V18-157

OWNER'S CERTIFICATE OF DEDICATIONS

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN UPON THIS PLAT.

Jerri E. Miller — 8-16-93
JERRI E. MILLER — DATE

Kinley E. Miller — 8-16-93
KINLEY E. MILLER — DATE

SUBSCRIBED AND SWORN BEFORE ME, THIS 16 DAY OF Aug, 1993.
Cindy Richards — MY COMMISSION EXPIRES 7-15-96.
NOTARY PUBLIC

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE COUNTY PLANNING COMMISSION OF BENTON COUNTY, ARKANSAS THIS 25TH DAY OF APRIL, 1993.

CHAIRMAN

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY BENTON COUNTY, THIS _____ DAY OF _____, 1993.

COUNTY JUDGE

Note: Lots 16 through 19 include the areas North of Walnut Valley Trail designated as part of the individual lots. 2 Sept '93

Sue Hodges 9-2-93

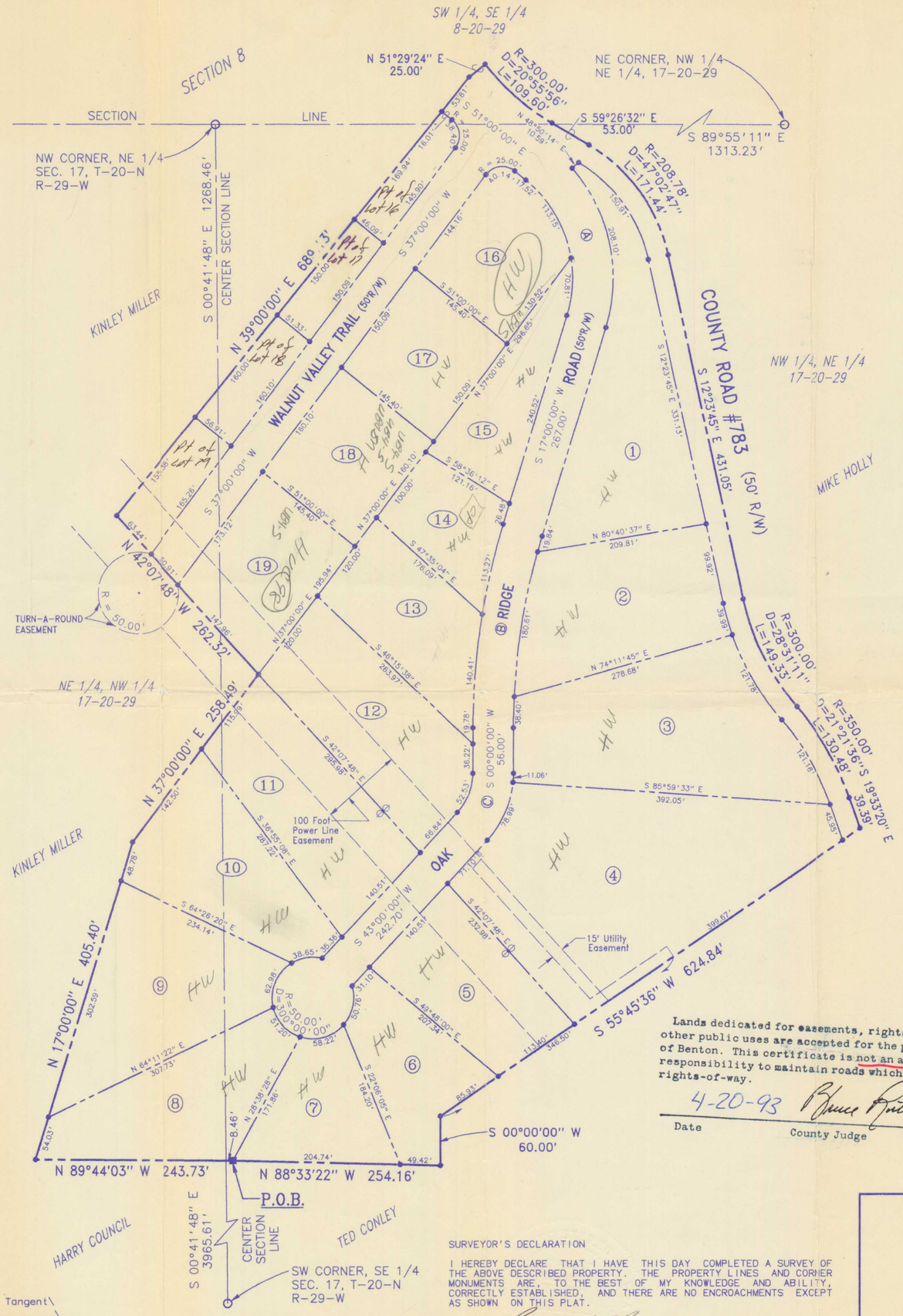
LOT #	ACREAGE	LOT#	ACREAGE	LOT#	ACREAGE
1	1.011	8	0.750	15	0.459
2	0.869	9	0.933	16	0.701
3	1.222	10	0.764	17	0.668
4	1.858	11	0.843	18	0.733
5	0.634	12	0.871	19	0.835
6	0.515	13	0.606		
7	0.468	14	0.381		

TOTAL LOTS = 15.121 ACRES
ROAD RIGHT-OF-WAYS = 2.962 ACRES
TOTAL SUBDIVISION = 18.083 ACRES

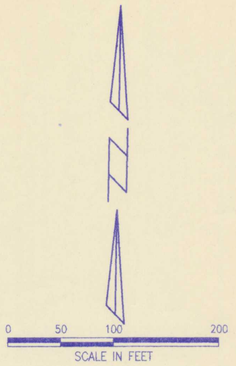
LEGAL DESCRIPTION:

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 17, ALSO PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, ALL IN TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

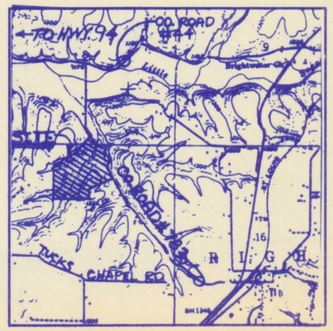
BEGINNING AT A POINT S 00°41'48" E 1268.46 FEET AND S 89°44'03" E 8.46 FEET FROM THE NW CORNER OF THE NE 1/4 OF SAID SECTION 17; THENCE N 89°44'03" W 243.73 FEET; THENCE N 17°00'00" E 405.40 FEET; THENCE N 37° 00'00" E 258.49 FEET; THENCE N42°07'48" W 262.32 FEET; THENCE N 39°00'00" E 689.13 FEET; THENCE N 51°29'24" E 25.00 FEET; THENCE ALONG THE CENTERLINE OF BENTON CO. ROAD NO. 783, ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20°55'56" AND AN ARC LENGTH OF 109.60 FEET; THENCE CONTINUING ALONG SAID CENTERLINE S 59°26'32" E 53.00 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 208.78 FEET, A CENTRAL ANGLE OF 47°02'47" AND AN ARC LENGTH OF 171.44 FEET; S 12°23'45" E 431.05 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°31'11" AND AN ARC LENGTH OF 149.33 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 21°21'36" AND AN ARC LENGTH OF 130.48 FEET; THENCE S 19°33'20" E 39.39 FEET; THENCE LEAVING THE CENTERLINE OF BENTON CO. ROAD NO. 783 S 55°45'36" W 624.84 FEET; THENCE S 00° 00'00" W 60.00 FEET; THENCE N 88°33'22" W 254.16 FEET TO THE POINT OF BEGINNING, CONTAINING 18.083 ACRES MORE OR LESS. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD AND FACT.



BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH RANGE 29 WEST, TAKEN TO BE S 89°55'12" E.



FILED FOR RECORD
At 3:50 O'clock P M
AUG 17 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



VICINITY MAP
N.T.S.

LEGEND

● SIP	SET IRON PIN
○ FIP	FOUND IRON PIN
— — —	PROPERTY LINE
— — —	EASEMENT LINE
Ⓐ	CURVE TABLE DESIGNATION
■	FENCE CORNER/POST

OWNERS
NAME: KINLEY E. & JERRI E. MILLER
ADDRESS: ROUTE 2 PEA RIDGE, ARKANSAS
PHONE: (501) 451-1776

BUILDING SETBACKS:
STREET R/W----------25'
SIDE YARD----------10'
REAR YARD----------20'

NOTE:
10 FOOT UTILITY EASEMENT ALONG ALL INTERIOR ROADS RIGHTS-OF-WAY.

Lands dedicated for easements, rights-of-way and for other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way.

4-20-93 — Bruce Rutherford
Date — County Judge

FLOOD CERTIFICATION:

THIS PROPERTY DOES NOT APPEAR TO BE LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY SCALING AND THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. MAP NUMBER 05007C0075 E. REVISED DATE SEPTEMBER 18, 1991.

Name	Delta	Radius	Length	Bearing	Chord	Tangent
A	D = 68°00'00"	180.00	213.63	S 17°00'00" E	201.31	121.41
B	D = 17°00'00"	830.00	246.27	N 08°30'00" E	245.36	124.04
C	D = 43°00'00"	95.00	71.30	N 21°30'00" E	69.64	37.42

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.

PETER R. SMITH, P.L.S. #1068, ARKANSAS — DATE

FINAL PLAT

PREPARED BY
PETER R. SMITH

305 NW "C" STREET
BENTONVILLE, ARKANSAS
(501) 273-0193
72712

SCALE: 1"= 100' — APRIL 1, 1993

RED OAK HILLS - BLOCK 6
BENTON COUNTY, ARKANSAS

500-20N-29W-0-08-230-04-1068
500-20N-29W-0-17-104-04-1068