

CERTIFICATE OF DEDICATION:

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF BENTON COUNTY AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF BENTONVILLE, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

DEVELOPER _____ DATE 4/9/08

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME
THIS 09 DAY OF April
2008.

OFFICIAL SEAL
TERESA K. CHAPPELJ.
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES 09-10-13

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTON COUNTY, ARKANSAS, THIS 10th DAY OF April, 2008.

CHAIRMAN _____ P.O.B. _____

NW CORNER OF THE SW 1/4 OF THE NW 1/4 SECTION 8, T-19-N, R-28-W.

15-07563-000
MICHAEL AND TAMMY SUTTON
RR 10 BOX 2
ROGERS, AR 72756

15-07564-000
ERNEST LYNDAL AND JANE MARIE HARRIS
5 PINE TRAIL RD.
ROGERS, AR 72756

15-07565-000
PIERRE CANAL AND VIRGINIA CHANG
1591 PINEWOOD CREEK DR
HOUSTON, TX 77053-3636

15-07566-000
DEANE & PINE TRAIL RD.
ROGERS, AR 72756

15-07567-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07568-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07569-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07570-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07571-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07572-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07573-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07574-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07575-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07576-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07577-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07578-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07579-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07580-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07581-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

15-07582-000
JAMES QUALITY SPS 339
299 E. TELEGRAPH RD.
FILLMORE, CA 94505-3174

COUNTY COURT'S CERTIFICATE:

LANDS DEDICATED FOR EASEMENTS, RIGHTS OF WAY AND OTHER PUBLIC USE AREAS ARE ACCEPTED FOR THE PUBLIC BY THE COUNTY OF BENTON. THIS IS NOT AN ACCEPTANCE OF THE RESPONSIBILITY TO MAINTAIN ROADS WHICH ARE CONSTRUCTED IN RIGHTS OF WAY.

Larry S. Black COUNTY JUDGE DATE 4-14-08

ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 9th DAY OF April, 2008.

Devel Smith CHAIRMAN

OWNER:

DARROW GARNER, INC.
14442 HWY. 12 EAST
ROGERS, AR 72756
(479) 925-1000

BUILDING SETBACKS:

FRONT.....25'
SIDE (INT.).....10'
SIDE (EXT.).....25'
REAR.....25'

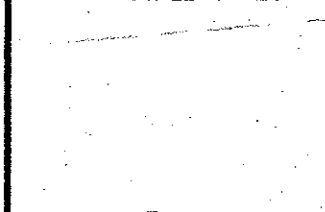
ENGINEER/SURVEYOR:

NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 SOUTH MAIN ST.
BENTONVILLE, AR 72712
(479) 271-0906

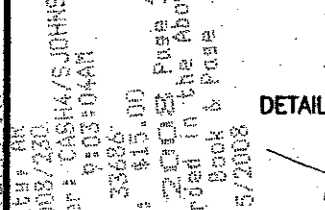
ZONING:

COUNTY

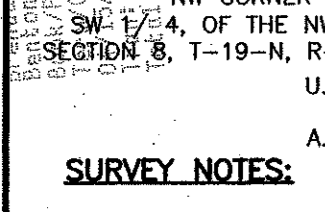
BLOW-UP DETAIL
SCALE 1"=20'



DETAIL A
SCALE 1"=50'



DETAIL B
SCALE 1"=50'



ABBREVIATIONS:

- UTILITY EASEMENT.....U.E.
- ACCESS EASEMENT.....A.E.
- DRAINAGE EASEMENT.....D.E.
- RIGHT OF WAY.....ROW
- BACK OF CURB.....BOC
- CORP OF ENGINEERS.....COE

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0305J WITH AN EFFECTIVE DATE OF SEPT. 28, 2007. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

LEGAL DESCRIPTION:

A PART OF THE SW QUARTER OF THE NW QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 28 WEST IN BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NW CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE S86°57'25"E 146.57 FEET; THENCE S46°30'32"E 219.00 FEET; THENCE S28°55'54"E 328.69 FEET; THENCE S43°15'44"E 210.05 FEET; THENCE S47°46'49"E 100.84 FEET; THENCE S32°46'30"E 52.80 FEET; THENCE N87°27'16"W 100.77 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-18; THENCE S42°14'23"E 466.76 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-17; THENCE S47°07'50"W 158.68 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-16A; THENCE S47°08'36"W 308.47 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-16; THENCE N87°54'02"W 104.18 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-15B; THENCE N87°54'17"W 150.79 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-15A; THENCE N87°52'14"W 231.50 FEET TO A CORPS OF ENGINEERS MONUMENT # 810-15; THENCE N85°51'19"W 176.69 FEET TO A LIMESTONE BLOCK; THENCE N03°25'35"E 1,341.84 FEET TO THE POINT OF BEGINNING, CONTAINING 19.5431 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD DISTANCE
C1	10.07	10.00	N45°08'36"W	9.65
C2	60.44	60.00	N45°08'36"W	57.92
C3	18.78	19.00	N12°01'49"E	18.02
C4	47.25	61.00	S18°09'21"W	46.08
C5	63.85	61.00	S34°01'25"E	60.98
C6	46.63	61.00	S85°54'47"E	45.51
C7	45.14	61.00	N42°24'10"W	23.66
C8	66.58	61.00	N40°42'41"W	65.03
C9	18.78	19.00	S44°38'10"E	18.02
C10	237.94	475.37	N81°12'01"E	235.47
C11	97.53	376.41	S66°30'59"E	97.26
C12	226.57	460.37	N81°16'06"E	224.29
C13	112.41	361.41	S64°48'37"E	111.96
C14	40.76	61.00	N38°17'13"W	21.17

LINE TABLE

LINE	LENGTH	BEARING
L1	35.79	S74°00'02"E
L2	46.94	N74°00'02"W
L3	84.41	N16°17'11"W
L4	234.20	S53°46'45"E
L5	28.83	S32°27'17"E
L6	178.90	S53°33'21"E
L7	178.92	N53°33'21"W
L8	66.00	N32°27'17"W
L9	129.84	S53°46'45"E
L10	47.72	N47°57'24"E
L11	57.95	N34°25'04"E
L12	57.95	N34°25'04"E
L13	12.57	S55°34'56"E
L14	41.59	N47°57'24"E

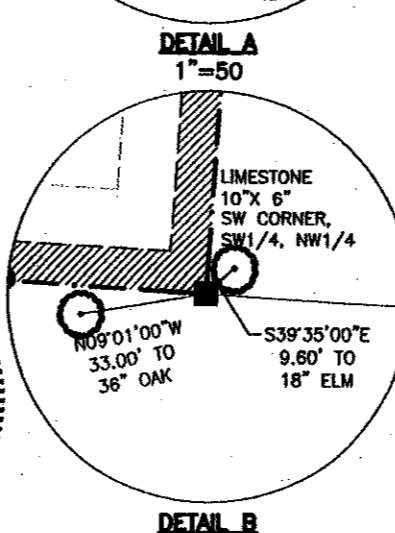
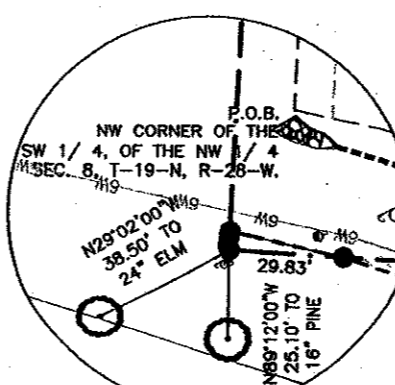
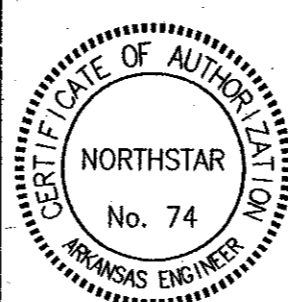
PERC TABLE

LOT	PERC RATE
1	0.75
2	0.75
3	0.75
4	0.75
5	0.75
6	0.75
7	0.75
8	0.75
9	0.75
10	0.75

CERTIFICATE OF SURVEYING ACCURACY:

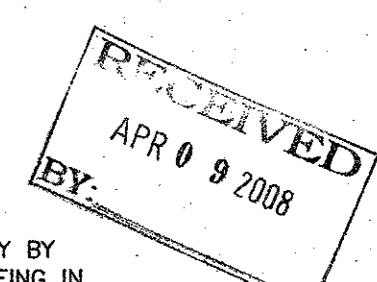
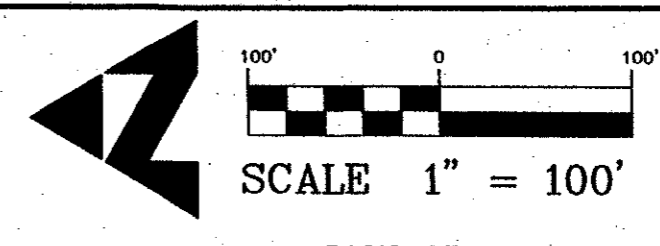
I, TERRY L. GING, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION. BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST. THEIR LOCATIONS ARE CORRECTLY SHOWN, ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 4/7/08
SIGNED: _____
REGISTERED LAND SURVEYOR 1301

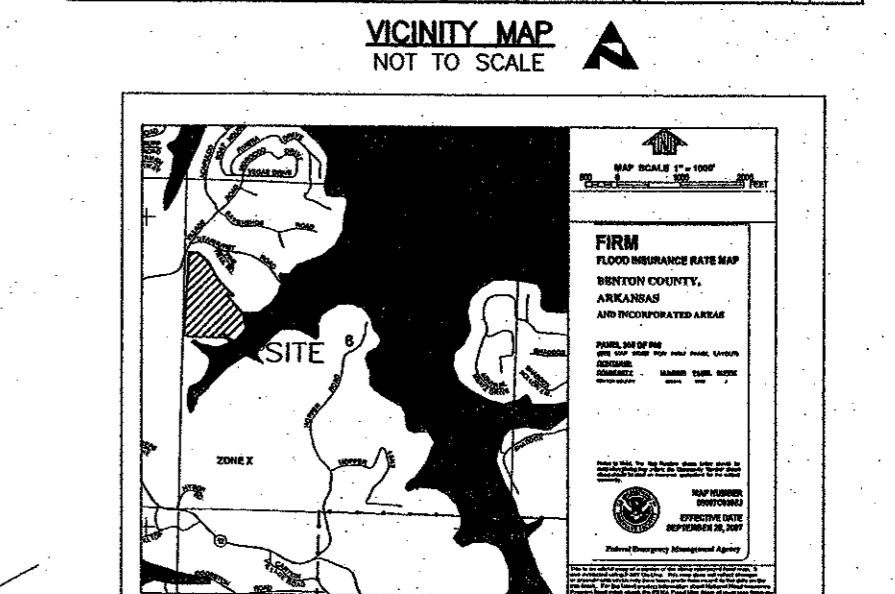
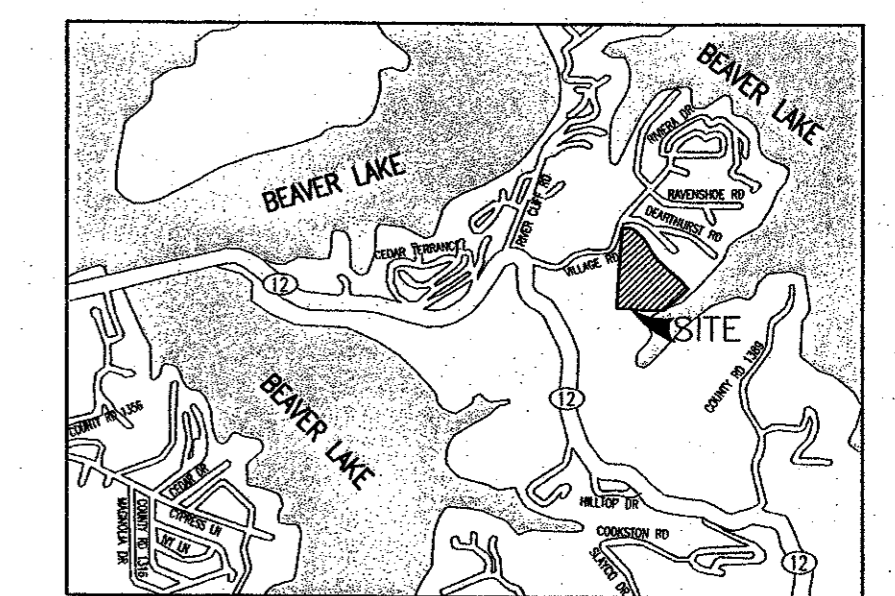


SECTION MAP
NOT TO SCALE

6	5	4
7	8	9
18	17	16



BASIS OF BEARING:
N03°25'35"E WEST LINE OF A SURVEY BY GEORGE UNDERNEHR (P.L.S. #1000) BEING IN SEC.8, T-19-N, R-28-W DATED JULY 1, 2005



LEGEND

- FOUND LIMESTONE
- FOUND IRON PIN
- SET IRON PIN
- CORP OF ENGINEER MONUMENT
- STREET LIGHT
- CURB INLET AND FLUME
- SEPTIC PIT
- PROPERTY LINE
- LOT LINE
- RIGHT-OF-WAY EASEMENT
- CENTERLINE
- CHAIN LINK FENCE
- SETBACK

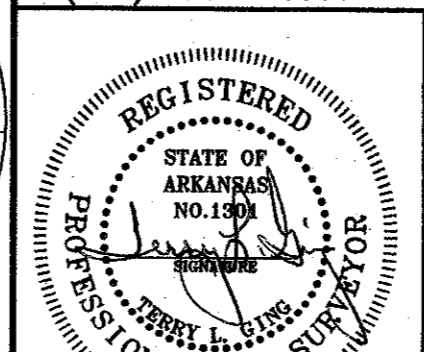
ENGINEER'S CERTIFICATION:
ALL AS-BUILT IMPROVEMENTS CONFORM TO ALL APPLICABLE ENGINEERING REQUIREMENTS AND SPECIFICATIONS.

REGISTERED PROFESSIONAL ENGINEER
DATE 4/9/08

ABBREVIATIONS:
UTILITY EASEMENT.....U.E.
ACCESS EASEMENT.....A.E.
DRAINAGE EASEMENT.....D.E.
RIGHT OF WAY.....ROW
BACK OF CURB.....BOC
CORP OF ENGINEERS.....COE

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NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil Engineering
Environmental Engineering
Land Surveying
Planning
207 South Main Street
(479) 271 - 0906
Bentonville, Arkansas 72712
(479) 271-8144 Fax



EDGEWATER SUBDIVISION
VILLAGE ROAD
BENTON COUNTY, ARKANSAS

FINAL PLAT

CHECKED: JLG 4/9/08
DRAWN: ND 4/7/08
PROJECT NO: 463-01-00
FILE NAME: 463-01-00
PROJECT NO.: 463-01
PLOT DATE/REV.: 4/7/08 4
SHEET No. 1