S 89'35'15" E 1328.38

S 89'35'15" E 1328.38

S 89'35'15" E 1328.38

S 89'35'15" E 1328.38

S 9'35'15" E 1328.

SICALE: 1"=100"

LEGEND

- FOUND IRON PIN

 ----- BUILDING SETBACK

 UTIL & DRAINAGE ESMN

 25' FRONT

 20' REAR

 7.5' SIDE

 ----- EXIST 20' WATERLINE

 EASEMENT
 - FIN. FLR. MIN 1'-0"

 ABOVE CURB

 LOTS 1 THRU 22

 TO HAVE 30' SETBACK

 UTILITY & DRAINAGE

 EASEMENT IN REAR

Commanti - 93-81068

AN O'clock __M

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

OWNERS CERTIFICATION

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 LANDS SHOWN UPON THIS PLAT, 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 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.

VICINITY MAP

STATE OF ARKANSAS

STATE OF ARKANSAS)

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF JOU

18SION EXPIRES

DEBI K. GUIN
NOTARY PUBLIC-ARK
BENTON COUN

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS LE DAY OF November, 1993, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

CHAIRMAN TREITAG

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 231 BAY OF MOU., 1993, BY THE COUNCIL OF THE CITY OF ROGERS.

Dohn W. Sumpin.

CITY CLERK
SEA

PREPARED FOR:

LEROY FLEEMAN
1221 WEST LILAC
ROGERS, ARKANSAS



ZONING R-1A

SW CORNER

SECTION 15

N1/2, NE1/4, SE1/4

T-19-N, R-30-W

SIDEWALK NOTE

TO BE BUILT TO CITY OF ROGERS AND ADA SPECIFICATIONS.

BASIS OF BEARING

THE SOUTH LINE OF OAK HILLS III, PHASE I SHOWN S 89°35'15" E ON PLAT 4-184.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES IN FLOOD ZONE AS SHOWN ON THE FIRM/FEMA MAP NO. 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

PROPERTY DESCRIPTION

THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4, SECTION 15, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4, SECTION 15, T-19-N, R-30-W, AS SHOWN ON PLATS 53-52, 66-73, AND 67-5. THENCE N 00°29'58" E 660.79 FEET ALONG THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S 89°35'15" E 1328.38 FEET ALONG THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION TO A FOUND IRON PIN ON THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S 00°30'00" W 659.81 FEET ALONG THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE N 89°37'47" W 1328.38 FEET ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION TO THE POINT OF BEGINNING. CONTAINING 20.14 ACRES MORE OR LESS. BEING SUBJECT TO THE RIGHT OF WAY OF 26TH STREET. AND ALL EASEMENTS OF RECORD.

02-01654-000

LAND SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT ON THE 24 DAY OF NO , 1993 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944



SEMINOLE HILLS
LOTS 1-67