STRUCTURES ARE REQUIRED TO ADHERE TO THE FOLLOWING BUILDING SETBACK GUIDE LINES:

- 25' FRONT SETBACK
- 20' REAR SETBACK
- 20' SIDE SETBACK WHEN ADJACENT TO STREET R/W
- 7.5' SIDE SETBACK WHEN ADJACENT TO ANOTHER LOT

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL OR PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH A COPY OF A GRADING PLAN FOR EACH LOT THAT CANNOT MEET THIS

MINIMUM BUILDING SQUARE FOOTAGE ON LOTS 1-35 IS 1,600 SQUARE FEET.

BASIS OF BEARINGS: STATE PLANE NAD 83

ZONING: P.U.D.

OWNER - C.R. REAVES FLP

TOTAL ACREAGE IN DEVELOPMENT: 20.96 ACRES

CURVE DATA TABLE							
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	DEGREE	CHORD DIRECTION	CHORD LENGTH
C1	89'54'26"	25.00	39.23	24.96	229'10'59"	N 47'34'54" E	35.33
C2	90'05'34"	25.00	39.31	25.04	229'10'59"	N 42°25'06" W	35.38
C3	90'05'34"	25.00	39.31	25.04	229'10'59"	S 42'25'06" E	35.38
C4	30'36'11"	65.00	34.72	17.78	88'08'50"	S 72'09'47" E	34.31
C5	17'07'51"	65.00	19.43	9.79	88'08'50"	S 48'17'46" E	19.36
C6	16'44'59"	65.00	19.00	9.57	88'08'50"	S 31'21'21" E	18.93
C7	25'36'33"	65.00	29.05	14.77	88'08'50"	S 10°10'35" E	28.81
C8	89'54'26"	25.00	39.23	24.96	229'10'59"	S 47'34'54" W	35.33
C9	50'25'45"	25.00	22.00	11.77	229'10'59"	N 62'15'00" W	21.30
C10	35'16'27"	30.00	18.47	9.54	190'59'09"	S 54'40'21" E	18.18
C11	94'14'09"	30.00	49.34	32.30	190'59'09"	N 60'34'21" E	43.97
C12	103*45'08"	30.00	54.32	38.23	190'59'09"	N 38'25'18" W	47.20
C13	90'05'34"	25.00	39.31	25.04	229'10'59"	S 42'25'06" E	35.38
C14	83*47'34"	25.00	36.56	22.43	229'10'59"	S 44'31'28" W	33.39
C15	26'11'53"	65.00	29.72	15.12	88'08'50"	S 15'43'38" W	29.46
C16	57'35'40"	65.00	65.34	35.73	88'08'50"	S 57'37'25" W	62.62
C17	36'03'27"	81.50	51.29	26.53	70'18'06"	N 68'23'31" E	50.45
C18	36'03'27"	41.50	26.12	13.51	138'03'44"	N 68'23'31" E	25.69
C19	101'02'01"	25.00	44.08	30.35	229'10'59"	N 79°07'11" W	38.59
C20	31'13'52"	100.00	54.51	27.95	57'17'45"	S 12'59'15" E	53.84

NAME	SQUARE FEET	ACRES
1	13211.07	0.30
2	9100.01	0.21
3	9100.01	0.21
4	9100.01	0.21
5	9100.01	0.21
6	10266.39	0.24
7	8875.01	0.20
8	8875.01	0.20
9	10490.38	0.24
10	10631.75	0.24
11	11317.33	0.26
12	11624.33	0.27
13	9144.51	0.21
14	8975.14	0.21
15	9981.40	0.23
16	9139.63	0.21
17	9077.12	0.21
18	9077.07	0.21
19	9077.01	0.21
20	9076.96	0.21
21	9135.51	0.21
22	13305.38	0.31
23	13265.14	0.30
24	9327.49	0.21
25	9230.49	0.21
26	9230.45	0.21
27	9230.42	0.21
28	10395.81	0.24

OVERALL DESCRIPTION PHASE 4

PART OF THE N/2 OF THE NE/4 OF SECTION 31, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND SURVEYOR'S DECLARATION

ACCEPTANCE

THE ROGERS CITY COUNCIL

I HEREBY DECLARE THAT ON THE 22 DAY OF JUNE 20 24

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING

COMMISSION OF ROGERS, ARKANSAS THIS 22 DAY OF JUNE 20 09.

COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 OF THE NE/4 OF SECTION 31, THENCE N87'27'54"W 952.00 FEET ALONG THE SOUTH LINE THEREOF; THENCE N02'37'41"E 30.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SHADOW VALLEY PHASE 2; THENCE N87'27'54"W 526.67 FEET; THENCE N02'37'39"E 749.37 FEET; THENCE S82'43'35"E 184.47 FEET; THENCE N77'24'49"E 178.23 FEET TO THE NORTHWEST CORNER OF LOT 28 SHADOW VALLEY PHASE 2; THENCE S39'38'12"E 135.66 FEET TO THE NORTHERLY RIGHT-OF-WAY OF TURNBERRY ROAD; THENCE S39'38'12"E 40 FEET TO THE WESTERLY RIGHT-OF-WAY OF LANCASTER DRIVE; THENCE CONTIGUOUS WITH SAID RIGHT-OF-WAY OF LANCASTER DRIVE 44.08 FEE: ALONG A CURVE TO THE RIGHT WITH A LONG CHORD OF S79°07'11"E 38.59 FEET, AND A RADIUS OF 25 FEET; THENCE 54.51 FEET ALONG A CURVE TO THE RIGHT WITH A LONG CHORD OF S12'59'15"E 53.84 FEET, AND A RADIUS OF 100 FEET; THENCE S02'37'41"W 592.96 FEET TO THE POINT OF BEGINNING, CONTAINING 8.85 ACRES MORE OR LESS.

TOWNHOMES DESCRIPTION PHASE 4

PART OF THE N/2 OF THE NE/4 OF SECTION 31, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON

N87° 27'54"W 1478.67 FEET ALONG THE SOUTH LINE THEREOF; THENCE NO2° 37'39"E 617.01 FEET TO THE POINT OF BEGINNING, BEING THE NORTHWEST CORNER OF SHADOW VALLEY PHASE 4; THENCE NO2° 37'39"E 162.36 FEET; THENCE S82° 43'35"E 184.47 FEET; THENCE N77° 24'49"E 178.23 FEET 10 THE NORTHWEST CORNER OF LOT 28, SHADOW VALLEY PHASE 2; THENCE S39° 38'12"E 135.66 FEET TO THE NORTHERLY RIGHT-OF-WAY OF TURNBERRY ROAD; THENCE CONTIGUOUS WITH SAID RIGHT-OF-WAY S50° 21'48"W 36.21 FEET; THENCE 26.12 FEET ALONG A CURVE TO THE RIGHT WITH A LONG CHORD OF S68° 23'31"W 25.69 FEET, AND A RADIUS OF 41.50 FEET; THENCE S86° 25'15"W 210.45 FEET; THENCE 65.34 FEET ALONG A CURVE TO THE LEFT WITH A LONG CHORD OF S57° 37'25"W 62.62 FEET, AND A RADIUS OF 65.00 FEET TO THE NORTHEAST CORNER OF LOT 16 SHADOW VALLEY PHASE 4; THENCE S87° 27'53"W 136.35 FEET TO THE POINT OF EEGINNING, CONTAINING 1.29 ACRES MORE OR LESS.

PART OF THE N/2 OF THE NE/4 OF SECTION 31, TOWNSHIP 19 NORTH RANGE 30 WEST, BENTON

COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 OF THE NE/4 OF SECTION 31, THENCE THENCE N87° 27'54"W 526.67 FEET; THENCE NO2° 37'39"E 617.01 FEET; THENCE 587° 27'53"E 136.35 RADIUS OF 65.00 FEET; THENCE N86° 25'15"E 210.45 FEET; THENCE 26.12 FEET ALONG A CURVE TO TURNBERRY ROAD, BEING THE WESTERLY RIGHT-OF-WAY OF LANCASTER DRIVE; THENCE CONTIGUOUS LONG CHORD OF S79° 07'11"E 38.59 FEET AND A RADIUS OF 25 FEET; THENCE 54.51 FEET ALONG A FEET; THENCE SO2° 37'41"W 592.96 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES MORE OR LESS.

500-19N-30W-030-234-04-1086

CERTIFICATE OF DEDICATION

WITHIN SAID EASEMENTS.

STATE OF ARKANSAS

COUNTY OF BENTON

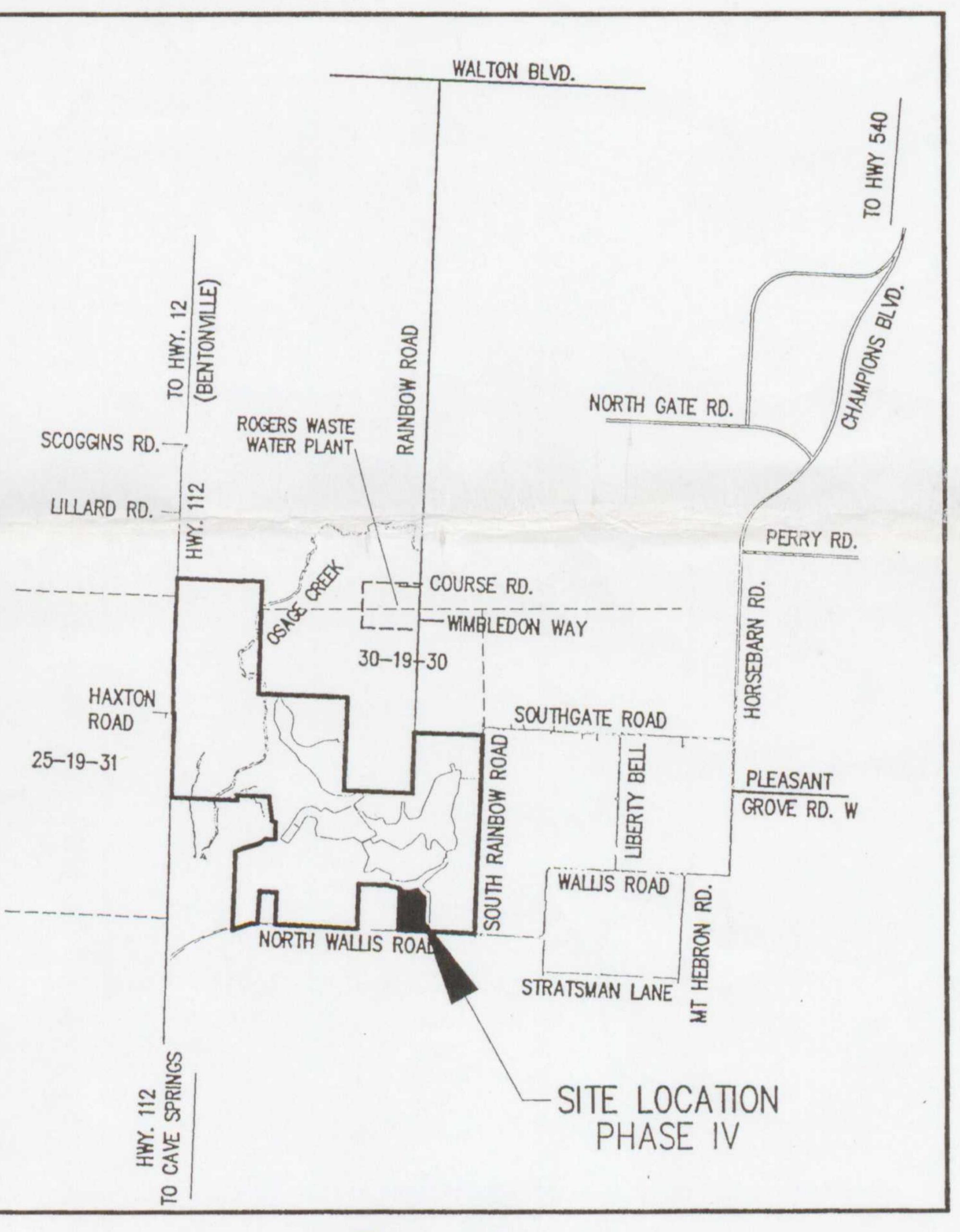
WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN. DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR RAINBOW ROAD AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN OF THE CITY OF ROGERS. THE DEVELOPER, SHADOW VALLEY P.O.A AND ALL UTILITY COMPANIES. DRAINAGE STRUCTURES. THE CITY OF ROGERS, THE DEVELOPER, SHADOW VALLEY P.O.A AND ALL

EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES

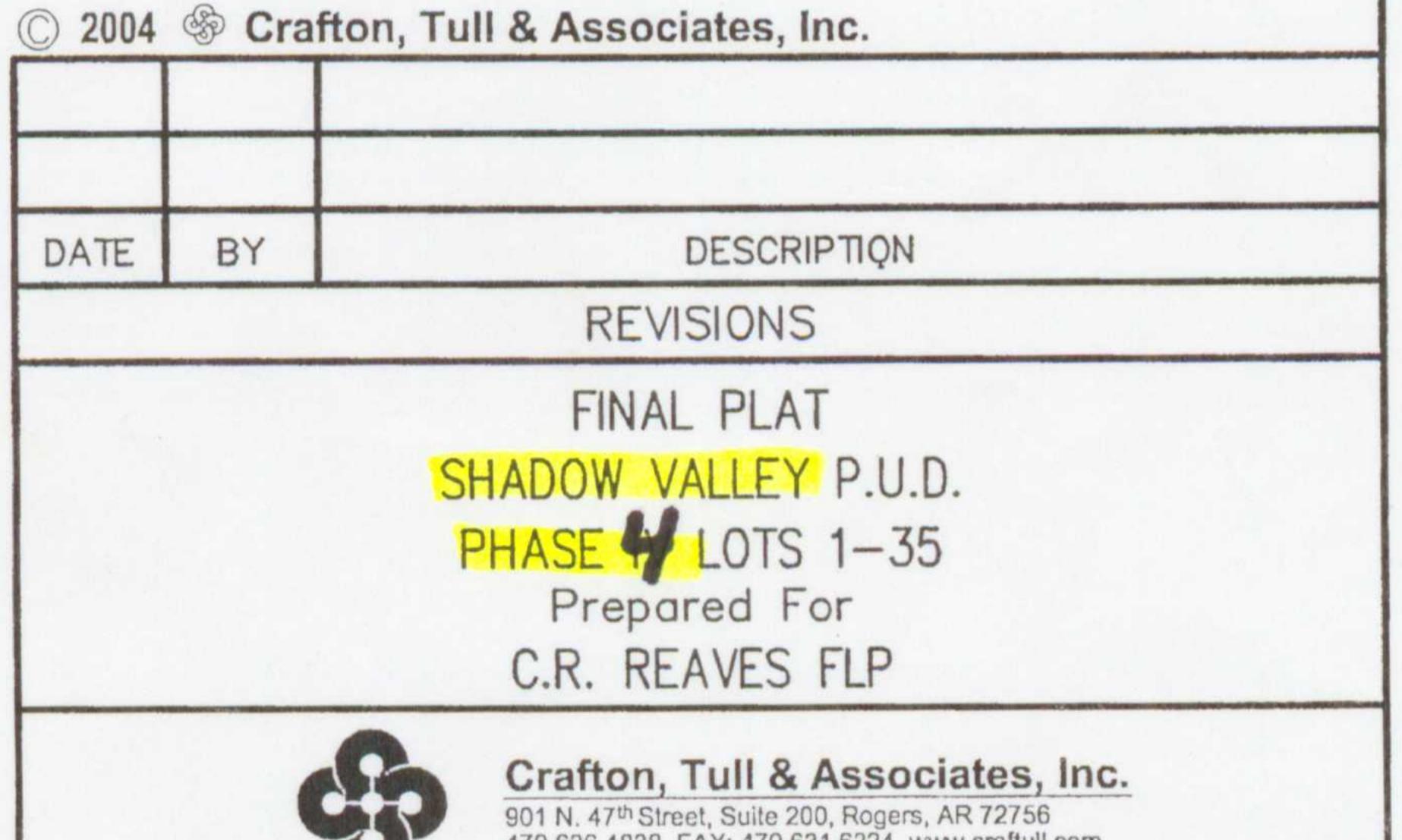
2004 629

CHARLES R. REAVES WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF C.R. REAVES PURPOSE THEREIN CONTAINED AS SUCH OFFICER AND DID SO IN MY PRESENCE.

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







Architects, Engineers & Surveyors PROJECT NO.

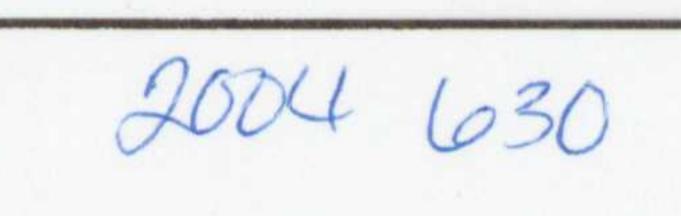
COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

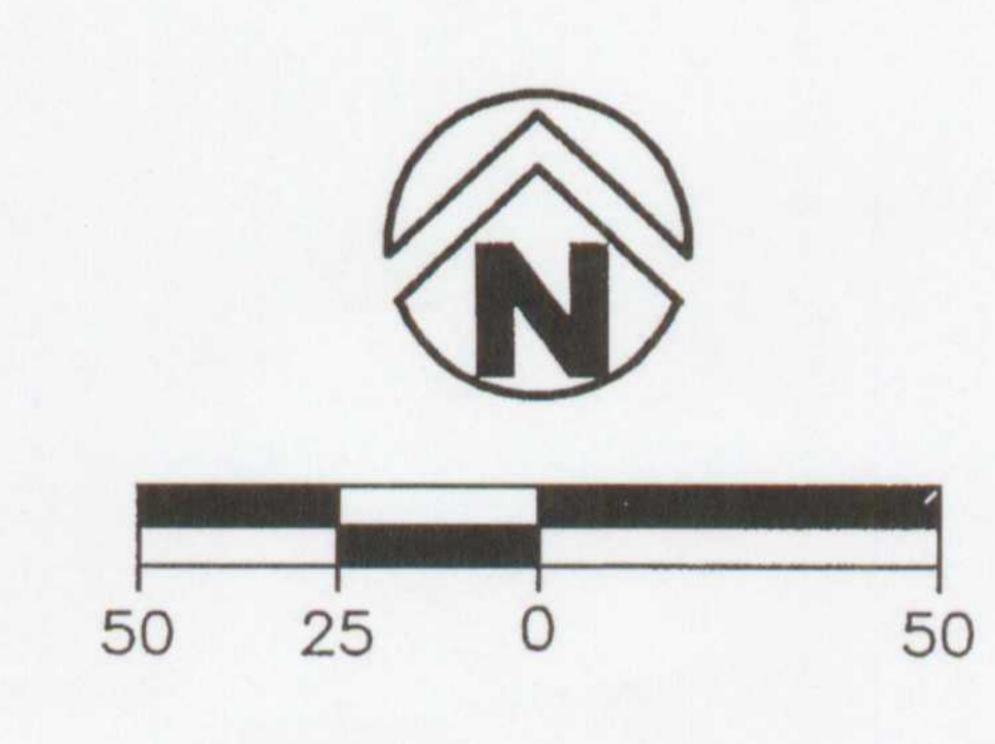
COMMENCING AT THE SOUTHEAST CORNER OF SAID N/2 OF THE NE/4 OF SECTION 31, THENCE

RESIDENTIAL DESCRIPTION PHASE 4

COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

N8/° 2/'54"W 952.00 FEET ALONG THE SOUTH LINE THEREOF; THENCE NO2° 3/'41"E 30.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHEAST CORNER OF SHADOW VALLEY PHASE 2; FEET TO THE WEST RIGHT-OF-WAY OF TURNBERRY ROAD; THENCE ALONG SAID RIGHT-OF-WAY 65.34 FEET ALONG A CURVE TO THE RICHT WITH A LONG CHORD OF N57° 37'25"E 62.62 FEET AND A THE LEFT WITH A LONG CHORD OF N68° 23'31"E 25.69 FEET AND A RADIUS OF 41.50 FEET; THENCE N50° 21'48"E 36.21 FEET; THENCE S39° 38'12"E 40.00 FEET TO THE SOUTH RIGHT OF WAY OF WITH SAID RIGHT-OF-WAY OF LANCASTER DRIVE 44.08 FEET ALONG A CURVE TO THE RIGHT WITH A CURVE TO THE RIGHT WITH A LONG CHORD OF S12° 59'15"E 53.84 FEET AND A RADIUS OF 100





SHADOW VALLEY PHASE 2

Branda DeShields-Circuit Clerk Benton County, AR

## LEGEND

- SET IRON PIN
- FOUND IRON PIN

BUILDING SETBACK, UTILITY, & DRAINAGE ESMT. (25' FRONT, 20' BACK, 7.5 SIDES EXCEPT WHERE NOTED) SIDE SETBACKS ARE UTILITY ESMTS FOR ARKANSAS WESTERN GAS AND ROGERS WATER UTILITIES AND DRAINAGE ESMTS. ONLY WHERE NOTED.

---- SECTION LINE

INDICATES SCENIC LOT \*\* 1 LOT NUMBER 6500 STREET ADDRESS MINIMUM FINISHED FLOOR ELEV. (SEE MIN. F.F.E. NOTE, SHT. 1)

\* STREET LIGHT

STOP SIGN

CHECKED:

SE CORNER

N 1/2 OF NE/4

SECTION 31

T-19-N, R-30-W

2004 & Crafton, Tull & Associates, Inc.

DESCRIPTION REVISIONS

> FINAL PLAT SHADOW VALLEY P.U.D. PHASE H LOTS 1-35 Prepared For

C.R. REAVES FLP

Crafton, Tull & Associates, Inc. 901 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4838 FAX: 479.631.6224 www.craftull.com Architects, Engineers & Surveyors

PROJECT NO.

SHEET NO .:

N 87'27'53" W 5506 1270.50 1267.30 1270.50 5508 1272.00 5510 [1272.80] 5510 S 87°27′53" E BRAEBOURNE DRIVE NORTH WALLIS ROAD N 87°27'54" W 526.67'