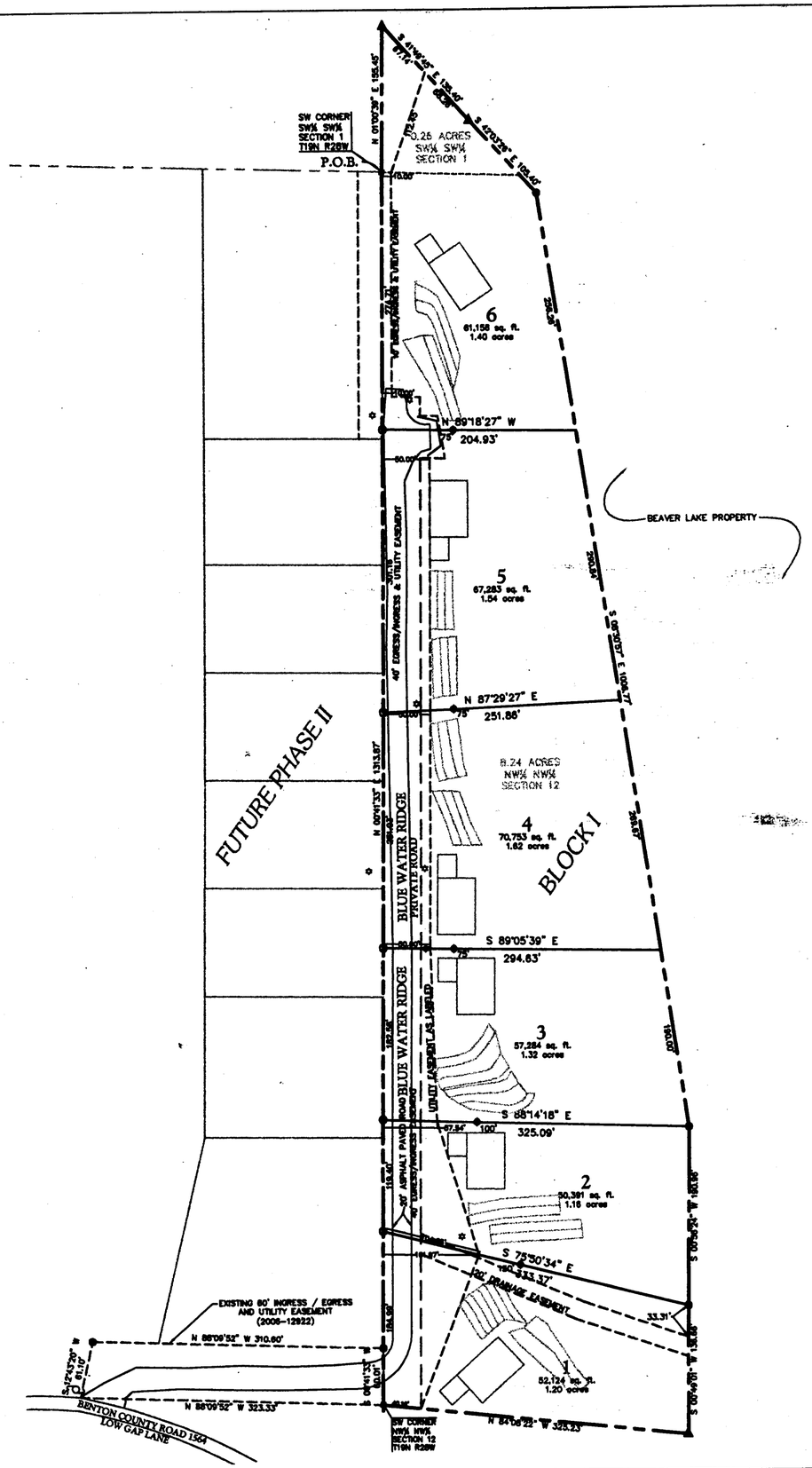
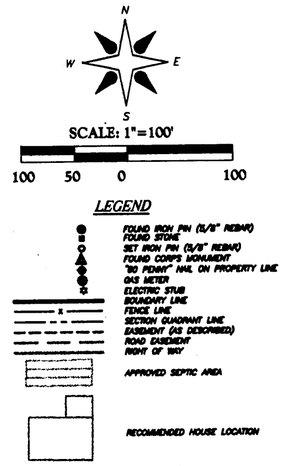
Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2007/781
Term/Cashier: CASH4/SJOHNSON
09/17/2007 12:18:10PM
Trans: 13615
Total Fees: $15.00

Book 2007 Page 781
Recorded in the Above
PLAT Book & Page
09/17/2007





BASIS OF BEARING

A SURVEY BY SURVEY 1, INC. OF SPRINGDALE, ARKANSAS DATED: NOVEMBER 19, 2005.

PROPERTY DESCRIPTION - PARENT TRACT

PART OF THE SW¼ OF THE SW¼ OF THE SW¼ OF SECTION 1 AND PART OF THE NW¼ OF THE NW¼ OF SECTION 12 ALL IN TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT THE SW CORNER OF THE SW¼ OF SECTION 1, THENCE N 01°00'39" E 155.45 FEET TO A POINT ON THE CORPS OF ENGINEERS' LINE, THENCE ALONG SAID CORPS LINE AS FOLLOWS: S 41°49'45" E 135.40 FEET, S 42°03'26" E 105.40 FEET, S 08°30'57" E 1006.77 FEET, S 00°56'24" W 190.96 FEET, S 00°49'01" W 136.86 FEET, THENCE LEAVING SAID CORPS LINE N 84°08'22" W 325.23 FEET TO THE SW CORNER OF THE NW¼ OF THE NW¼ OF SECTION 12, THENCE ALONG THE WEST LINE OF SAID NW¼ OF THE NW¼ N 00°41'33" E 1313.87 FEET TO THE POINT OF BEGINNING, CONTAINING 8.24 ACRES. THIS PROPERTY HAS ACCESS TO BENTON COUNTY ROAD 1564 (LOW GAP LANE) BY A 60 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT (2006 12922) DESCRIBED AS FOLLOWS: PART OF THE NE¼ OF THE NE¼ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID NE¼ OF THE NE¼, THENCE ALONG THE EAST LINE OF SAID NE¼ OF THE NE¼ N 00°41'33" E 60.01 FEET, THENCE N 88°09'52" W 310.60 FEET, THENCE S 12°43'20" W 61.10 FEET TO THE SOUTH LINE OF SAID NE¼ OF THE NE¼, THENCE ALONG SAID SOUTH LINE S 88°09'52" E 323.33 FEET TO THE POINT OF BEGINNING. THIS PROPERTY IS ALSO SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0200 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

SETBACK INFORMATION

FRONT SETBACK 10' OFF PRIVATE ROAD (EGRESS/INGRESS EASEMENT)
SIDE SETBACK 7.5'

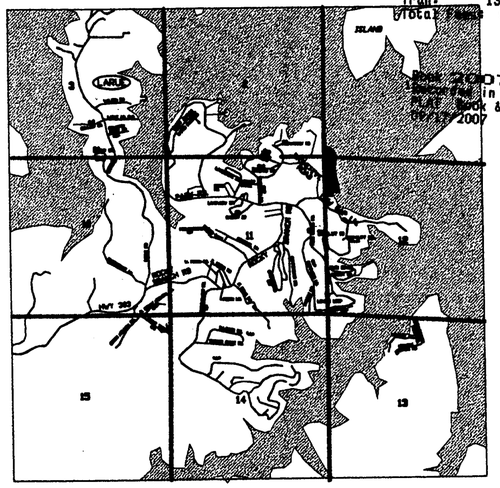
ALL BUILDING SETBACKS ARE ALSO TO BE UTILITY AND DRAINAGE EASEMENTS.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2007 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT. ALL EASEMENT AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz
DAVID B. PLATZ, R.L.S. #1553

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1553
Signature
DAVID B. PLATZ



NOTES

THIS SUBDIVISION DOES NOT GUARANTEE THAT A VALID SEPTIC SYSTEM CAN BE BUILT ON THESE LOT. INDIVIDUAL APPROVAL NEEDS TO BE SOUGHT AT THE COUNTY HEALTH DEPARTMENT.

ALL SEPTIC AREAS, BOTH PRIMARY & ALTERNATE, HAVE BEEN PRELIMINARY APPROVED BY THE STATE HEALTH DEPARTMENT FOR A THREE BEDROOM HOME IN THE LOCATION SHOWN IN THE PLAT.

BLUE WATER RIDGE IS A "WHITE SIGN" PRIVATE ROAD TO BE MAINTAINED BY THE SUBDIVISION LOT OWNERS AND THE P.O.A.

PLANNING BOARD ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 29 DAY OF August 2007, BY THE PLANNING BOARD OF THE COUNTY OF BENTON, ARKANSAS.

CHAIRMAN

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE LOT OWNERS AND FOR INSTALLATION OF UTILITIES.

The Escarpment LLC
By Pete R. Hopkins

STATE OF ARKANSAS }
COUNTY OF BENTON } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 27 DAY OF August 2007

NOTARY PUBLIC

MY COMMISSION EXPIRES January 25 2013

ESCARPMENT ADDITION
LOTS 1 - 6 BLOCK 1
BENTON COUNTY, ARKANSAS

FINAL PLAT

OWNER:
THE ESCARPMENT, L.L.C.
2105 W. OAKRIDGE
BROKEN ARROW, OK 74012
PHONE (918)810-1954

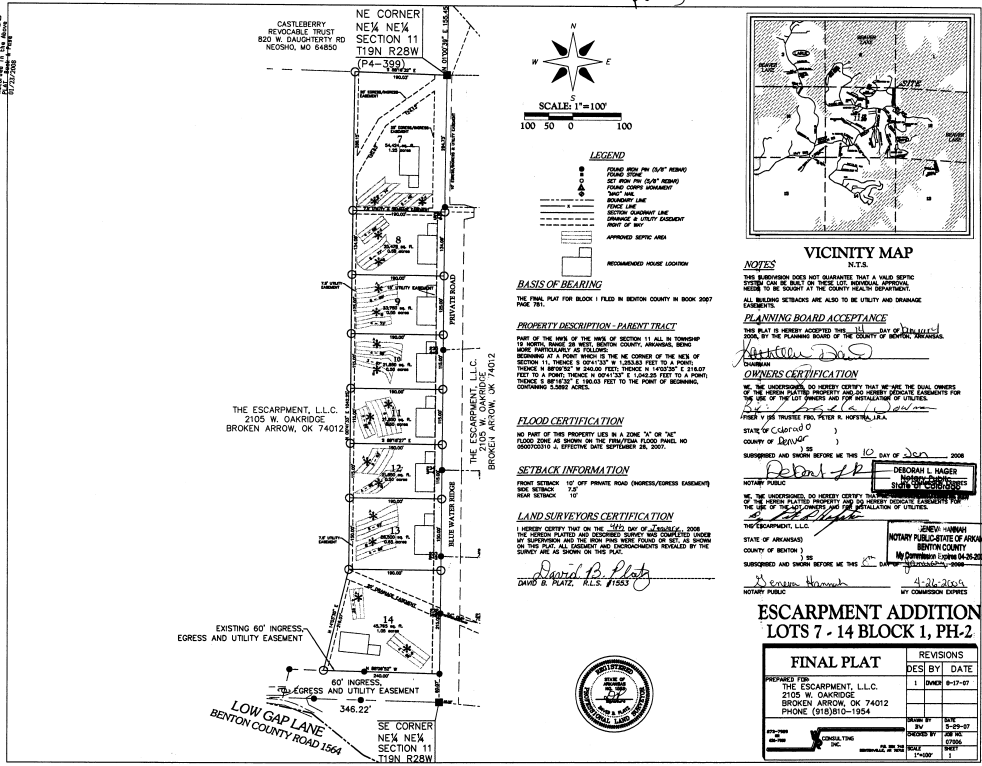
REVISIONS		
DES	BY	DATE
1	OWNER	8-17-07

DRAWN BY: BW	DATE: 4-20-07
CHECKED BY:	JOB NO.: 06004
SCALE: 1"=100'	SHEET: 1

873-7989 OR 636-7989
CONSULTING INC.
P.O. BOX 743 BENTONVILLE, AR 72712

Planning

Brenda Gulbraldson/Circuit Clerk
Benton County, AR
I certify this instrument was filed on
10/2/2008 11:10:00 AM
and recorded in Fee Book
Year 2008 Page 25
Document Number 2008-0078
Fee Amount $ 25.00
Pages Filed 1
Pulaski Title Escrow
By: Brenda Gulbraldson
Deputy Clerk



LEGEND

FOUND IRON PIN (5/8" REBAR)
SET IRON PIN (5/8" REBAR)
FOUND CORPS MONUMENT
"MAG" NAIL
BOUNDARY LINE
FENCE LINE
SECTION QUADRANT LINE
DRAINAGE & UTILITY EASEMENT
RIGHT OF WAY
APPROVED SEPTIC AREA
RECOMMENDED HOUSE LOCATION

BASIS OF BEARING

THE FINAL PLAT FOR BLOCK I FILED IN BENTON COUNTY IN BOOK 2007 PAGE 781.

PROPERTY DESCRIPTION - PARENT TRACT

PART OF THE NW¼ OF THE NW¼ OF SECTION 11 ALL IN TOWNSHIP 19 NORTH, RANGE 28 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE NE CORNER OF THE NE¼ OF SECTION 11, THENCE S 00°41'33" W 1,253.83 FEET TO A POINT; THENCE N 89°09'52" W 240.00 FEET; THENCE N 14°03'28" E 316.07 FEET TO A POINT; THENCE N 00°41'33" E 1,049.25 FEET TO A POINT; THENCE S 88°18'32" E 190.03 FEET TO THE POINT OF BEGINNING, CONTAINING 5.3682 ACRES.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN A ZONE "A" OR "AE" FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL NO 05007C0310 J. EFFECTIVE DATE SEPTEMBER 30, 2007.

SETBACK INFORMATION

FRONT SETBACK 10' OFF PRIVATE ROAD (INGRESS/EGRESS EASEMENT)
SIDE SETBACK 7.5'
REAR SETBACK 10'

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE 4th DAY OF September, 2008 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT. ALL EASEMENT AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

David B. Platz

DAVID B. PLATZ R.L.S. #1553

VICINITY MAP

N.T.S.

NOTES

THIS SUBDIVISION DOES NOT GUARANTEE THAT A VALID SEPTIC SYSTEM CAN BE BUILT ON THESE LOT. INDIVIDUAL APPROVAL NEEDS TO BE SOUGHT AT THE COUNTY HEALTH DEPARTMENT.

ALL BUILDING SETBACKS ARE ALSO TO BE UTILITY AND DRAINAGE EASEMENTS.

PLANNING BOARD ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 11th DAY OF August 2008, BY THE PLANNING BOARD OF THE COUNTY OF BENTON, ARKANSAS.

CHAIRMAN

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE DUAL OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE EASEMENTS FOR THE USE OF THE LOT OWNERS AND FOR INSTALLATION OF UTILITIES.

PHASE V DBS TRUSTEE FBO, PETER R. HORSLEY, LR.A.

STATE OF Colorado)
) SS
COUNTY OF Denver)

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF Jan 2008

Deborah L Hager
NOTARY PUBLIC

DEBORAH L HAGER
NOTARY PUBLIC
STATE OF COLORADO

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE DUAL OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE EASEMENTS FOR THE USE OF THE LOT OWNERS AND FOR INSTALLATION OF UTILITIES.

THE ESCARPMENT, L.L.C.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF September, 2008

Jenevi Hannah
NOTARY PUBLIC

JENEVI HANNAH
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 04-26-2009

4-26-2009
MY COMMISSION EXPIRES

ESCARPMENT ADDITION
LOTS 7 - 14 BLOCK 1, PH-2

FINAL PLAT	REVISIONS		
	DES	BY	DATE
PREPARED FOR: THE ESCARPMENT, L.L.C. 2105 W. OAKRIDGE BROKEN ARROW, OK 74012 PHONE (918)810-1954	1	DWEB	8-17-07
	DRAWN BY: BV		DATE: 5-29-07
479-2988 FAX 479-2988	CHECKED BY: JOB NO.: 07006		
CONSULTING INC. 101 SW 3rd STREET BENTONVILLE, AR 72712	SCALE: 1"=100'		SHT: 1