



VICINITY MAP

DESCRIPTION:

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE 1/4 OF THE SW 1/4; THENCE N 02'41'13"E 40.00 FEET ALONG THE EAST LINE THEREOF; THENCE LEAVING SAID EAST LINE N 86'45'24"W 65.25 FEET TO THE POINT OF BEGINNING ON THE NORTH RIGHT-OF-WAY OF PERRY ROAD;

THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING TWO COURSES: THENCE N 86'45'24"W 1198.67 FEET;

THENCE 39.04 FEET ALONG A CURVE TO THE RIGHT HAVING A 25.00 FOOT RADIUS AND A N 42°01'23" W 35.19 FOOT CHORD TO THE EAST RIGHT-OF-WAY OF SOUTH 21ST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY N 02'42'38"E 257.54 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY S 87'08'30"E 1248.51 FEET TO THE WEST

RIGHT-OF-WAY OF SOUTH DIXIELAND ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO COURSES: THENCE S 02°41'13"W 265.45 FEET;

THENCE 39.51 FEET ALONG A CURVE TO THE RIGHT HAVING A 25.00 FOOT RADIUS AND A S 47°57'54" W 35.53 FOOT CHORD TO THE POINT OF BEGINNING, CONTAINING 8.21 ACRES MORE OR

FLOOD ZONE CERTIFICATION: A PORTION OF THIS PROPERTY IS IN FLOOD ZONE "A" AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0155 F, EFFECTIVE DATE DECEMBER 20,

SPECIAL NOTES:

FRONT - 25 FT.

BACK - 20 FT.

SIDE - 7.5 FT.

OWNER - TERMINELLA, INC.

BUILDING SETBACK INFORMATION:

TOTAL ACREAGE IN DEVELOPMENT: 8.21 AC.

BASIS OF BEARINGS: CITY OF ROGERS BEARING & COORDINATE SYSTEM

1. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING SIDEWALKS ALONG MORTER PLACE BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.

2. AN ELEVATION CERTIFICATE MUST BE PROVIDED TO THE FLOOD PLAIN ADMINISTRATOR AND BUILDING OFFICIAL FOR LOTS 14,15,20,& 21 PRIOR TO ISSUANCE OF A BUILDING PERMIT. A FINAL ELEVATION CERTIFICATE MUST BE PROVIDED FOR EACH LOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

3. ALL LOTS SHALL ONLY HAVE ACCESS OFF OF MORTOR PLACE.

SCHEDULE OF

LAND SURVEYOR'S DECLARATION

ACCEPTANCE

THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY

HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY

COMMISSION OF ROGERS, ARKANSAS THIS 5 DAY OF OCT

LEGEND

PROPERTY LINE PROPOSED R/W BUILDING SETBACK LOT NUMBER

PROPOSED STREET LIGHT PROPOSED UTILITY EASEMENT 100 YEAR FLOODPLAIN STREET ADDRESS (MAIN/SIDE) MIN. F.F.E. NOTE

Recorded in the Above

COUNTY OF BENTON

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR

MORTOR PLACE AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT

CERTIFICATE OF DEDICATION

STATE OF ARKANSAS

SE CORNER -NE 1/4 SW 1/4 SEC. 23, T19N, R30W

DESCRIPTION REVISIONS FINAL PLAT PERRY PLACE Prepared For TERMINELLA, INC.



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Crafton, Tull & Associates, Inc.

PROJECT NO. JULY '04 031188-00 CHECKED:

DELTA ANGLE

CHORD DIRECTION DEGREE CHORD LENGTH 229"10"59" N 42°01'23" W S 47°57'54" W