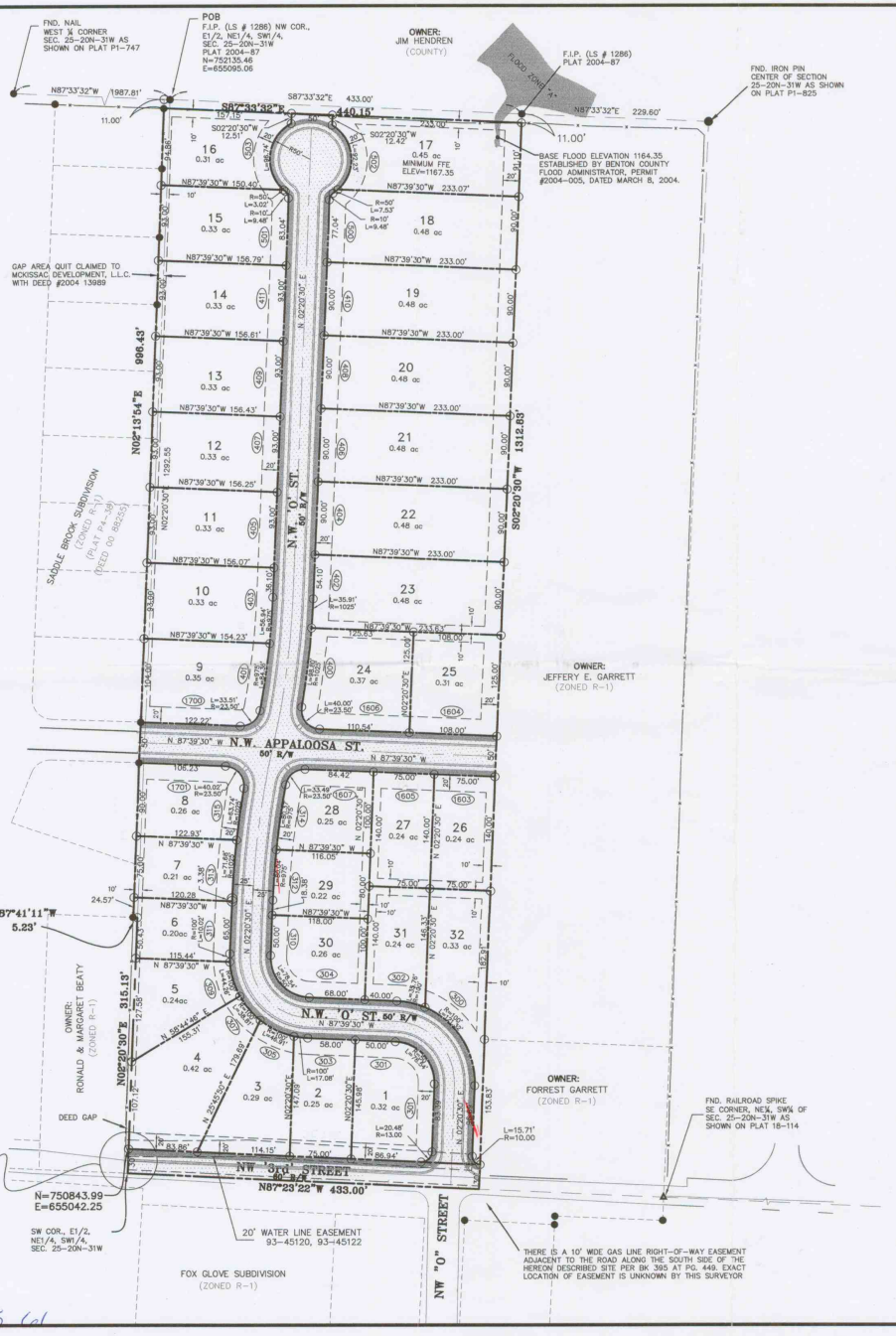
2005 61



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NOTES:

1. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR AND UTILITY 1-CALL LOCATOR MARKINGS. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

2. EASEMENTS SHOWN ARE PER EASEMENT SEARCH BY TUCKER ABSTRACT, DATED 11-10-2003.

3. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY.

5. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

7. BASIS OF BEARINGS: CITY OF BENTONVILLE GEOGRAPHIC REFERENCE SYSTEM. TIES WERE MADE TO GPS MONUMENTS NO. 48 & 50 BY CONVENTIONAL SURVEY METHODS.

SURVEY DESCRIPTION

PART OF NE 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SADDLE BROOK SUBDIVISION AS RECORDED IN PLAT BOOK P4, AT PAGE 38, BENTON COUNTY RECORDS; THENCE S87°33'32"E 440.15 FEET TO A SET IRON PIN; THENCE S02°20'30"W 1312.83 FEET TO A FOUND RAILROAD SPIKE ON THE SOUTH LINE OF SAID NE1/4 OF THE SE 1/4, SAID POINT BEING IN NW 3RD STREET; THENCE ALONG SAID SOUTH LINE N87°23'22"W 433.00 FEET TO A FOUND RAILROAD SPIKE AT THE SW CORNER OF THE E1/2, OF THE NE1/4, OF THE SW 1/4 OF SAID SECTION 25; THENCE LEAVING SAID SOUTH LINE N02°20'30"E 315.13 FEET TO A SET IRON PIN; THENCE N87°41'11"W 5.23 FEET TO A FOUND IRON PIN LOCATED AT THE SE CORNER OF SAID SADDLE BROOK SUBDIVISION; THENCE ALONG THE EASTERLY LINE THEREOF N02°13'54"E 996.43 FEET TO THE POINT OF BEGINNING CONTAINING 13.19 ACRES MORE OR LESS AND SUBJECT TO ANY EASEMENTS, COVENANTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD OR OF FACT.

FLOOD NOTE:

PORTIONS OF THE HEREON DESCRIBED PROPERTY ARE LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) & WITHIN ZONE "A" (SPECIAL FLOOD HAZARD AREAS INUDATED BY 100 YEAR FLOOD) AS DETERMINED BY BENTON COUNTY FLOOD PLAIN ADMINISTRATOR, AND THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0044 F, MAP REVISION EFFECTIVE DATE OF DECEMBER 20, 2000.
BASE FLOOD ELEVATION 1164.35 ESTABLISHED BY BENTON COUNTY FLOOD ADMINISTRATOR, PERMIT #2004-005, DATED MARCH 8,2004.

BUILDING SETBACK:
(FOR ALL LOTS UNLESS OTHERWISE NOTED ON THIS PLAT OR IN THE PROTECTIVE COVENANTS)

FROM STREET R/W	
HOUSE	20'
GARAGE	30'
REAR	25'
SIDE	7'

ZONING
R-1 SINGLE FAMILY RESIDENTIAL

UTILITY & DRAINAGE EASEMENT:
AS SHOWN UNLESS OTHERWISE NOTED IN THE PROTECTIVE COVENANTS

OWNERS DEDICATION:

WE THE UNDERSIGNED, DO HEREBY SWEAR THAT I/WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY TO THE CITY OF BENTONVILLE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE SYSTEMS.

McKissac Dev. LLC

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF December 2004.

Rebecca J. Booth — 1/28/2013
NOTARY PUBLIC — MY COMMISSION EXPIRES

Notary Public
Benton County, Arkansas
Rebecca J. Booth
My Commission Expires Jan. 28th, 2013

PLANNING COMMISSION ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 21 DAY OF December 2004, BY THE PLANNING COMMISSION OF THE CITY OF BENTONVILLE, ARKANSAS.

Ralph C Ussery
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL THIS 11th DAY OF January 2004-2005

Mary Black Cabiness
MAYOR

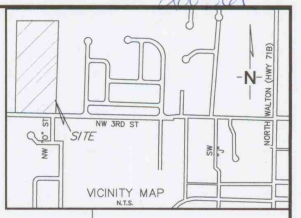
Joanne Snider
CITY CLERK

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

12/22/04
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1002
C. ED GRAY



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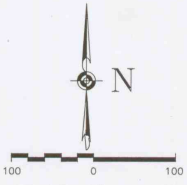
Recorded in the Above
Plat Book & Page
01-18-2005 08:50:10 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

COUNTY FILE STAMP



SCALE: 1" = 100'

LEGEND

———	BOUNDARY/LOT/PROPERTY LINE
○	SET 5/8" REBAR
●	FOUND MONUMENT
▲	FOUND RAILROAD SPIKE
W.D.	WARRANTY DEED
(XXX.XX')	RECORD DISTANCE WHEN MEASURED DIFFERS
F.I.P.	FOUND IRON PIN
R.R.	RAILROAD
FND.	FOUND
- - - - -	EASEMENT LINE (AS NOTED)
———	CENTERLINE PAVEMENT
	AREA TO BE DEDICATED AS STREET RIGHT-OF-WAY PER THIS PLAT
	SIDWALK BY BUILDER OR LOT OWNER PER CITY ORDINANCE
000	ADDRESS

OWNER/DEVELOPER
McKissac Development, L.L.C.

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– CITY OF BENTONVILLE ATLAS PAGE 360 –
STATE CODING NO. 500-20N-31W-0-25-310-04-1286

FINAL PLAT
WINDSOR MANOR SUBDIVISION
FOR
McKISSAC DEVELOPMENT, L.L.C. BENTON COUNTY, AR.

SAND CREEK
ENGINEERING AND LANDSCAPE ARCHITECTURE, INC.
1610 NW 12th Street Bentonville, AR 72712
Ph.(479)464-9282 Fax(479)464-9284

12/22/2004 | PROJ.#: 03004