

BUILDING SETBACK REQUIREMENTS FOR ZONE R-1A

UNLESS OTHERWISE SHOWN ON THIS PLAT.

INTERIOR SIDE YARD SETBACK -- 7.5 FEET

EXTERIOR SIDE YARD SETBACK -- 20 FEET

ALL SIDEWALKS WILL BE CONSTRUCTED BY THE

DEVELOPER OF EACH INDIVIDUAL LOT PER THE

CITY OF ROGERS CODE. SECTIONS 37 AND 51

THE FRONT FACE OF ALL SIDEWALKS WILL BE 3

GREEN SPACE PROVIDED WILL ACCOMMODATE THE

PLACEMENT OF MAILBOXES AND STREET LIGHTS.

FEET BEHIND THE BACK OF THE STREET CURBS, THE

FRONT YARD SETBACK -- 25 FEET

REAR YARD SETBACK -- 20 FEET

Commencing at a stone found for the SE Corner of the SE1/4 of Section 28, T-19-N, R-30-W; thence North 00 degrees, 15 minutes, 07 seconds West 692.79 feet to the TRUE POINT OF BEGINNING; thence North 00 degrees, 15 minutes, 07 seconds West 646.07 feet to a point in the Right-of-Way of Pleasant Grove Road; thence South 89 degrees, 23 minutes, 35 seconds East 100.16 feet; thence North 00 degrees, 03 minutes, 59 seconds West 28.13 feet to a point on the centerline of Pleasant Grove Road; thence along the centerline of Pleasant Grove Road the following talls, North 81 degrees, 24 minutes, 45 seconds East 6.72 feet; thence North 78 degrees, 28 minutes, 13 seconds East 52.99 feet; thence North 78 degrees, 24 minutes, 26 seconds East 53.62 feet; thence North 78 degrees, 09 minutes, 20 seconds East 59.07 feet; thence North 80 degrees, 28 minutes, 05 seconds East 59.69 feet; thence North 80 degrees, 27 minutes, 32 seconds East 51.68 feet; thence North 84 degrees, 58 minutes, 53 seconds East 57.92 feet; thence North 83 degrees, 36 minutes, 54 seconds East 58.46 feet; thence North 86 degrees, 02 minutes, 13 seconds East 52.07 feet; thence North 85 degrees, 48 minutes, 25 seconds East 39.66 feet; thence North 88 degrees, 53 minutes, 23 seconds East 53.43 feet; thence leaving the centerline of Pleasant Grove Road, South 00 degrees, 15 minutes, 07 seconds East 613.97 feet; thence South 89 degrees, 54 minutes, 40 seconds East 7.65 feet; thence South 00 degrees, 11 minutes, 35 seconds East 145.00 feet; thence North 89 degrees, 54 minutes, 40 seconds West 462.50 feet; thence North 75 degrees, 35 minutes, 15 seconds West 51.68 feet; thence North 89 degrees, 54 minutes, 40 seconds West 135.00 feet to the TRUE POINT OF BEGINNING, containing 10.56 acres.

VICINITY MAP

This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Parel NO. 050419 0165 E; Effective Date: September 18, 1991.

> BUILDING PLANS WITH A FINISHED FLOOR ELEVATION (FFE) RELATIVE TO THE STREET CURB ELEVATION SHALL BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL IF THE FFE IS NOT AT LEAST ONE (1) FOOT HIGHER THAN THE STREET CURB ELEVATION, THE BUILDING PLANS SHALL INCLUDE A SITE AND DRAINAGE PLAN. A SATISFACTORY FFE RELATIONSHIP, OR A SATISFACTORY SITE AND DRAINAGE PLAN WILL BE REQUIRED FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL.

LEGEND

- SET IRON PIN
- FOUND IRON PIN
- FOUND STONE

BUILDING SETBACK LINE UTILITY EASEMENT & DRAINAGE EASEMENT

STREET ADDRESS

STREET LIGHT

	CURVE DATA	
C-1 Radius = 1143.82' Delta = 05'01'56'' Length = 100.46' Chord = 100.43' Chd.Brg. = N 81'19'12''E	C-2 Radius = 25.00' Delta = 100'56'38'' Length = 44.05' Chord = 38.57' Chd.Brg. = S 50'43'26''E	C-3 Radius = 25.00' Delta = 80'26'06'' Length = 35.10' Chord = 32.28' Chd.Brg. = N 39'57'56''E
C-4 Radius = 1157.27' Delta = 05'53'58" Length = 119.16' Chord = 119.11' Chd.Brg. = N 83'07'58"E	C-5 Radius = 1157.27' Delta = 00'37'04'' Length = 12.48' Chord = 12.48' Chd.Brg. = N 86'23'29''E	C-6 Radius = 511.37' Delta = 01'04'32'' Length = 9.60' Chord = 9.60' Chd.Brg. = N 87'14'19''E
C-12 Radius = 25.00' Delta = 48'11'23" Length = 21.03' Chord = 20.41' Chd.Brg. = N 23'50'35"E	C-13 Radius = 50.00' Delta = 60'12'14'' Length = 52.54' Chord = 50.15' Chd.Brg. = N 17'50'09''E	C-14 Radius = 50.00' Delta = 77'59'09'' Length = 68.06' Chord = 62.92' Chd.Brg. = N 51'15'32''W
C-15 Radius = 50.00' Delta = 77'57'10'' Length = 68.03' Chord = 62.90' Chd.Brg. = \$ 50'46'18''W	C-16 Radius = 50.00' Delta = 60'14'13'' Length = 52.57' Chord = 50.18' Chd.Brg. = S 18'19'23''E	C-17 Radius = 25.00' Delta = 48'11'23'' Length = 21.03' Chord = 20.41' Chd.Brg. = \$ 24'20'48''E
C-18 Radius = 25.00' Delta = 90'20'27'' Length = 39.42' Chord = 35.46' Chd.Brg. = N 44'55'07''E	C-19 Radius = 25.00' Delta = 89'39'33'' Length = 39.12' Chord = 35.25' Chd.Brg. = N 45'04'53''W	

PLAT RECORD BOOK ____, PAGE ____,

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC

9/8/98 ATED	Thailes L. Romes	
ATED		
ATED		

STATE OF ARKANSAS COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS _____O___

CITY OF ROGERS ACCEPTANCE APPROVED AND RECOMMENDED FOR ACCEPTANCE BY, THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS ____ DAY OF Leptenles____ 1992.

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS __STAL_ BY THE ROGERS CITY COUNCIL.

PROFESSIONAL LAND SURVEYOR WHOSE SIGNATULE



SEP 14 1998

FILED FOR RECORD

SUEHODGES OWNER AND DEVELOPER : Clerk and Recorder BENTON COUNTY, ARK. REAVES FAMILY LIMITED PARTNERSHIP 15138 NATURAL HABITAT WAY ROGERS, ARKANSAS 72758 501 - 925 - 3789

APPEARS ABOVE.

FINAL PLAT RIDGECREST MEADOWS - PHASE 2 TO THE CITY OF ROGERS, ARKANSAS

SCALE 1 1" = 100"	DATE / JUNE 30, 1998	DRAWN BY I D.P.
JOB NO. 94327-2 ZDISK 97-01-B	Phillips Land Su P.O. Box 1026 Rogers,	
STATE RECURDING NO. N\A	201 So. 20th Stre (501) 631-7248 (F	