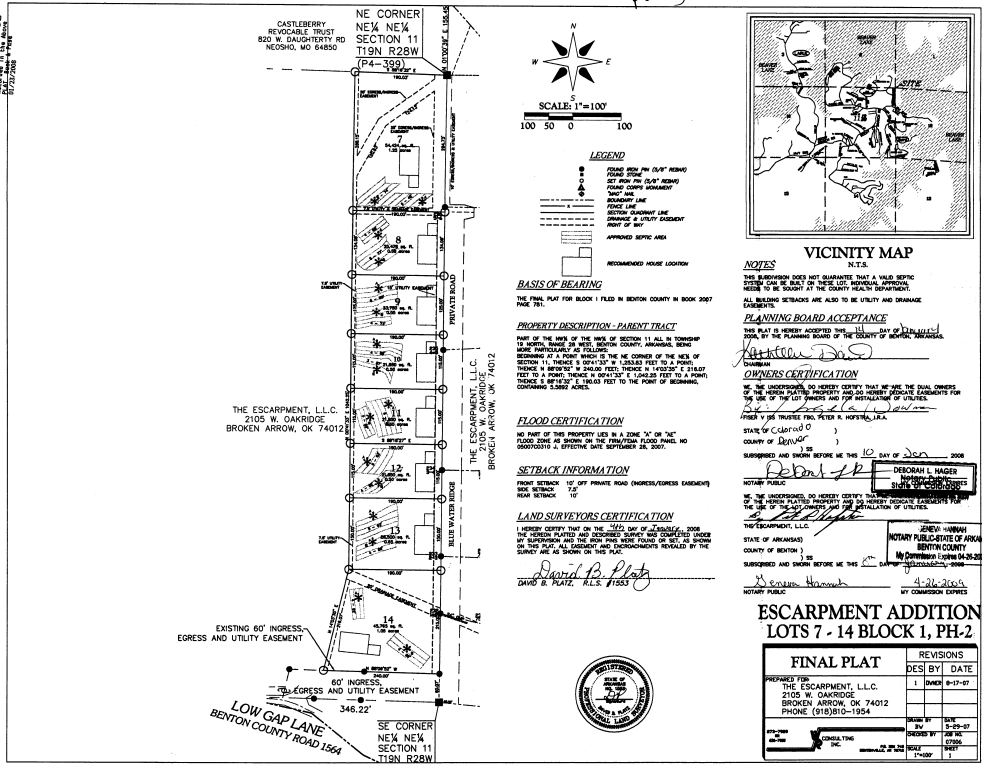
Planning

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