

LEGAL DESCRIPTION:

PART OF THE SW1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4 OF SECTION 1, T19N, R31W IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID SW1/4, NW1/4 THENCE N87°13'38"W 542.30 FEET, THENCE N02°53'51"E 121.18 FEET, THENCE S87°06'09"E 130.90 FEET, THENCE N02°14'28"E 703.93 FEET, THENCE N87°16'34"W 61.53 FEET, THENCE N02°43'26"E 170.00 FEET, THENCE S87°16'34"E 470.12 FEET, THENCE N02°14'28"E 327.53 FEET, THENCE S86°42'59"E 100.02 FEET, THENCE S86°42'26"E 395.14 FEET, THENCE S03°17'34"W 120.00 FEET, THENCE S15°24'50"W 51.14 FEET, THENCE S02°26'23"W 884.67 FEET, THENCE S87°36'11"E 165.31 FEET, THENCE S70°32'36"E 12.03 FEET, THENCE S87°33'39"E 410.00 FEET, THENCE S02°26'21"W 265.97 FEET, THENCE N87°06'09"W 1064.10 FEET TO THE P.O.B.; CONTAINING 28.12 ACRES MORE OR LESS SUBJECT TO EASEMENTS AND RIGHT OF WAY OF RECORD.

NOTES:

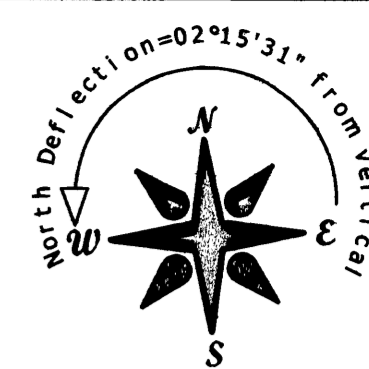
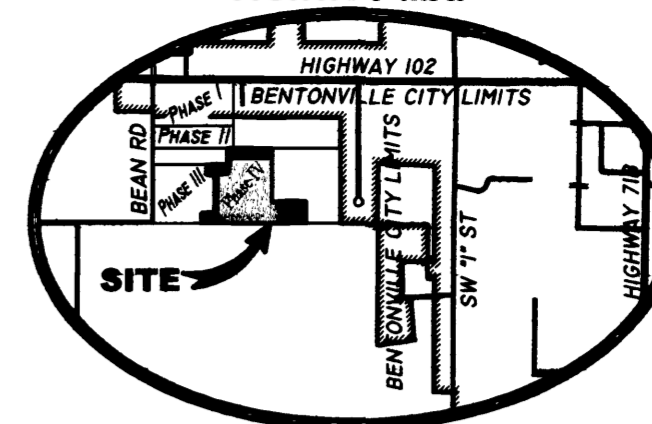
- 1) ALL SIDEWALKS SHALL BE 5' WIDE & 5' GREENSPACE.
- 2) THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0135E DATED 9-18-91.
- 3) ZONING = R1
- 4) 101 LOTS THIS PHASE
- 5) THERE ARE NO WETLANDS ON THIS PROPERTY

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

VICINITY MAP

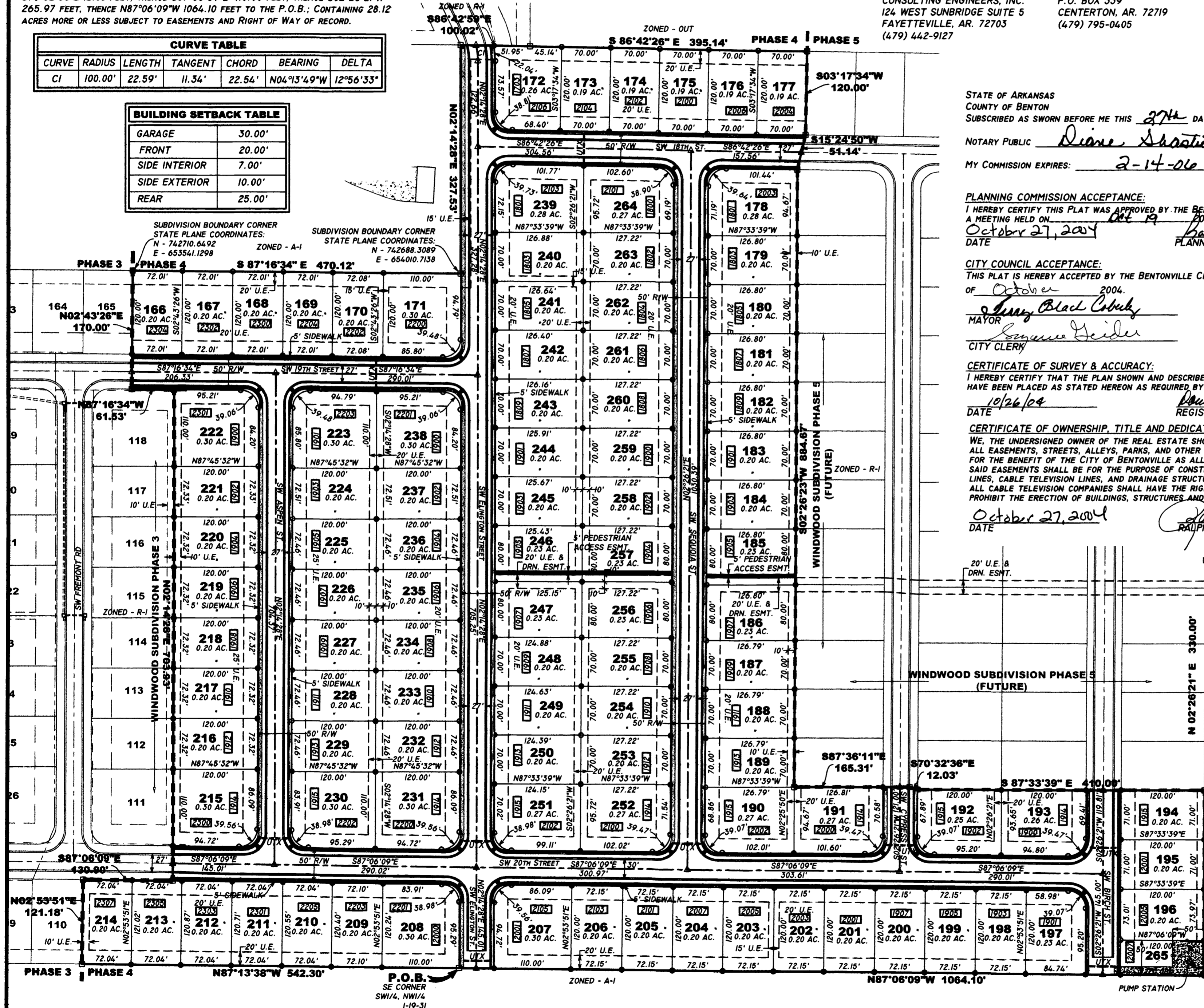


LEGEND

- BOUNDARY CORNER
- PROPERTY CORNER
- △ CENTERLINE MARKER
- ADDRESS
- CENTERLINE STREET
- UTILITY EASEMENT
- PROPERTY LINE
- 5' SIDEWALK (5' GREENSPACE)

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
CI	100.00'	22.59'	11.34'	22.54'	N04°13'49"W	12°56'33"

BUILDING SETBACK TABLE	
GARAGE	30.00'
FRONT	20.00'
SIDE INTERIOR	7.00'
SIDE EXTERIOR	10.00'
REAR	25.00'



ENGINEER

JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
124 WEST SUNBRIDGE SUITE 5
FAYETTEVILLE, AR. 72703
(479) 442-9127

DEVELOPER

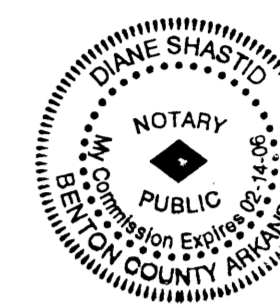
ARC CONSTRUCTION, INC.
P.O. BOX 339
CENTERTON, AR. 72719
(479) 795-0405

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AS SWORN BEFORE ME THIS 27th DAY OF October 2004.

NOTARY PUBLIC Diane Shastid

MY COMMISSION EXPIRES: 2-14-06



PLANNING COMMISSION ACCEPTANCE:

I HEREBY CERTIFY THIS PLAT WAS APPROVED BY THE BENTONVILLE PLANNING COMMISSION AT A MEETING HELD ON Oct 19 2004.
DATE October 27, 2004
Beth C. Smith
PLANNING COMMISSION CHAIRMAN

CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE BENTONVILLE CITY COUNCIL, THIS 26th DAY OF October 2004.

Tony Black Cobley
MAYOR
Benjamin Geider
CITY CLERK

CERTIFICATE OF SURVEY & ACCURACY:

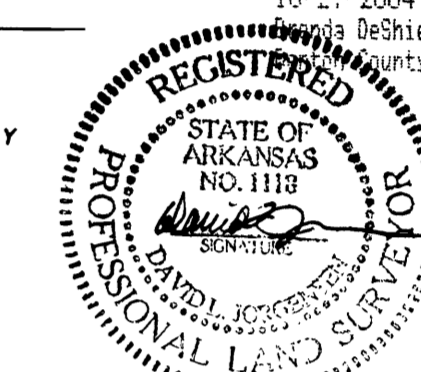
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF BENTONVILLE.
DATE 10/26/04
David J. Walker
REGISTERED LAND SURVEYOR

CERTIFICATE OF OWNERSHIP, TITLE AND DEDICATION:

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS, STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF BENTONVILLE AS ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING, REPAIRING, PLACING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES AND FENCES WITHIN SAID EASEMENTS.

October 27, 2004
DATE
Ralph Walker
RALPH WALKER

2004 1244
Recorded in the Above
Plat Book & Page
10-27-2004 02:43:58 PM
Angela DeShields-Circuit Clerk
Benton County, AR



ATLAS PAGE #443

SCALE: 1"=100'	DATE REVISION: 22SEPT04	DRAWN BY: BUR	CHECKED BY: DLJ
WINDWOOD SUBDIVISION PHASE 4			
FINAL PLAT			

JORGENSEN & ASSOCIATES
CIVIL ENGINEERS • SURVEYORS
124 WEST SUNBRIDGE SUITE 5 • FAYETTEVILLE, ARKANSAS 72703 • (479) 442-9127 • FAX (479) 382-9807