

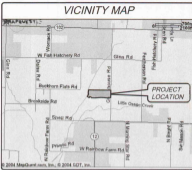
306-45

DATE OF PLAT PREPARATION: October 17, 2002  
DATE OF SURVEY PREPARATION: October 17, 2002

## BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NW  $\frac{1}{4}$ ) OF SECTION 11, AND PART OF THE NORTHWEST QUARTER (NE  $\frac{1}{4}$ ) OF THE NORTHWEST QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 21 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ , SAID POINT BEING 87°18'20" E, 734.19 FEET OF THE NORTHWEST CORNER OF SAID NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$ ; THENCE ALONG SAID NORTH LINE S 87°18'20" E, 593.45 FEET TO A SCOTTING  $\frac{1}{4}$  NEAR MARKING THE NORTHEAST CORNER OF SAID SECTION 10 AND THE NORTHWEST CORNER OF SAID SECTION 11; THENCE S 87°41'12" E, 1338.48 FEET TO AN EXISTING  $\frac{1}{4}$  NEAR MARKING THE NORTHEAST CORNER OF SAID NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$ ; THENCE SAID POINT ALSO BEING ON THE CENTERLINE OF GREENHOUSE ROAD; THENCE ALONG THE EAST LINE OF SAID NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND SAID CENTERLINE, S 02°17'17" W, 494.71 FEET; THENCE LEAVING SAID EAST LINE AND SAID CENTERLINE, N 84°05'47" W, 227.03 FEET; THENCE S 02°17'17" W, 81.70 FEET; THENCE N 87°28'47" W, 45.04 FEET; THENCE N 81°27'31" W, 223.61 FEET; THENCE N 87°28'47" W, 238.49 FEET; THENCE S 87°28'47" W, 453.91 FEET; THENCE S 87°28'47" W, 355.89 FEET; THENCE N 27°46'41" E, 24.14 FEET; THENCE N 62°13'16" W, 180.51 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, 109.81 FEET, SAID CURVE HAVING A RADIUS OF 776.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF S 26°21'11" W AND A LENGTH OF 539.71 FEET; THENCE N 57°35'17" W, 184.40 FEET; THENCE N 27°46'41" E, 205.40 FEET; THENCE N 02°17'17" W, 163.89 FEET; THENCE N 17°54'14" E, 205.99 FEET TO THE POINT OF BEGINNING, CONTAINING 20.09 ACRES, MORE OR LESS, LEVSS PUBLIC ROAD RIGHTS-OF-WAY AND BEING SUBJECT TO ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDREWS SURVEYING, INC. PLAT #1722, JOB #03-12-93.



## RIGHT-OF-WAY AND EASEMENT DEDICATION STATEMENT

The right-of-way as shown on this plat is hereby dedicated to the public for public use. The lot setbacks as shown on this plat are hereby provided by the property owner for public utilities, franchised utilities, cable TV, telephone, access and other purposes. Any designated utility easements and/or lot setbacks shall include public utilities, franchised utilities and cable TV. The respective utility companies and cable TV shall have access through and along their designated easements and/or lot setbacks for their personnel and equipment at all times. The utility is not to be used and kept trimmed trees, bushes and shrubs that may interfere with or endanger such utilities and cable TV is hereby granted by the property owner. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to and within the dedicated easements and/or lot setbacks shall be provided.



## SURVEYOR

ANDERSON SURVEYING, INC.

P.O. Box 128  
Van Buren, Arkansas 72077  
(479) 474-0547  
(479) 419-0203 (fax)ENGINEER  
MORRISON-SHIPLEY  
ENGINEERS, INC.2407 BR Colburn Street  
Bentonville, Arkansas 72712  
(479) 273-2228  
(479) 273-2800 (fax)

## OWNER &amp; DEVELOPER

QUAIL RIDGE DEVELOPMENT, L.L.C.

811 Village Parkway  
Rogers, Arkansas  
(479) 621-1191

PLAT CERTIFIED CORRECT:

ANTHONY P. ANDERSON  
AR P.E. #14638

We, the Undersigned, Owners Of The Real Estate Shown And Described Herein, Do Hereby Certify That We Are The Sole Owners Of The Herein Platted Property And Have Caused Said Property To Be Surveyed And Platted And Do Hereby Dedicate All Public Rights-Of-Way And All Utility, Drainage, And Conservation Easements To The Public For The Installation Of Utilities.

Owner: Honey 20218450 & Honey 20218451  
Quail Ridge Development, LLCDate: 1-2-04

STATE OF ARKANSAS

COUNTY OF BENTON SWORN AND SUBSCRIBED BEFORE ME

THIS 3rd DAY OF January, 2004Notary Public: James H. DoolMy Commission Expires: 6/6/2004

Loren M. Tait

Notary Public - Arkansas

Commission Expires: 06/06/04

CENTERTON PLANNING COMMISSION APPROVAL:

Approved And Recommended For Acceptance By The City Of Centerton Planning Commission This 2nd Day Of October, 2002.Chairperson: Quail Ridge

CENTERTON WATER AND SEWER DEPARTMENT APPROVAL:

Water and Sewer Director: J. H.

CENTERTON DEPARTMENT OF PUBLIC WORKS APPROVAL:

Public Works Director: J. H.

CENTERTON FIRE DEPARTMENT APPROVAL:

Fire Chief: J. H.

CENTERTON CITY COUNCIL ACCEPTANCE:

This Plat Is Hereby Accepted By The City Of Centerton City Council This 2nd Day Of October, 2002.Ordinance No.: 03-57Mayor: J. H.City Recorder: J. H.FILED FOR RECORD: THIS DAY OF 2002, AT OCLOCK, M. CIRCUIT CLERK AND EX-OFFICIO RECORDER.

BY: \_\_\_\_\_

RECORDING STAMP:

2006-42  
Recorded at the State  
Recorder's Office  
20-08-2006 10:49:15 AM  
Benton County Circuit Clerk  
Shirley D. Gault, Clerk**QUAILRIDGE (Phase II)**  
(A Single-Family Development)

# QUAILRIDGE

(Phase II, Lots 101 Thru 185)  
(A Single-Family Development)

PART OF THE NW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SECTION 11, T-19-N, R-31-W AND  
PART OF THE NE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 10, T-19-N, R-31-W  
CENTERTON, BENTON COUNTY, ARKANSAS

REVISION	REV. NO.

ANDERSON SURVEYING ENGINEERS, INC.  
04/78 10/17/03

SHEET 1 of 3

306-45

Existing Rebar  
NW Corner  
NE 1/4 NE 1/4  
Section 13, T-19-N, R-31-W

Existing Rebar  
NE Corner  
NE 1/4 NE 1/4  
Section 13, T-19-N, R-31-W

POINT OF BEGINNING

SECTION 3  
SECTION 10

SECTION 8  
SECTION 2



Existing Rebar  
SW Corner  
NE 1/4 NE 1/4  
Section 13, T-19-N, R-31-W

Existing Monument  
SW Corner  
NE 1/4 NE 1/4  
Section 10, T-19-N, R-31-W

2004-43  
Revised 10/17/09  
T-19, R-31  
10/17/09 10:52 AM  
T-19-N, R-31-W  
Bentley Systems, Inc.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
CE	514.68'	2865.00'	73°04'	207.71'	N67°14'07"W	514.22'
CF	469.30'	3860.00'	8°40'30"	204.42'	S89°21'21"W	469.07'
CG	441.73'	3040.00'	12°22'28"	221.70'	S89°28'32"E	440.91'
CH	188.68'	2540.00'	27°17'59"	84.42'	S73°40'03"E	188.90'
CI	265.32'	800.00'	20°28'04"	144.57'	N27°28'47"E	263.61'
CJ	747.03'	800.00'	18°22'00"	73.70'	N67°04'48"E	748.83'
CK	756.44'	475.00'	38°48'30"	130.89'	S33°25'27"E	755.37'
CL	872.23'	3000.00'	16°28'00"	430.21'	S89°20'07"E	865.16'
CM	280.27'	3000.00'	4°08'00"	128.22'	S87°31'40"W	280.23'
CN	466.58'	2000.00'	9°28'20"	247.73'	N62°21'49"W	463.63'
CO	221.33'	2000.00'	4°52'00"	110.78'	S62°06'07"E	221.21'
CP	143.58'	300.00'	16°02'04"	73.20'	N76°18'27"E	144.88'
CQ	190.64'	300.00'	12°12'20"	88.19'	S26°32'56"W	189.17'
CR	138.81'	725.00'	4°23'00"	64.08'	S69°27'11"W	138.71'
CS	87.88'	300.00'	7°07'30"	48.08'	N20°53'50"E	87.80'