SCALE: 1" = 100'

## FLOOD CERTIFICATION:

N 89°38'36" E 472.79'

THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER \_\_\_ 05007C0155 H , EFFECTIVE DATE: DECEMBER 20, 2000

N 00°21'45" W

20' REAR

FOUND IRON PIN

SET IRON PIN

SIDEWALKS PER ROGERS AND ADA SPECIFICATIONS

25' FRONT

7.5' SIDE

ZONED R-2

STREET LIGHTS

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NW1/4 of

Section 18, Township 19 North, Range 29 West of the Fifth Principal Meridian,

Commencing at a railroad spike found for the NE Corner of the SE1/4 of the

237.00 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin;

thence South 00 degrees, 05 minutes, 27 seconds West 150.00 feet to a set

feet to a set iron pin; thence North 89 degrees, 39 minutes, 23 seconds East

seconds East 87.89 feet to a set iron pin on the Southwesterly Right-of-Way

degrees, 40 minutes, 14 seconds East 14.00 feet; thence along the said Right-

Line of Monte Ne Road; thence along the said Right-of-Way Line, South 28

of-Way Line, South 40 degrees, 34 minutes, 11 seconds East 53.35 feet;

129.44 feet to a set iron pin; thence South 00 degrees, 05 minutes, 27

seconds West 49.85 feet to a set iron pin; thence South 89 degrees, 44

on the East Right-of-Way Line of South "C" Street; thence along the East

472.79 feet to a found iron pin; thence North 00 degrees, 21 minutes, 45

seconds West 5.78 feet to a found iron pin; thence North 89 degrees, 34

feet to the TRUE POINT OF BEGINNING, containing 13.80 acres.

seconds West 197.80 feet to a found iron pin; thence leaving the Right-of-

minutes, 05 seconds East 147.44 feet to a found iron pin; thence South 00

degrees, 43 minutes, 07 seconds East 5.96 feet to a found iron pin; thence

North 89 degrees, 40 minutes, 40 seconds East 109.19 feet to a found iron

pin; thence South 00 degrees, 04 minutes, 59 seconds West 198.02 feet to a

found iron pin; thence North 89 degrees, 39 minutes, 17 seconds East 389.67

Way Line of South "C" Street, North 89 degrees, 38 minutes, 36 seconds East

Right-of-Way Line of South "C" Street, North 00 degrees, 20 minutes, 59

thence along the said Right-of-Way Line, South 47 degrees, 09 minutes, 57

seconds East 63.57 feet to a set iron pin; thence leaving the said Right-of-

Way Line of Monte Ne Road, South 43 degrees, 02 minutes, 00 seconds West

minutes, 02 seconds West 1061.81 feet to a found iron pin; thence North 00

South 89 degrees, 30 minutes, 21 seconds West 290.65 feet to a set iron pin

degrees, 09 minutes, 36 seconds West 495.00 feet to a set iron pin; thence

220.00 feet to a set iron pin; thence North 00 degrees, 05 minutes, 26

iron pin; thence North 89 degrees, 39 minutes, 22 seconds East 17.00 feet to

a set iron pin; thence South 00 degrees, 05 minutes, 27 seconds West 193.00

NW1/4 of Section 18, T-19-N, R-29-W; thence South 00 degrees, 05 minutes, 27

seconds West 198.00 feet and South 89 degrees, 39 minutes, 17 seconds West

Benton County, Arkansas, and being described as follows:

S 00°43'07" E

N 89°40'40" E

147.44

N 89°34'05" I

50' R.O.W.

STREET ADDRESSES

ALL FINISHED FLOORS TO BE AT OR ABOVE THE MIN FFE SHOWN FOR EACH LOT

BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT

SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT

TOP NUT FIRE HYDRANT ELEVATION = 1360.33

NE CORNER SE 1/4, NW 1/4

237.00

S 28°40'14" E 14.00

N 00°05'26"

SUE HODGES Clerk and Recorder

Benton County, ARK

OWNER/DEVELOPER

HOWARD SANDERS P.O. BOX 956 ROGERS, AR 72756 640-5446

ENGINEER

SAND CREEK ENGINEERING 1610 NW 12TH BENTONVILLE, AR. 464-9282

NEW HOPE ROAD S 40°34'11" OWNER'S CERTIFICATION & DEDICATION

STATE OF ARKANSAS)

PLANNING COMMISSION ACCEPTANCE 

CITY COUNCIL ACCEPTANCE THIS PLAT IS ACCEPTED THIS 12th DAY OF June,

SANDSTONE SUBDIVISION ROGERS, BENTON COUNTY, ARKANSAS

SCALE: 1" = 100' DATE : MAY 8, 2001 DRAWN BY : D.P. JOB NO. 99024FP

ZDISK 2001-1 STATE RECORDING NO.

Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 10636 West Highway 72, Suite 102 (501) 273 - 3399E-mail: donphillips54@hotmail.com

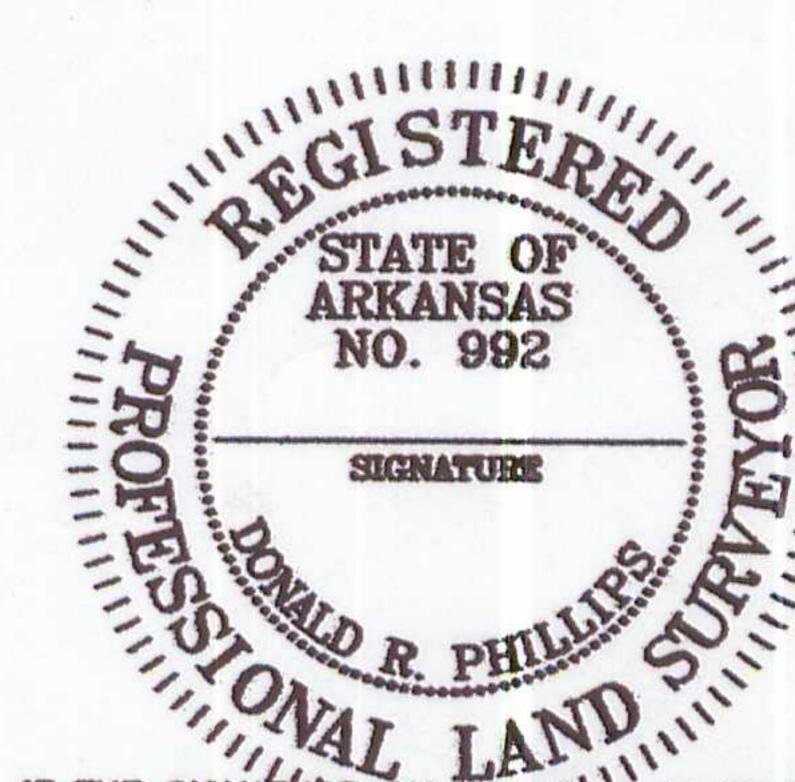
## LINE TABLE S89°48'48'E S89°34'05"W S89\*38'36"W N89°44'02'E N00°05'27"E

N00°15′58″W

CURVE TABLE

## SIDEWALK NOTE:

SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE. THE DEVELOPER OF EACH INDIVIDUAL LOT SHALL CONSTRUCT A SIDEWALK ALONG THE STREET, 18" (MINIMUM) FROM THE BACK OF CURB, AND BUILT TO THE CITY OF ROGERS SPECIFICATIONS. THIS SIDEWALK MUST BE IN PLACE BEFORE THE UTILITY SERVICE CAN BE OBTAINED AND BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.



COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE

## ONAL LAND IN THIS SEAL IS NOT VIOLET

SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION APPEARS ABOVE.