12-19-29 "EAGLE CREST SUBDIVISION" OWNER & DEVELOPER = WAYNE & BETTY BARNES RT. - 6, BOX -715 ROGERS, ARKANSAS 925 - 2583 0 20 40 60 80 100 150 200 PROPERTY Scale: |" = 100' RESERVED We, the undersigned, do hereby swear that we are the sole owners of the hereon platted property and do Perimeter Survey recorded in Plat hereby dedicate all Utility Easements to the use of the Bk 11, Pg 89. general public. Furthermore, We dedicate to the owners of the Lots hereon platted the use of the Private Road Easement. Legend Found Iron Pin ROW Marker Set Iron Pin - O Sel 2" Al Cap - O Subscribed and Sworn before me this Private Road Easement Utility Easement _____ Setback Line ______ My Commission expires //-/-95 N21°02'04"W__ 1. All lots reflected upon the Plat are zoned as Residential N88°29'09"W --lots and only single family structures may be built and 23.77 constructed thereon pursuant to the provisions, restrictions, and protective convenants filed with this Plat. No ' single family structure shall be constructed which shall have a Floor Space of less than 1800 square feet. 2. Unless shown otherwise on the Plat, all lots have a (5) Five Foot Utility and Drainage Easement on the interior of all lot lines, such easyments to be parallel with the Unless shown otherwise on the Plat, all lots have a (10) Ten Foot Utility and Drainage Easement along and parallel to the Rear lot line. 4. There is a (10) Ten Foot Utility Easement from the Backof-Curb towards the outside of the Private Road Easement (both sides). A part of the Southwest t of Section 12, Township 19 North, Range 29 West, Benton County, Arkansas being described as follows: N64°06'16"W Starting at the Northwest Corner of the Northwest 2 of the Southwest 2 of Said Section 12, thence East 1012.91 feet; thence South 231.93 feet to the Point of Beginning; thence S 12 58'14" E, 235.39 feet; thence S 32 36'02" W, 821.53 feet; thence S 23 56'21" E, 63.10 feet; thence S 70°52'00" W, 107.78 feet; RESERVED thence S 57 10'00" W, 124.65 feet; 12 0.4"A thence N 85 57'00" W, 211.50 feet; 95 AL thence N 06°30'30" E, 776.01 feet; thence N 00°43'30" W, 205.27 feet; thence Northeasterly along a highway curve with a radius of PROPERTY 622.96 feet a distance of 147.34 feet; thence N 76 59'00" E, 489.60 feet; thence s 86 16 51" E, 164.09 feet to the Point of Beginning, containing 15.06 Acres More or Less, Subject to all Easements of Record. 15.25 SURVEYOR'S CERTIFICATION Reserved 5.02 A This is to certify that the above described property has been surveyed. The corners are marked as shown and are in accordance with existing corners in County Road the vicinity. This certification is for and limited to the parties shown hereon. 2-22.88. Country of Benton
acknowledges Subsimission
acknowledges Subs RLS #1068 - PLANNING COMMISSION ACCEPTANCE This Plat is hereby accepted this __day of _____,1988. This Plat is hereby Accepted this 16 day of FEB, 1988. ENGINEERING, DRAFTING AND DESIGN 636-7989 855-2466

FILED FOR RECORD

FEB 2 2 1988

SUE HODGES

Clerk and Recorder

BENTON COUNTY, ARK

ROGERS, ARKANSAS