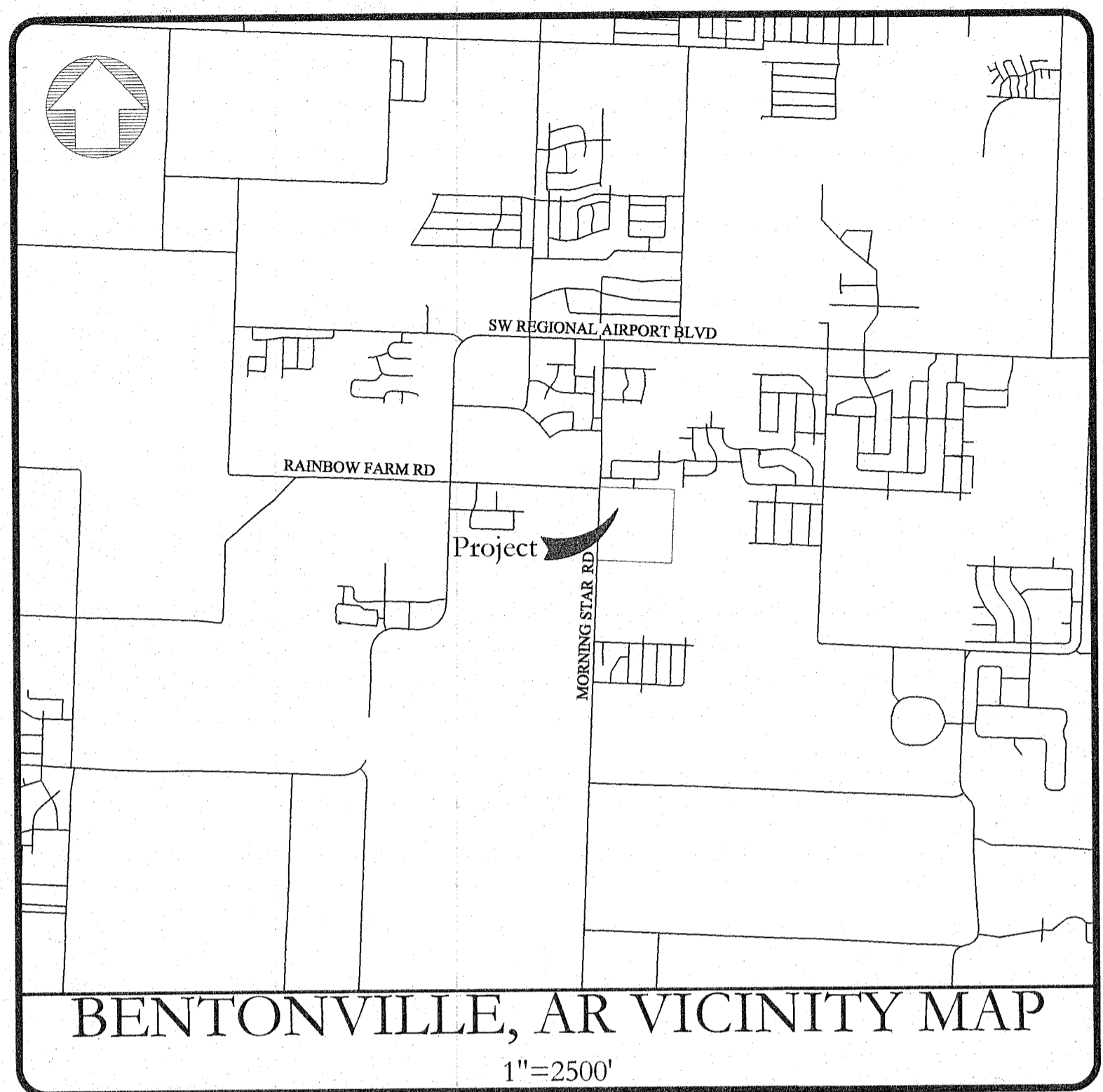


# FINAL PLAT WOODLANDS CROSSING PHI



- ADJACENT PROPERTY OWNERS
- 01-17485-000
  - 01-17487-000
  - 01-17486-000
  - 01-17485-000
  - 01-17484-000
  - 01-17483-000
  - 01-17610-000
- BUFFINGTON HOMES OF ARKANSAS LLC  
PO BOX 8519  
FAYETTEVILLE AR 72703-0010
- 01-17608-000
- PARKS AT BRIGHTON POA INC  
PO BOX 8519  
FAYETTEVILLE AR 72703-8519
- 01-17482-000
- BADVE, HRISHIKESH MOHAN ET UX  
2800 SW NOTTINGHAM AVE  
BENTONVILLE AR 72713
- 01-17469-000
- KOLIPAKA, VISHAL & MADHAVI  
4502 SW LILLY ST  
BENTONVILLE AR 72712-5566
- 01-17468-000
- ALLEN, JOSHUA & KRISTIN  
4500 SW LILLY ST  
BENTONVILLE AR 72712-5566
- 01-17467-000
- MCDANIEL, CORY & REBEKAH  
4406 SW LILLY ST  
BENTONVILLE AR 72713
- 01-17466-000
- TIWARI, PRASHANT KUMAR  
4404 SW LILLY ST  
BENTONVILLE AR 72712-7988
- 01-12721-000
- JONES, TERESA TRUSTEE  
702 SW EDENBURGH AVE  
BENTONVILLE AR 72712
- 01-16320-000
- WILDWOOD SUBDIVISION PROPERTY OWNERS ASSOCIATION  
PO BOX 607  
BENTONVILLE AR 72712-3882
- 01-16321-002
- CARRILLO, JONATHAN TRUSTEE  
CARRILLO, JONATHAN TRUSTEE  
3003 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4474
- 01-16321-001
- ARVIN, NANCIE J & ARVIN, KENNETH R TRUSTEES  
3101 SW MAHOGANY AVE  
BENTONVILLE AR 72713
- 01-16321-000
- CARVER, KEITH G & CARMEN D  
3103 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4474
- 01-16322-006
- TOMLIN, BERT & DEBBY  
3201 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4418
- 01-16322-005
- VASQUEZ, MIGUEL A II & BROOKE A  
3205 SW MAHOGANY AVE  
BENTONVILLE AR 72713
- 01-16322-004
- TIROUNAVOUCARASSOU, SARAVANANE ET UX  
3205 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4418
- 01-16322-003
- REILL, V, SEAN & COLLEEN  
3207 SW MAHOGANY AVE  
BENTONVILLE AR 72713
- 01-16322-002
- PRATER, THUS & KYLA  
3301 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4494
- 01-16322-001
- HALL, AARON WILLIAM & ASHLEY LYNN  
3303 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4495
- 01-16322-000
- SARRATT, LEB MCKENZIE & HEIDI  
3305 SW MAHOGANY AVE  
BENTONVILLE AR 72712-4495

**SURVEY DESCRIPTION**

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS CONTAINING 40.16 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF SW MORNING STAR ROAD ALONG THE ENTIRE WEST BOUNDARY.

LESS AND EXCEPT A PART OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NAIL LOCATED AT THE SOUTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 14; THENCE SOUTH 87°11'35" EAST 182.89 FEET ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT TO A 5/8" IRON REBAR CAP #1519 LOCATED AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE AND RUNNING NORTH 02°20'47" EAST 111.65 FEET TO A 5/8" IRON REBAR CAP #1519; THENCE SOUTH 87°27'40" EAST 69.25 FEET TO A 5/8" IRON REBAR CAP #1519; THENCE SOUTH 02°20'47" WEST 111.98 FEET TO A 5/8" IRON REBAR CAP #1519 LOCATED ON THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE NORTH 87°11'35" WEST 69.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS.

SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, DEED RESTRICTIONS, OR COVENANTS OF RECORD OR FACT. TOGETHER WITH AN ACCESS EASEMENT 50 FEET IN WIDTH BEING DESCRIBED AS FOLLOWS:

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL LOCATED AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 14; THENCE N02°20'47" E 111.65 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE RIGHT OF WAY OF SW MORNING STAR ROAD; THENCE SOUTH 87°11'35" EAST 252.14 FEET; THENCE N02°20'47" E 50 FEET; THENCE N87°11'35" W 252.14 FEET TO A POINT IN THE RIGHT OF WAY OF SW MORNING STAR ROAD; THENCE S02°20'47" W 50.0 FEET TO THE POINT OF BEGINNING.

**ZONING**  
R-1 SINGLE-FAMILY RESIDENTIAL

SETBACKS PER THE CURRENT CITY OF BENTONVILLE ZONING R-1, EXCEPT THE 20' REAR SETBACK APPROVED BY VAR20-0008

- CONTACT INFORMATION PER PLAT SUBMITTAL:**
- a. BLACK HILL ENERGY: JOSH KNIGHT, 1301 FEDERAL WAY, PO BOX 2129, LOWELL, AR 72745, (479) 333-7005, JOSHUA.KNIGHT@BLACKHILLSCORP.COM
  - b. AT&T: BRENT BALDWIN, 1133 EAST HAROLD ST. FAYETTEVILLE, AR 72703. OFFICE: (479) 571-6609 CELL: (479)-200-9022
  - c. COX COMMUNICATIONS: KIP SMITH, 4901 S. 48TH STREET, SPRINGDALE, AR 72762, (479) 717-3796. KIP.SMITH@COX.COM
  - d. FIRE DEPT.: CITY OF BENTONVILLE, BRENT BOYDSTON, FIRE CHIEF, 800 SW A STREET, BENTONVILLE, AR 72712, (479) 271-5927
  - e. STREET DEPT.: CITY OF BENTONVILLE, TONY DAVIS, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3130
  - f. WATER DEPT.: CITY OF BENTONVILLE, BEAU THOMPSON, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3140
  - g. ELECTRIC DEPT.: CITY OF BENTONVILLE, CHARLIE BARNES, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR 72712, (479) 271-3159
  - h. WASTEWATER DEPT.: CITY OF BENTONVILLE, NANCY BUSEN, 1901 NE A STREET, BENTONVILLE, AR 72712, (479) 271-3160
  - i. PLANNING DEPT.: CITY OF BENTONVILLE, ELLEN NORVELL, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3122
  - j. BUILDING AND FIRE SAFETY: CITY OF BENTONVILLE, JAKE FEEMSTER, 305 SW A STREET, BENTONVILLE, AR, (479) 271-3108
  - k. CITY ENGINEER: CITY OF BENTONVILLE, DAN WEESE, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5993
  - l. STORMWATER: CITY OF BENTONVILLE, JANET PAITH, 3200 SW MUNICIPAL DRIVE, BENTONVILLE, AR, (479) 271-5002, JPAITH@BENTONVILLEAR.COM

**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: 7-27-21

*[Signature]*  
BENTONVILLE PLANNING COMMISSION CHAIRPERSON

*[Signature]*  
MAYOR, CITY OF BENTONVILLE

*[Signature]*  
CITY CLERK, CITY OF BENTONVILLE

- GENERAL NOTES**
1. BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT.
  2. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
  3. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE
  4. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS THAT AFFECT DRAINAGE FLOW PATH. IF PERMITTED, FENCE BOTTOM MUST BE 4" MINIMUM ABOVE FINISHED GRADE

**BASIS OF BEARING**  
ARKANSAS STATE PLANE COORDINATE  
NAD 83, NORTH ZONE.

**FLOOD CERTIFICATION**  
NO PART OF THIS PROPERTY LIES IN ZONE "A" OR "AE"  
FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD PANEL  
NO 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

- BEUD REQUIREMENTS**
1. Owner to contact New Service coordinator (271-3139) to discuss electric service prior to beginning any construction. Failure to contact BEUD prior to construction will result in delays to get electric service.
  2. BEUD's standard practice is to place underground equipment (transformers, secondary pedestals, junction boxes, etc) on the lot line of a development. Any adjustments to the property line that result in our equipment not being on the lot line will require the developer to pay for the cost of BEUD to relocate the equipment to the lot line.
  - a. All structures must maintain minimum of 20' clearances from all electric lines.

**LOT INFORMATION**  
Lots 1-74 are buildable lots  
per this Plat, lots 75- 78 are non-buildable lots

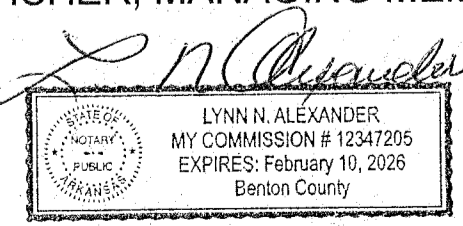
**ATLAS PAGE**  
524

**CITY OF BENTONVILLE REQUIREMENTS & REGULATION**  
ALL HOUSES MUST BE SET A MINIMUM OF 2' ABOVE CURB, ADDITIONALLY IN THE BUILDING ENVELOPE, ALL FILLS OVER 1' SHALL BE CONTROLLED AND TESTED BY A GEOTECHNICAL ENGINEER TO ENSURE THAT THE FILLS SUPPORT SPREAD FOOTINGS FOR THE PLANNED HOUSING AND STRUCTURES.

**CERTIFICATE OF OWNERSHIP**  
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.

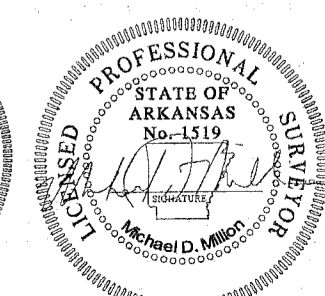
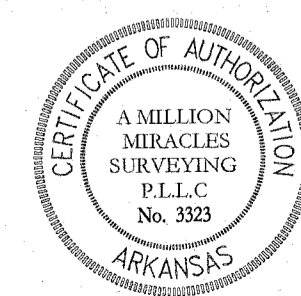
DATE OF EXECUTION:  
7-26-21

SIGNED: *[Signature]*  
DREAM STRUCTURES RESIDENTIAL LLC  
STEVE FISHER, MANAGING MEMBER



I, Mike Million, hereby certify that this plat correctly represents a boundary survey made by me and boundary markers and lot corners shown hereon actually exist and their location, type and material are correctly shown and all minimum requirements of the Arkansas Minimum Standards for Land Surveyors have been met.

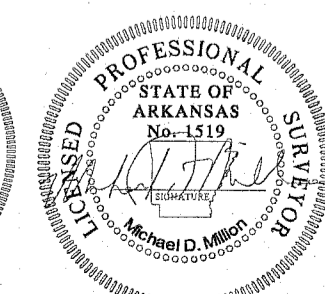
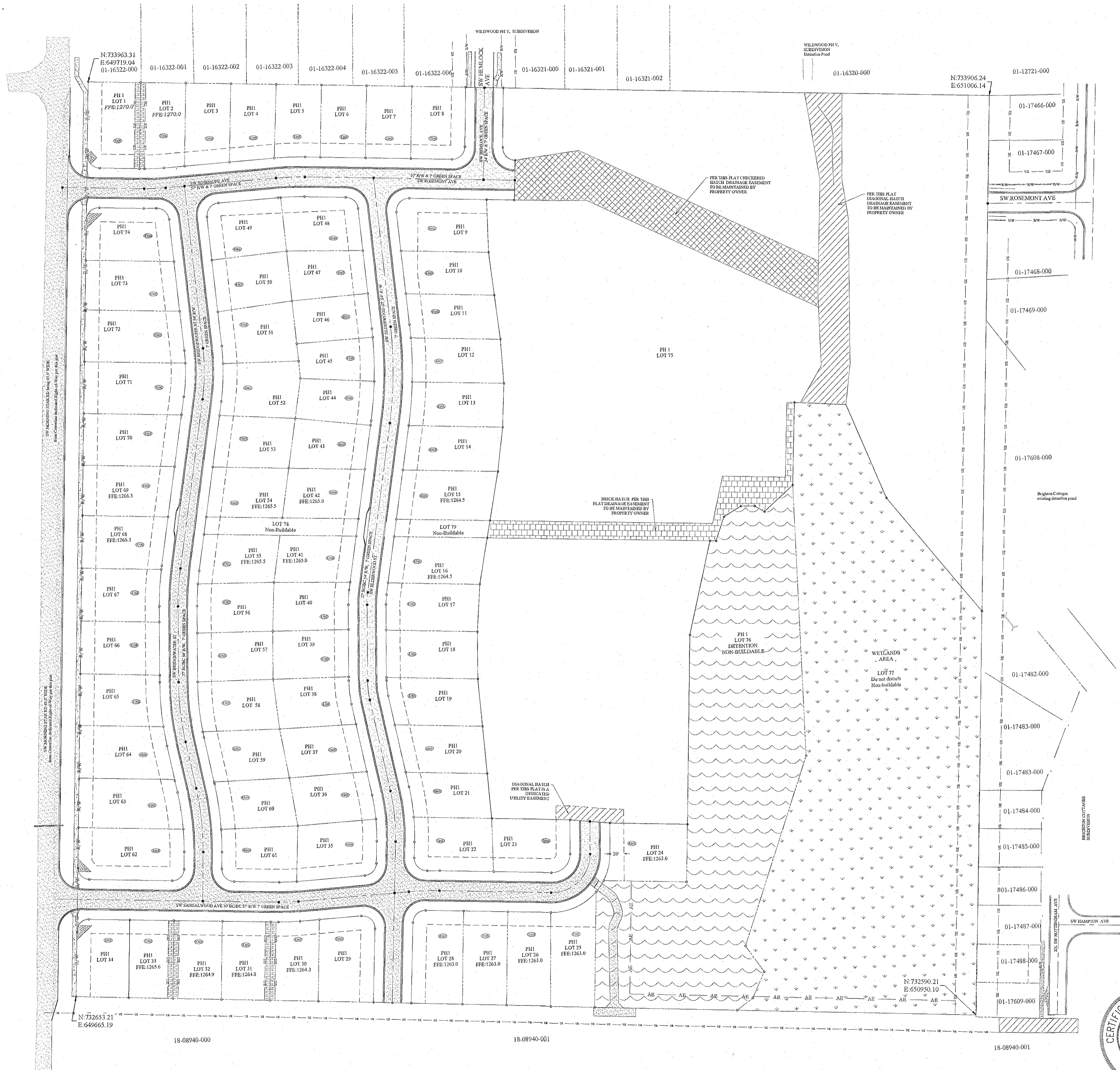
Date of Execution: 7/26/21  
Signed: *[Signature]*  
Mike Million Registered Land Surveyor  
No. 1519  
State of Arkansas



STATE PLAT CODING 500-19N-31W-0-14-140-04-1519	
Prepared by: <b>A MILLION MIRACLES SURVEYING, PLLC</b> 129 W Boles St., Suite A. Fayetteville, Arkansas 72701	
Project: <b>FINAL PLAT WOODLANDS CROSSING PHASE I</b>	DATE: 7/19/2021 SCALE: N/A JOB: 2021 DREAM STRUCTURES SHEET: 1 OF 4
OWNER & DEVELOPER: <b>DREAM STRUCTURES RESIDENTIAL LLC</b>	City of Bentonville Project # FP21-0002

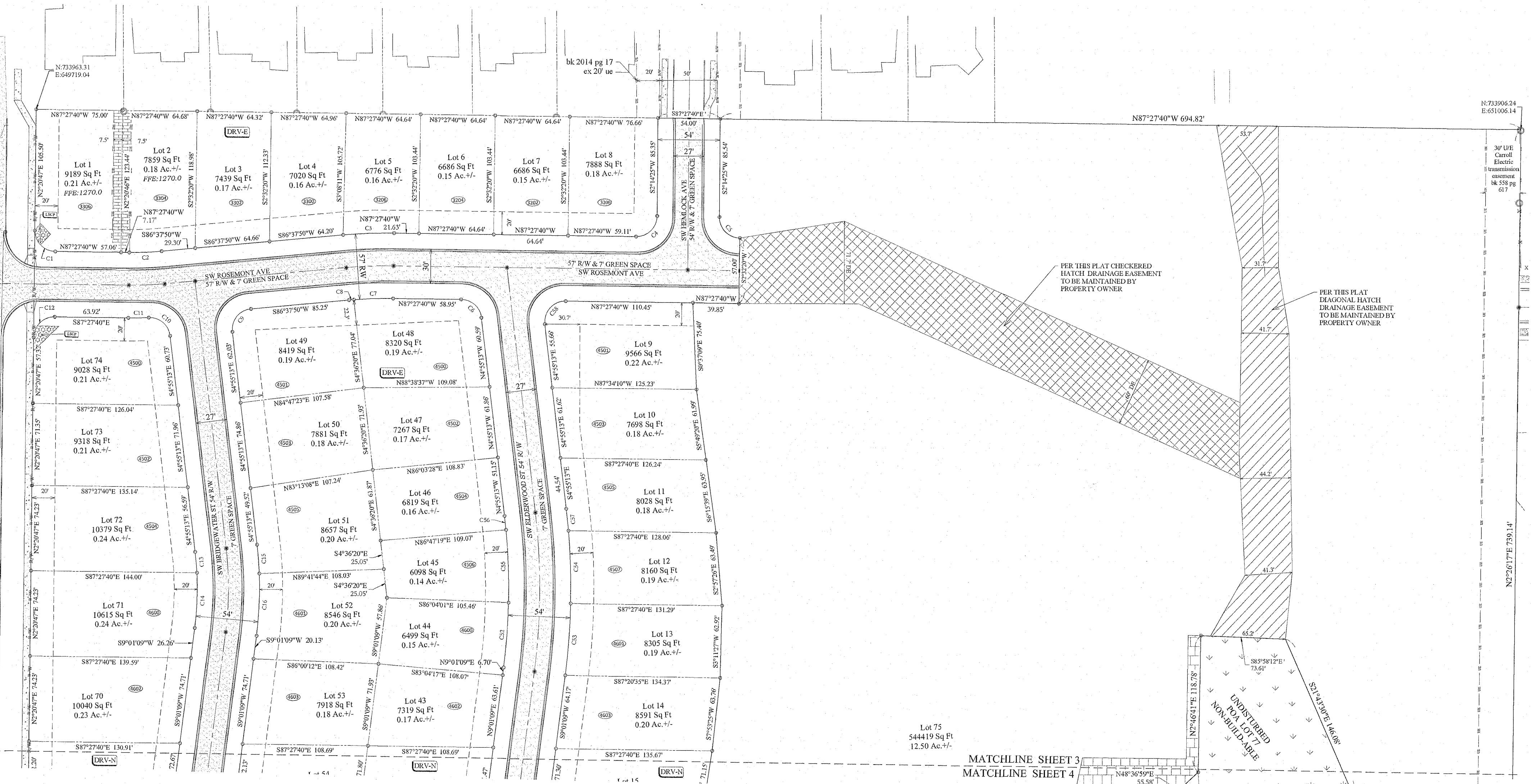
Q:\Dropbox (AMMS)\A Million Miracles's shared workspace\Projects\2021\Final Plat\FP21-0002 - WOODLANDS Cover Sheet.dwg Plotted On: 2021-07-19 Plotted By: Amms

Q:\Dropbox (AMMS)\A Million Miracles's shared workspace\Projects\2021-Final plat\FP21-0002- WOODLANDS pr-FP ONLY.dwg Plotted On: 2021-07-19 Plotted By: Amms



Prepared by: <b>A MILLION MIRACLES SURVEYING, PLLC</b> 129 W Boles St., Suite A. Fayetteville, Arkansas 72701	
Project: <b>FINAL PLAT WOODLANDS CROSSING PHASE I</b>	DATE: 7/19/2021 SCALE: 1"=100' JOB: 2021 DREAM STRUCTURES SHEET: 2/4
OWNER & DEVELOPER: <b>DREAM STRUCTURES RESIDENTIAL LLC</b>	City of Bentonville Project # FP21-0002

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PER THIS PLAT CHECKERED HATCH DRAINAGE EASEMENT TO BE MAINTAINED BY PROPERTY OWNER

PER THIS PLAT DIAGONAL HATCH DRAINAGE EASEMENT TO BE MAINTAINED BY PROPERTY OWNER

MATCHLINE SHEET 3  
MATCHLINE SHEET 4

Curve #	Length	Radius	Chord Direction	Chord Length
C1	28.21	18.00	N42°33'26"W	25.41
C2	28.00	271.50	S89°35'05"W	27.99
C3	44.19	428.50	S89°35'05"W	44.17
C4	28.37	18.00	S47°23'23"W	25.52
C5	28.18	18.00	S42°36'37"E	25.39
C6	25.93	18.00	N46°11'27"W	23.75
C7	34.01	371.50	S89°54'57"W	34.00
C8	4.29	371.50	S86°57'42"W	4.29
C9	28.76	18.00	S40°51'18"W	25.80
C10	26.90	18.00	S47°43'41"E	24.46
C11	17.63	328.50	S88°59'54"E	17.63
C12	28.33	18.00	N47°26'34"E	25.50
C13	18.21	273.00	S3°00'35"E	18.20
C14	48.21	273.00	S3°00'35"E	48.15
C15	25.24	327.00	S2°42'33"E	25.23

Curve #	Length	Radius	Chord Direction	Chord Length
C16	54.32	327.00	S4°15'38"W	54.25
C17	5.05	427.00	S8°40'49"W	5.05
C18	53.02	427.00	S4°47'04"W	52.99
C19	19.00	373.00	S7°33'35"W	19.00
C20	31.73	373.00	S3°39'49"W	31.72
C21	63.99	427.00	S3°09'59"E	63.93
C22	71.99	427.00	S4°18'07"E	71.88
C23	8.58	373.00	S10°29'24"E	8.58
C24	28.24	427.00	S9°15'16"E	28.24
C25	65.59	427.00	S6°44'55"E	65.53
C26	53.09	373.00	S7°04'19"E	53.04
C27	32.53	427.00	S0°09'55"E	32.52
C28	32.63	373.00	S0°29'20"E	32.62
C29	26.07	16.50	S47°16'41"W	23.44
C30	25.86	16.50	N42°33'26"W	23.30

Curve #	Length	Radius	Chord Direction	Chord Length
C31	25.96	16.50	N47°28'01"E	23.36
C32	28.11	18.00	S42°43'19"E	25.34
C33	25.32	245.50	N89°35'05"E	25.31
C34	31.19	302.50	N89°35'05"E	31.18
C35	30.21	18.00	S45°16'53"E	26.79
C36	26.33	18.00	N44°43'07"E	24.05
C37	28.19	18.00	S47°40'23"W	25.40
C38	29.07	18.00	S43°27'59"E	26.02
C39	18.07	454.50	S88°30'01"E	18.07
C40	42.23	26.50	N46°52'59"E	37.90
C41	39.78	83.50	S14°52'32"W	39.41
C42	19.51	83.50	S35°13'10"W	19.47
C43	73.78	83.50	S67°13'36"W	71.40
C44	35.68	327.00	S0°19'08"E	35.66
C45	43.97	327.00	S7°17'50"E	43.94

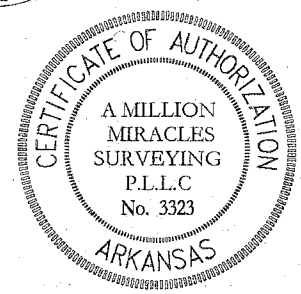
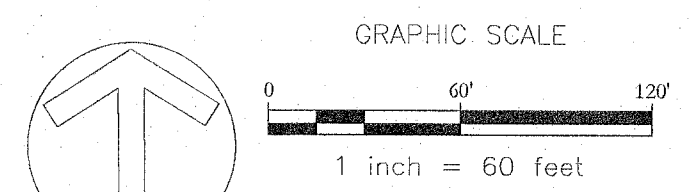
Curve #	Length	Radius	Chord Direction	Chord Length
C46	31.77	273.00	N0°31'36"W	31.75
C47	34.73	273.00	N7°30'17"W	34.71
C48	33.91	157.00	N4°57'40"W	33.85
C49	22.25	103.00	S4°57'40"E	22.21
C50	14.01	103.00	S5°07'23"W	14.00
C51	21.35	157.00	N5°07'23"E	21.34
C52	56.68	543.00	N6°01'44"E	56.65
C53	62.78	597.00	S6°00'23"W	62.76
C54	63.29	597.00	S0°02'38"E	63.26
C55	63.31	543.00	N0°18'06"W	63.28
C56	12.11	543.00	N4°16'52"W	12.11
C57	19.16	597.00	S4°00'02"E	19.16
C58	30.62	18.00	S43°48'33"W	27.06

Final Plat Notes:

- Driveway must be installed on the NORTH side of lot, to avoid utility or storm structures.
- Driveway must be installed on the SOUTH side of lot, to avoid utility or storm structures.
- Driveway must be installed on the EAST side of lot, to avoid utility or storm structures.
- Driveway must be installed on the WEST side of lot, to avoid utility or storm structures.
- Subdivision Sign & Landscape Easement per lot owner by separate document, not a part of this FP21-0002 final plat

Legend

- Morning Star Right-of-Way Line
- Street Centerline
- 
- Lot Line
- Utility Easement Line
- Access & Utility Easement
- Drainage & Setback Line
- Drainage Easement Area
- 
- Found Iron rebar



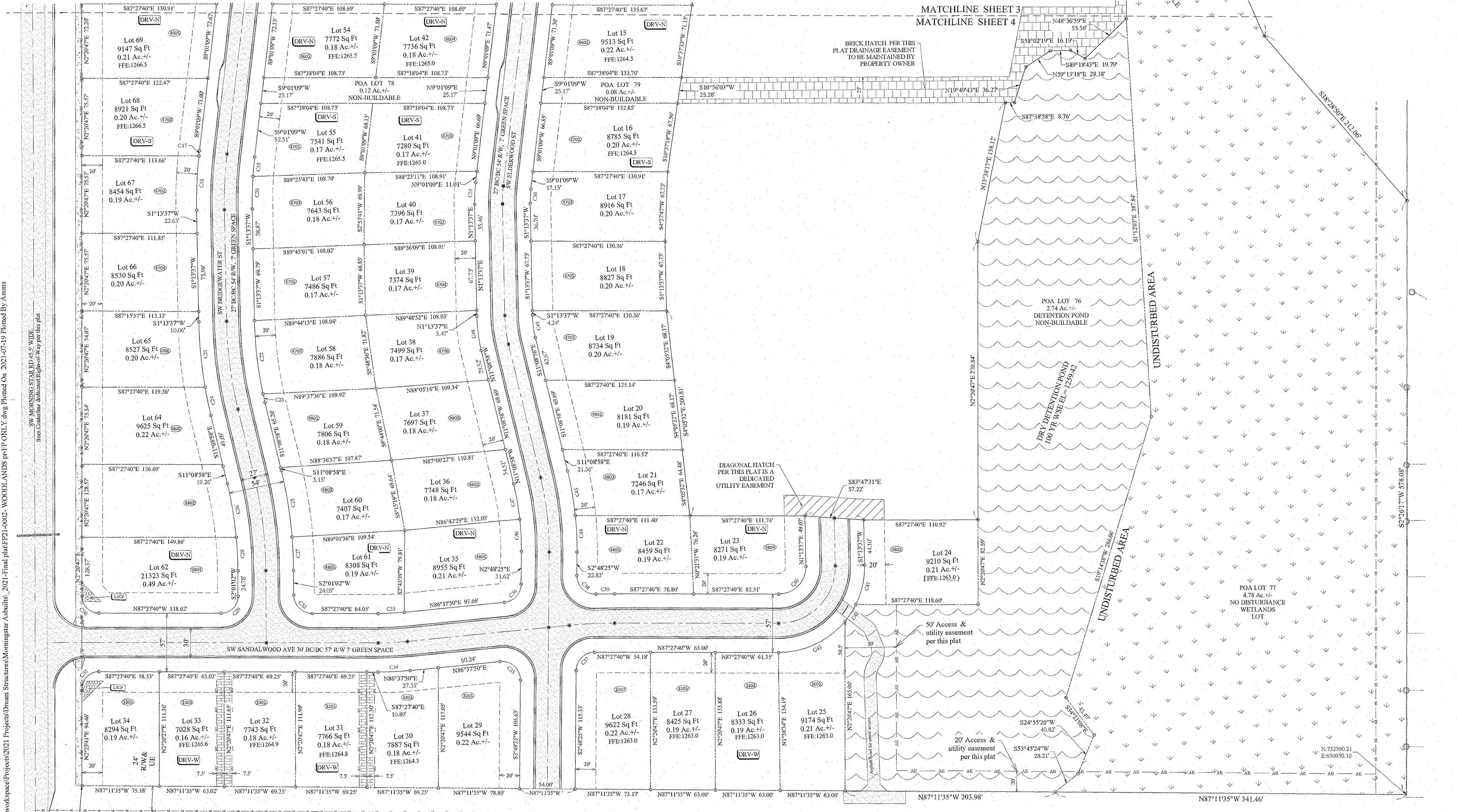
Prepared by:  
**A MILLION MIRACLES SURVEYING, PLLC**  
129 W Boles St., Suite A. Fayetteville, Arkansas 72701

Project:  
**FINAL PLAT WOODLANDS CROSSING PHASE I**

OWNER & DEVELOPER:  
**DREAM STRUCTURES RESIDENTIAL LLC**

DATE: 7/19/2021  
SCALE: 1"=60'  
JOB: 2021 DREAM STRUCTURES SHEET: 3/4

City of Bentonville  
Project # FP21-0002



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MATCHLINE SHEET 3  
MATCHLINE SHEET 4

BRICK HATCH PER THIS  
PLAT DRAINAGE EASEMENT  
TO BE MAINTAINED BY  
PROPERTY OWNER

DIAGONAL HATCH  
PER THIS PLAT IS A  
DEDICATED  
UTILITY EASEMENT

50' Access &  
utility easement  
per this plat

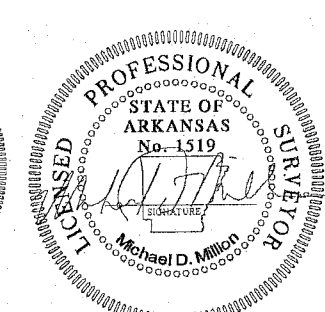
20' Access &  
utility easement  
per this plat

Legend

- Morning Star Right-of-Way Line
- Street Centerline
- 24" Curb And Gutter
- Lot Line
- Utility Easement Line
- Access & Utility Easement
- Drainage & Seback Line
- Drainage Easement Area
- Scale: 1"=60'
- Found Iron rebar

- Final Plat Notes:
- Driveway must be installed on the NORTH side of lot, to avoid utility or storm structures.
  - Driveway must be installed on the SOUTH side of lot, to avoid utility or storm structures.
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  - Subdivision Sign & Landscape Easement per lot owner by separate document, not a part of this FP21-0002 final plat

Lot 172  
Brighton Cottages  
dedicated per  
plat Bk 2016 Pg 29



Prepared by:  
**A MILLION MIRACLES SURVEYING, PLLC**  
129 W Boles St., Suite A. Fayetteville, Arkansas 72701

Project: **FINAL PLAT  
WOODLANDS CROSSING  
PHASE I**

OWNER & DEVELOPER:  
**DREAM STRUCTURES  
RESIDENTIAL LLC**

DATE: 7/19/2021  
SCALE: 1"=60'  
JOB: 2021  
DREAM  
STRUCTURES  
SHEET: 4 of 4

City of  
Bentonville  
Project #  
FP21-0002