

DESCRIPTION - THE PINNACLE SUBDIVISION, PHASE 3

A PART OF THE NW 1/4 OF THE SE 1/4, A PART OF THE SW 1/4 OF THE SE 1/4 AND A PART OF THE SW 1/4, NE 1/4 ALL IN SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 20 RUN N 54° 14'55" W 2130.72 FEET TO THE POINT OF BEGINNING AT THE NORTHERLY MOST CORNER OF LOT 580 AS SHOWN ON THE FINAL PLAT OF THE PINNACLE SUBDIVISION, PHASE 1; THENCE 5 60° 36' 26" W 181.97 FEET ALONG THE NORTHWESTERLY LINE THEREOF TO THE WESTERLY MOST CORNER OF SAID LOT 580; THENCE N 29° 23' 34" W 200.00 FEET; THENCE N 22° 27' 03" E 80.93 FEET; THENCE N 29° 23' 34" W 394.11 FEET; THENCE N 22° 52' 30" W 50.13 FEET; THENCE N 19°03'00"W 209.48 FEET; THENCE N 60°36'27" E 24.15 FEET; THENCE N 77° 27' 04" E 72.02 FEET; THENCE N 02° 08' 37" E 425.39 FEET; THENCE N 20° 48' 16" E 210.00 FEET; THENCE N 20° 49' 11" W 66.89 FEET; THENCE N 20° 48' 16" E 195.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH GATE ROAD; THENCE S 69° 11' 44" E 480.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE WEST BOUNDARY LINE OF SAID PHASE 1; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PINNACLE SUBDIVISION, PHASES I AND 2 THE FOLLOWING 4 COURSES: S 20° 48' 16" W 195.00 FEET; THENCE S 25° 52' 34" E 72.88 FEET; THENCE S 20° 48' 16" W 244.87 FEET; THENCE S 02° 33' 54" W 994.78 FEET TO THE POINT OF BEGINNING CONTAINING 15.43 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAY.

CERTIFICATE OF DEDICATION

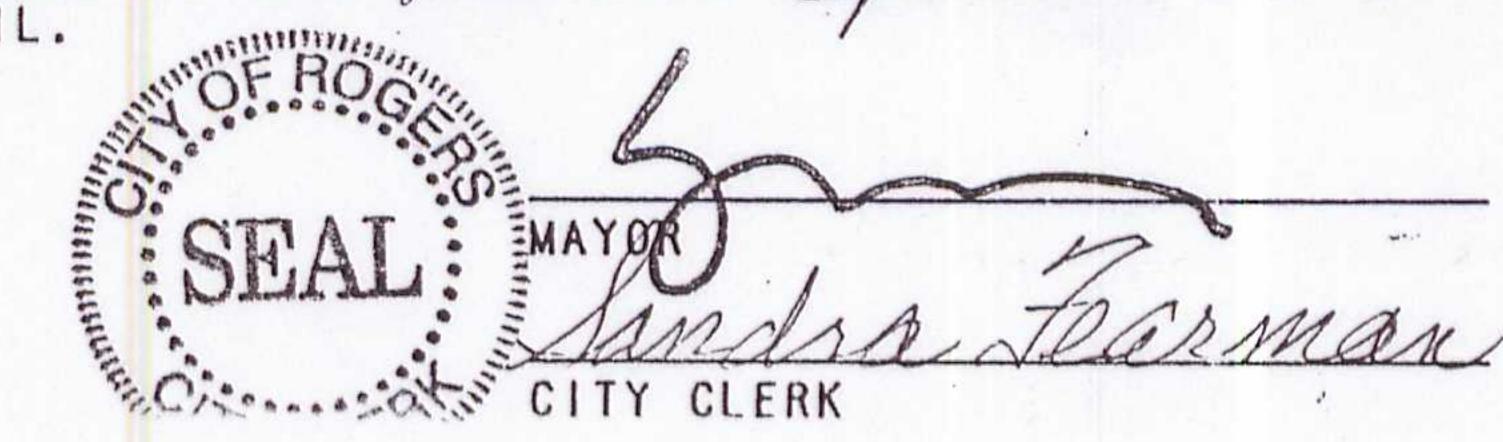
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE NORTHGATE ROAD TO THE PUBLIC AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES. INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF ROGERS, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

Thomas E. Hoppen APRIC 11, 2000 STATE OF ARKANSAS COUNTY OF BENTON ON THIS ______ DAY OF ______ APPLL _____ 2000, THERE BEFORE ME, PERSONALLY APPEARED _______ THOMAS C. Hopping AND ______ AND ______ WHO ACKNOWLEDGED THEMSELVES TO BE THE MANAGERS OF TALLCHAMPS, L.L.C. AND THEY SWORE THAT THEY WERE AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICERS AND DID SO IN MY PRESENCE. IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: ACCEPTANCE APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 4 DAY OF 1000.) u 0 ! 1 som CHAIRMAN

ACCEPTANCE

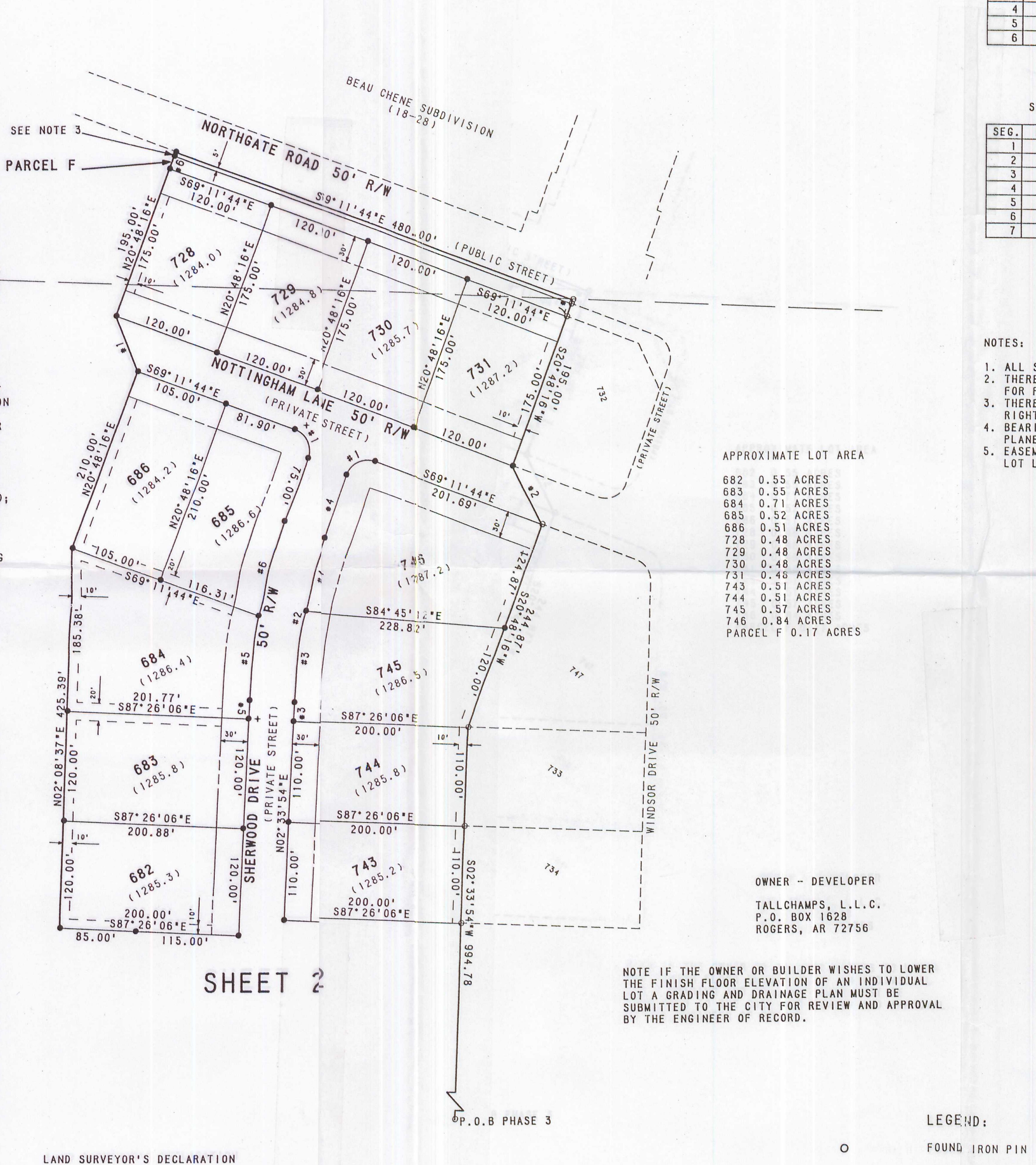
THIS PLAT IS HEREBY ACCEPTED THIS
THE ROGERS CITY COUNCIL.



THE HEREON PLATTED AND DESCRIBED SURVEY WEST

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAYRICHARD HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANYWRIGHT

OF MY KNOWLEDGE AND BELIEF.



CURVE TABLE

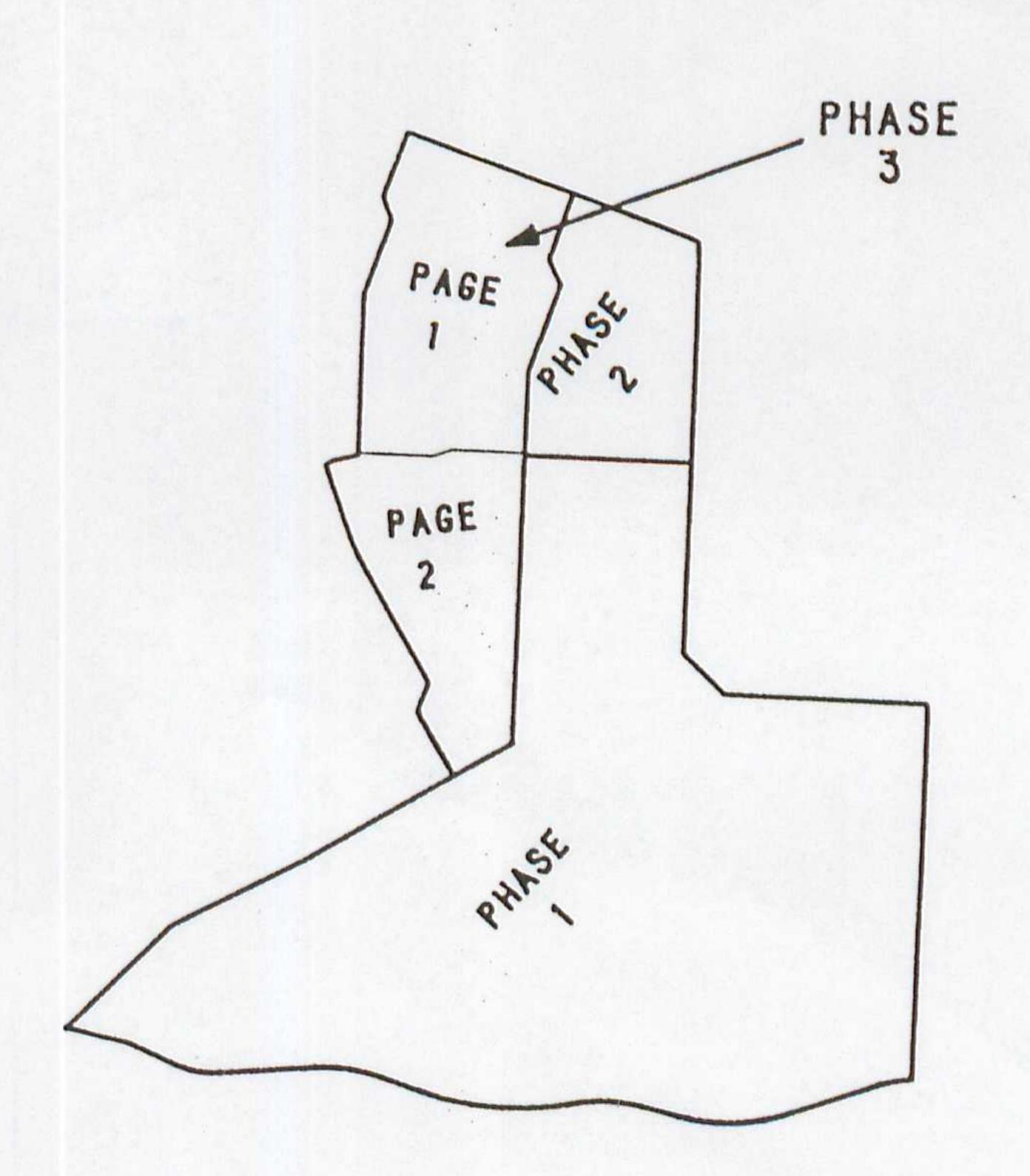
NO.	DELTA	RADIUS	ARC	TANGENT
1	90 00 00 00	25.00	39.27	25.00
2	18 14 22 "	597.95	190.35	95.99
3	9* 56 ' 48 "	597.95	103.80	52.03
4	8 17 34 "	597.95	86.55	43.35
5	8* 27' 55"	647.95	95.73	47.95
6	9° 46' 27"	647.95	110.54	55.40

SHORT COURSE TABLE

SEG.	DISTANCE		BEARING
1	66.89	N	20° 49' 11" V
2	72.88	S	25° 52' 34" E
3	21.39	N	2° 33' 54" E
4	75.00	N	20° 48' 16" E
5	20.73	S	2° 33' 55" V
6	15.00	N	20° 48' 16" E
7	15.00	S	20° 48' 16" V

NOTES:

- 1. ALL STREETS ARE PRIVATE, SIDEWALKS ARE NOT REQUIRED. 2. THERE IS ONE PARCEL OF RESERVED PROPERTY (F)
- FOR PRIVACY FENCE.
- 3. THERE IS AN ADDITIONAL 5 FOOT WIDE STRIP OF ROAD
- RIGHT-OF-WAY FOR NORTH GATE ROAD.
- 4. BEARINGS ARE TIED AND ROTATED TO ARKANSAS STATE PLANE COORDINATES
- 5. EASEMENTS ON COMMON LOT LINES ARE CENTERED ON THE LOT LINE



REV. 10-12-99 HW STREET NAME, 3-15-00 HW ESMT. & SHEET NO'S REV. 3-27-00 ADD FIN. FLOOR ELEV.

PHASE 3 -- 23 LOTS SHEET 1, 13 LOTS SHEET 2, 10 LOTS



STREE" LIGHT

SET INON PIN

UTIL "Y &

BUILLING SETBACK &

UTIL! Y EASEMENT

DRAWING NO. DATE: