FINAL PLAT FOR OXFORD RIDGE

A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEING PROPOSED OXFORD RIDGE, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS.

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	39.09	25.00
C2	39.45	25.00
C4	39.27	25.00
C5	39.27	25.00
C6	39.27	25.00
C7	39.27	25.00
C8	102.67	75.00
C9	39.27	25.00
C10	39.26	25.00
C11	39.28	25.00
C12	39.41	25.00
C13	39.13	25.00
C14	39.42	25.00
C15	47.66	75.00
C16	55.54	75.00
C17	15.07	75.00
C18	39.24	25.00
C19	39.30	25.00
C20	39.24	25.00
C21	39.30	25.00
C22	39.22	25.00
C23	39.32	25.00
C24	39.22	25.00
C25	39.32	25.00
C26	19.03	75.00
C27	98.84	75.00
C28	39.29	25.00
C29	39.23	25.00
C30	39.31	25.00
C31	98.25	125.00
C32	15.39	19.50
C33	19.63	25.00
C34	15.71	20.00
C35	15.14	75.00

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0135 E
EFFECTIVE DATE: SEPTEMBER 18, 1991

NOTE: ENTIRE PROPERTY IS LOCATED IN ZONE "X": "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

ZONING INFORMATION:

THE PROPERTY ILLUSTRATED ON THIS PLAT IS ZONED R-1 RESIDENTIAL. THE REQUIRED SETBACKS FOR SAID ZONING IS:

1. FRONT YARD SETBACKS: 20'
2. GARAGE SETBACK: 30'
3. SIDE YARD (INTERIOR): 7'
4. SIDE YARD (EXTERIOR): 20'
5. REAR YARD SETBACK: 25'

OWNER INFORMATION:

OXFORD RIDGE, LLC.
1008 N.W. PRINCETON SQUARE
BENTONVILLE, AR 72712
CONTACT: BART BAUER
PHONE: (479) 464-9240
FAX: (479) 271-8889

SITE BENCHMARK

FOUND 5/8" REBAR ON SOUTH PROPERTY LINE, BEING THE SE CORNER W1/2 W1/2 SE1/4 12-19-31
ELEVATION = 1285.62

ATLAS PAGES 483-524

VICINITY MAP
(N.T.S.)

LEGAL DESCRIPTION (TOTAL SUBDIVISION):

A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER, AND PART OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER, ALL IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEING PROPOSED OXFORD RIDGE, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTH-EAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR; THENCE ALONG THE SOUTH LINE OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER N87°11'04"W 1276.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHT ROAD, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE NO2°27'34"E 327.90 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°03'44"E 162.84 FEET TO A FOUND 1/2" REBAR, THENCE NO2°11'06"E 149.21 FEET TO A FOUND 1/2" REBAR, THENCE S87°04'53"E 348.74 FEET TO A FOUND 1/2" REBAR, THENCE NO2°45'57"E 179.53 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK P3 AT PAGE 484 OF THE BENTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE S87°36'18"E 303.46 FEET TO A FOUND 1/2" REBAR, THENCE CONTINUING ALONG SAID SOUTH LINE S86°44'27"E 50.39 FEET TO A FOUND 1/2" REBAR, THENCE S86°45'37"E 410.42 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE SOUTH-EAST CORNER OF SAID BRIGHTWOOD SUBDIVISION PHASE 2, THENCE LEAVING THE SOUTH LINE OF SAID BRIGHTWOOD SUBDIVISION, PHASE 2 AND ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE SOUTH-EAST 1/4 OF THE SOUTH-WEST QUARTER NO2°26'34"E 661.96 FEET TO THE NORTH-EAST CORNER OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156, THENCE CONTINUING ALONG THE EAST LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AND THE EAST LINE OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER NO2°25'27"E 976.32 FEET TO THE NORTH-EAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 2 AND A FOUND 1/2" REBAR, SAID POINT ALSO BEING THE EASTERLY MOST SOUTH-EAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK P2 AT PAGE 700 OF THE BENTON COUNTY RECORDS, THENCE LEAVING SAID EAST LINES S87°21'35"E 463.4 FEET TO A FOUND 1/2" REBAR, THENCE NO2°33'33"E 39.34 FEET, THENCE 98.25 FEET ALONG A CURVE TO THE RIGHT WITH A 125.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°04'32"E 95.74 FEET, THENCE N47°35'31"E 100.16 FEET, THENCE 15.71 FEET ALONG A CURVE TO THE LEFT WITH A 20.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°05'31"E 15.31 FEET, THENCE NO2°35'31"E 86.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 12 (SW REGIONAL AIRPORT BOULLEVARD), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°09'22"E 89.31 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER OF SAID SECTION 12, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE SO2°35'31"W 1276.63 FEET TO THE NORTH-EAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156, THENCE CONTINUING ALONG SAID EAST LINE SO2°35'31"W 1319.53 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING THE SOUTH-EAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER, THENCE LEAVING THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND ALONG THE SOUTH LINE OF SAID WEST HALF OF THE WEST HALF N87°00'23"W 659.85 FEET TO THE POINT OF BEGINNING, CONTAINING 52.4678 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

REGISTERED
STATE OF ARKANSAS
NO. 1156
SIGNATURE
CRAIG DAVIS
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, P.L.S. NO.1156, ARKANSAS — DATE 06-24-05

STATE SURVEY CODE: 500-19N-31W-0-12-203-04-1156

CERTIFICATE OF APPROVAL:

PURSUANT TO THE BENTONVILLE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 6/14/05

SIGNED _____
CHAIRMAN BENTONVILLE PLANNING COMMISSION

SIGNED _____
MAYOR, CITY OF BENTONVILLE

SIGNED _____
CITY CLERK, CITY OF BENTONVILLE

CERTIFICATE OF RECORDING:

THIS DOCUMENT FILED FOR RECORD
_____ DAY, 2005 IN PLAT BOOK
NO._____, PAGE _____

SIGNED: _____
CIRCUIT CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION:

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 6/23/05

SIGNED: _____

SOURCE OF TITLE: D.R. _____
PAGE _____

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF June, 2005

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2-14-06

EASEMENT NOTE:

ALL FRONT AND SIDE SETBACKS SHALL BE GENERAL UTILITY EASEMENT. UNLESS OTHERWISE NOTED, THERE SHALL BE A 10' GENERAL UTILITY EASEMENT ALONG EACH REAR LOT LINE.

LOT COUNT:
THE TOTAL LOT COUNT FOR OXFORD RIDGE SUBDIVISION IS 170. THERE ARE 2 DETENTION POND LOTS AND 1 PARK LOT. THE TOTAL BUILDABLE LOTS ARE 167.

NOTES:

1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATES SYSTEM- NORTH ZONE
3. THIS SURVEY MEETS CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS FOR THE STATE OF ARKANSAS.
4. BENCHMARK: BENTONVILLE CONTROL MONUMENT #86. ELEVATION = 1282.18 (NGVD 88 DATUM).
5. ALL LOT CORNERS TO BE SET UPON APPROVAL OF FINAL PLAT
6. THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENT.

SIDEWALK CONSTRUCTION NOTES:

ALL SIDEWALKS ARE THE RESPONSIBILITY OF INDIVIDUAL PROPERTY OWNERS AT THE TIME OF CONSTRUCTION. ALL SIDEWALKS REQUIRE AN INSPECTION PRIOR TO POURING. CONTACT BUILDING INSPECTIONS AT 271-3125.

RECORDING INFORMATION
2005 7852
Recorded in the Above
Book & Page
06-24-2005 10:16:24 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks...
FKF
Civil Engineers - Landscape Architects - Land Surveyors
Freeland - Kauffman & Freeden, Inc.
5301 Village Parkway, Suite 201
Rogers, AR 72758
Telephone 479-464-9745
Fax 479-464-9748
Affiliate Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT REPLAT
OXFORD RIDGE SUBDIVISION
BENTONVILLE, BENTON COUNTY, ARKANSAS
OXFORD RIDGE, LLC.

DRAWN	JCM
CHECKED	TWM
DATE	6/22/05
SCALE	NOO'
JOB No.	200248
SHEET	—
OF	3 SHEETS

ATLAS PAGES 483-524

LEGEND

- POINT OF BEGINNING
- FOUND IRON PIN
- SET 1/2" REBAR W/ CAP
- 5' WIDE SIDEWALK
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CENTERLINE OF STREET
- LOT LINE
- FFE 1275.5 — MINIMUM FINISHED FLOOR ELEVATION
- (801) — ADDRESS

YARD INLETS:

YARD INLETS WILL BE THE RESPONSIBILITY OF THE LOT OWNERS. THE LOTS THAT CONTAIN YARD INLETS ARE AS FOLLOWS:

10, 11, 12, 13, 97, 98, 99, 100, 101, 102, 103, 104, 105, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118

FENCE NOTE:

THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTRUES BUILT IN ANY DRAINAGE EASEMENTS.

A FENCE PERMIT MUST BE OBTAINED FOR ALL FENCE CONSTRUCTION.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF BENTON, ARKANSAS COMMUNITY PANEL NUMBER 05007C0135 E. EFFECTIVE DATE SEPTEMBER 18, 1991.

SITE BENCHMARK

FOUND 5/8" REBAR ON SOUTH PROPERTY LINE, BEING THE SE CORNER W1/2 W1/2 SE1/4 12-19-31 ELEVATION = 1285.62

LEGAL DESCRIPTION (TOTAL SUBDIVISION):

A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEING PROPOSED OXFORD RIDGE, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF THE SOUTH-WEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER N87°11'04"W 1276.11 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHT ROAD; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE N02°27'34"E 327.90 FEET, THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°03'44"E 162.84 FEET TO A FOUND 1/2" REBAR, THENCE N02°11'06"E 149.21 FEET TO A FOUND 1/2" REBAR, THENCE S87°04'53"E 348.74 FEET TO A FOUND 1/2" REBAR, THENCE N02°45'57"E 179.53 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK P3 AT PAGE 484 OF THE BENTON COUNTY RECORDS, THENCE ALONG SAID SOUTH LINE S87°36'18"E 303.46 FEET TO A FOUND 1/2" REBAR, THENCE CONTINUING ALONG SAID SOUTH LINE S86°44'21"E 50.39 FEET TO A FOUND 1/2" REBAR, THENCE S86°45'37"E 410.42 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BRIGHTWOOD SUBDIVISION PHASE 2, THENCE LEAVING THE SOUTH LINE OF SAID BRIGHTWOOD SUBDIVISION, PHASE 2 AND ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTH-WEST QUARTER N02°26'34"E 661.96 FEET TO THE NORTH-EAST CORNER OF THE SOUTH-EAST QUARTER OF THE SOUTH-WEST QUARTER, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156, THENCE CONTINUING ALONG THE EAST LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AND THE EAST LINE OF THE NORTH-EAST QUARTER OF THE SOUTH-WEST QUARTER N02°25'27"E 976.32 FEET TO THE NORTH-EAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 2 AND A FOUND 1/2" REBAR, SAID POINT ALSO BEING THE EASTERLY MOST SOUTH-EAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK P2 AT PAGE 700 OF THE BENTON COUNTY RECORDS, THENCE LEAVING SAID EAST LINES S87°21'35"E 463.4 FEET TO A FOUND 1/2" REBAR, THENCE N02°33'33"E 39.34 FEET, THENCE 98.25 FEET ALONG A CURVE TO THE RIGHT WITH A 125.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°04'52"E 95.74 FEET, THENCE N47°35'39"E 100.16 FEET, THENCE 15.71 FEET ALONG A CURVE TO THE LEFT WITH A 20.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°05'31"E 15.31 FEET, THENCE N02°35'31"E 86.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 12 (SW REGIONAL AIRPORT BOULEVARD), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°09'22"E 89.31 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER OF SAID SECTION 12, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE S02°35'31"W 1276.63 FEET TO THE NORTH-EAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156, THENCE CONTINUING ALONG SAID EAST LINE S02°35'31"W 1319.53 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING THE SOUTH-EAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTH-EAST QUARTER, THENCE LEAVING THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND ALONG THE SOUTH LINE OF SAID WEST HALF OF THE WEST HALF N87°00'23"W 659.85 FEET TO THE POINT OF BEGINNING, CONTAINING 52.4678 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1156 — S. CRAIG DAVIS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, P.L.S. NO.1156, ARKANSAS — DATE 06-24-05

STATE SURVEY CODE: 500-19N-31W-0-12-203-04-1156

RECORDING INFORMATION
2005 763
Recorded in the Above
1st Book & Page
06-24-2005 10:20:39 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

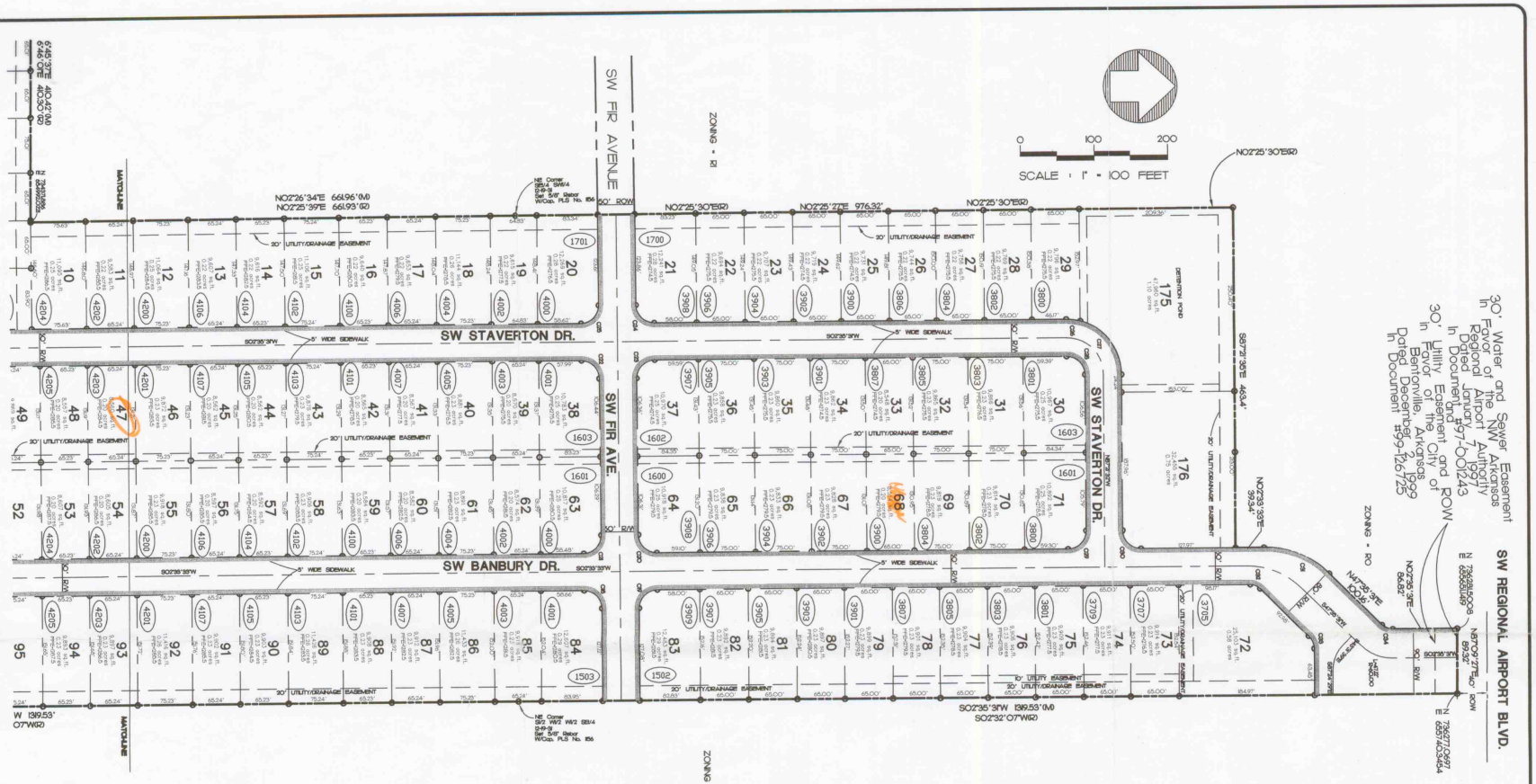
The essential building blocks.
F K F
Civil Engineers · Landscape Architects · Land Surveyors
Freeland · Kauffman & Freedeen, Inc.
5201 Village Parkway, Suite 201
Rogers, AR 72758
Telephone 479-464-9745
Fax 479-464-9746
Affiliate Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT
OXFORD RIDGE SUBDIVISION
BENTONVILLE, BENTON COUNTY, ARKANSAS
OXFORD RIDGE, LLC.

L075 6 Pkg 176

DRAWN	JCM
CHECKED	TWM
DATE	6/22/05
SCALE	N/A
JOB No.	2002-48
SHEET	2

OF 3 SHEETS



RECORDING INFORMATION

2005 764
Recorded in the Above
Book & Page
12-24-2005 10:23:58 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks...
F K F
Civil Engineers - Landscape Architects - Land Surveyors
Freeland - Kauffman & Fredlen, Inc.
5301 Village Parkway, Suite 201
Rogers, AR 72758
Telephone 479-464-9745
Fax 479-464-9748
Affiliate Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT
OXFORD RIDGE SUBDIVISION
BENTONVILLE, BENTON COUNTY, ARKANSAS
OXFORD RIDGE, LLC.

DRAWN	JDM
CHECKED	TWM
DATE	6/22/05
SCALE	1"=100'
JOB No.	200248
SHEET	3

OF 3 SHEETS

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ATLAS PAGES 483-524

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LEGEND

- POINT OF BEGINNING
- FOUND IRON PIN
- SET 1/2" REBAR W/ CAP
- 5' WIDE SIDEWALK
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- UTILITY EASEMENT
- CENTERLINE OF STREET
- LOT LINE
- FFE 1275.5 — MINIMUM FINISHED FLOOR ELEVATION
- (801) — ADDRESS

LEGAL DESCRIPTION (TOTAL SUBDIVISION):

A PART OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 31 WEST, BEING PROPOSED OXFORD RIDGE, A SUBDIVISION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER N87°11'04"W 1276.81 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIGHT ROAD; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST RIGHT-OF-WAY LINE N02°27'34"E 327.90 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE S87°03'44"E 162.84 FEET TO A FOUND 1/2" REBAR; THENCE N02°11'06"E 149.21 FEET TO A FOUND 1/2" REBAR; THENCE S87°04'53"E 348.74 FEET TO A FOUND 1/2" REBAR; THENCE N02°45'57"E 179.53 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE SOUTH LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AS RECORDED IN PLAT BOOK P3 AT PAGE 484 OF THE BENTON COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE S87°36'18"E 303.46 FEET TO A FOUND 1/2" REBAR; THENCE CONTINUING ALONG SAID SOUTH LINE S86°44'21"E 50.39 FEET TO A FOUND 1/2" REBAR; THENCE S86°45'37"E 410.42 FEET TO A FOUND 1/2" REBAR SAID POINT BEING THE SOUTHEAST CORNER OF SAID BRIGHTWOOD SUBDIVISION PHASE 2; THENCE LEAVING THE SOUTH LINE OF SAID BRIGHTWOOD SUBDIVISION, PHASE 2 AND ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST QUARTER N02°26'34"E 661.96 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156; THENCE CONTINUING ALONG THE EAST LINE OF BRIGHTWOOD SUBDIVISION PHASE 2 AND THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER N02°25'27"E 976.32 FEET TO THE NORTHEAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 2 AND A FOUND 1/2" REBAR, SAID POINT ALSO BEING THE EASTERLY MOST SOUTHEAST CORNER OF BRIGHTWOOD SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK P2 AT PAGE 700 OF THE BENTON COUNTY RECORDS, THENCE LEAVING SAID EAST LINES S87°21'35"E 463.4 FEET TO A FOUND 1/2" REBAR; THENCE N02°33'33"E 39.34 FEET, THENCE 98.25 FEET ALONG A CURVE TO THE RIGHT WITH A 125.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°04'32"E 95.74 FEET, THENCE N47°35'31"E 100.16 FEET, THENCE 15.71 FEET ALONG A CURVE TO THE LEFT WITH A 20.00 FEET RADIUS AND A CHORD BEARING AND DISTANCE OF N25°05'31"E 15.31 FEET, THENCE N02°35'31"E 86.82 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 12 (SW REGIONAL AIRPORT BOULEVARD), THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S87°09'22"E 89.31 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE ALONG SAID EAST LINE S02°35'31"W 1276.63 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 12, SAID POINT BEING A FOUND 5/8" REBAR WITH CAP, PLS NO. 1156, THENCE CONTINUING ALONG SAID EAST LINE S02°35'31"W 1319.53 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER, THENCE LEAVING THE EAST LINE OF SAID WEST HALF OF THE WEST HALF AND ALONG THE SOUTH LINE OF SAID WEST HALF OF THE WEST HALF N87°00'23"W 659.85 FEET TO THE POINT OF BEGINNING, CONTAINING 52.4678 ACRES MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS

SITE BENCHMARK

FOUND 5/8" REBAR ON SOUTH PROPERTY LINE, BEING THE SE CORNER W1/2 W1/2 SE1/4 12-19-31
ELEVATION = 1285.62

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, P.L.S. NO.1156, ARKANSAS — DATE 06-24-05

STATE SURVEY CODE: 500-19N-31W-0-12-203-04-1156