
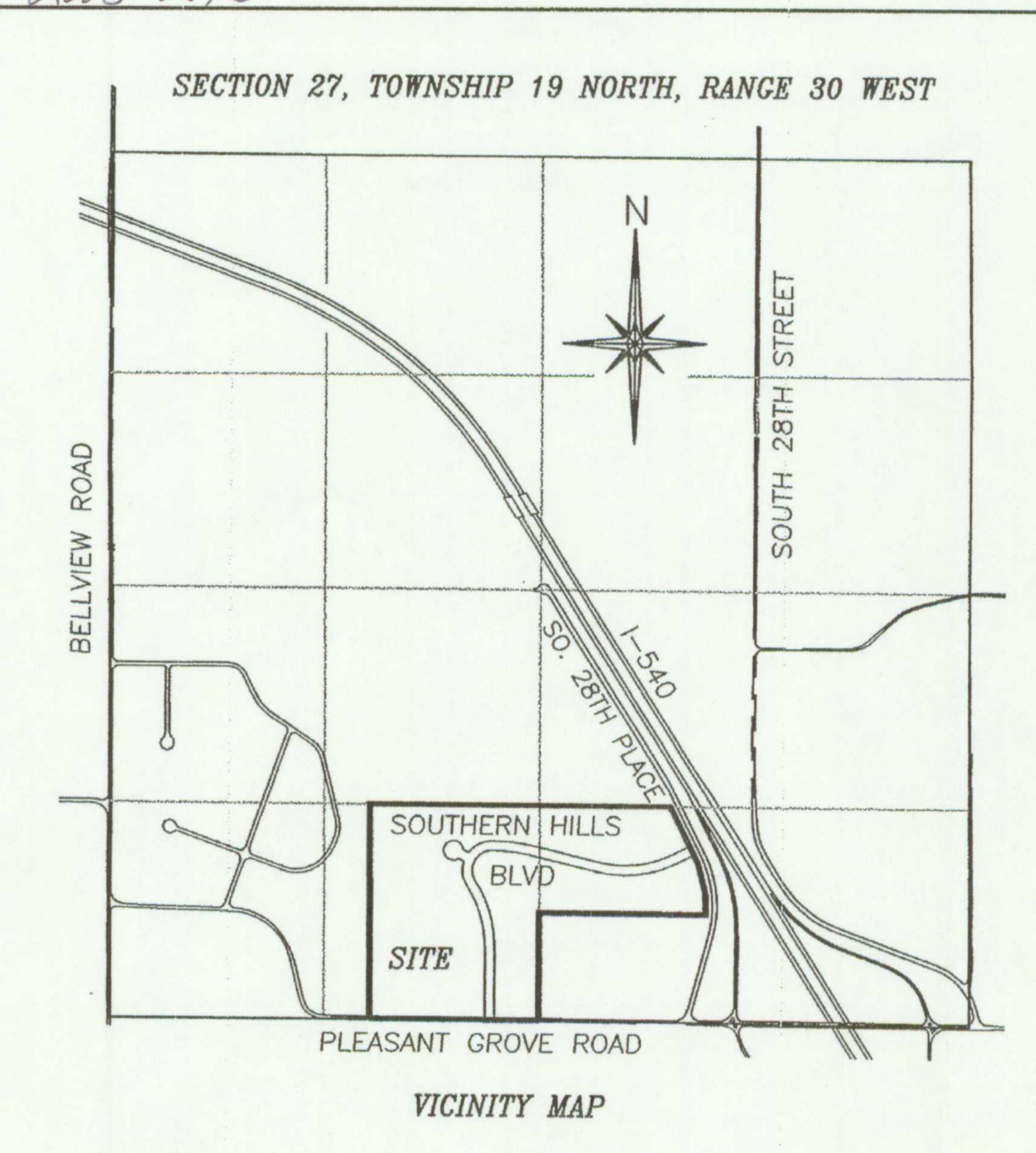
2003-242



2003-242



PLAT NOTES:

1. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE, SECTIONS 37 AND 51.

2. THE FRONT FACE OF ALL SIDEWALKS WILL BE AT LEAST THREE FEET (3') BEHIND THE BACK OF THE STREET CURBS. THE GREEN SPACE PROVIDED WILL ACCOMMODATE THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.

3. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR C-2 ZONING IS:
FRONT YARD SETBACK - 65 FEET IF PARKING IS PROVIDED IN THE FRONT YARD
SETBACK. IF THERE IS NO PARKING PROVIDED IN THE FRONT YARD SETBACK, THE
FRONT YARD SETBACK MAY BE REDUCED TO 50 FEET.
REAR YARD SETBACK - 15 FEET
INTERIOR YARD SETBACK - 15 FEET
EXTERIOR YARD SETBACK - 25 FEET - IF THE SIDE YARD ABUTS A COLLECTOR OR
ARTERIAL STREET IDENTIFIED ON THE MASTER STREET PLAN, THE SIDE YARD

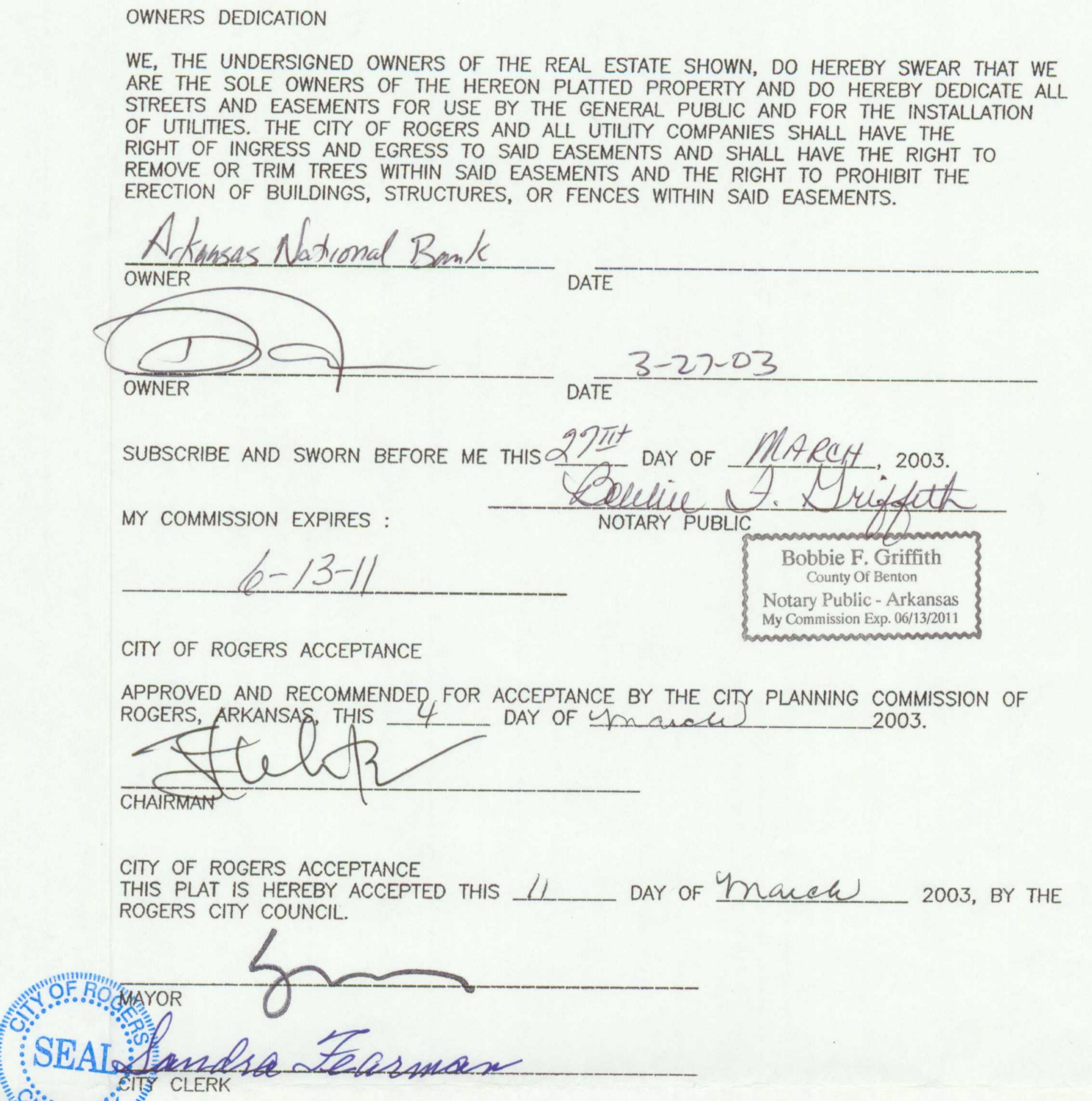
SETBACK SHALL BE INCREASED TO 45 FEET.

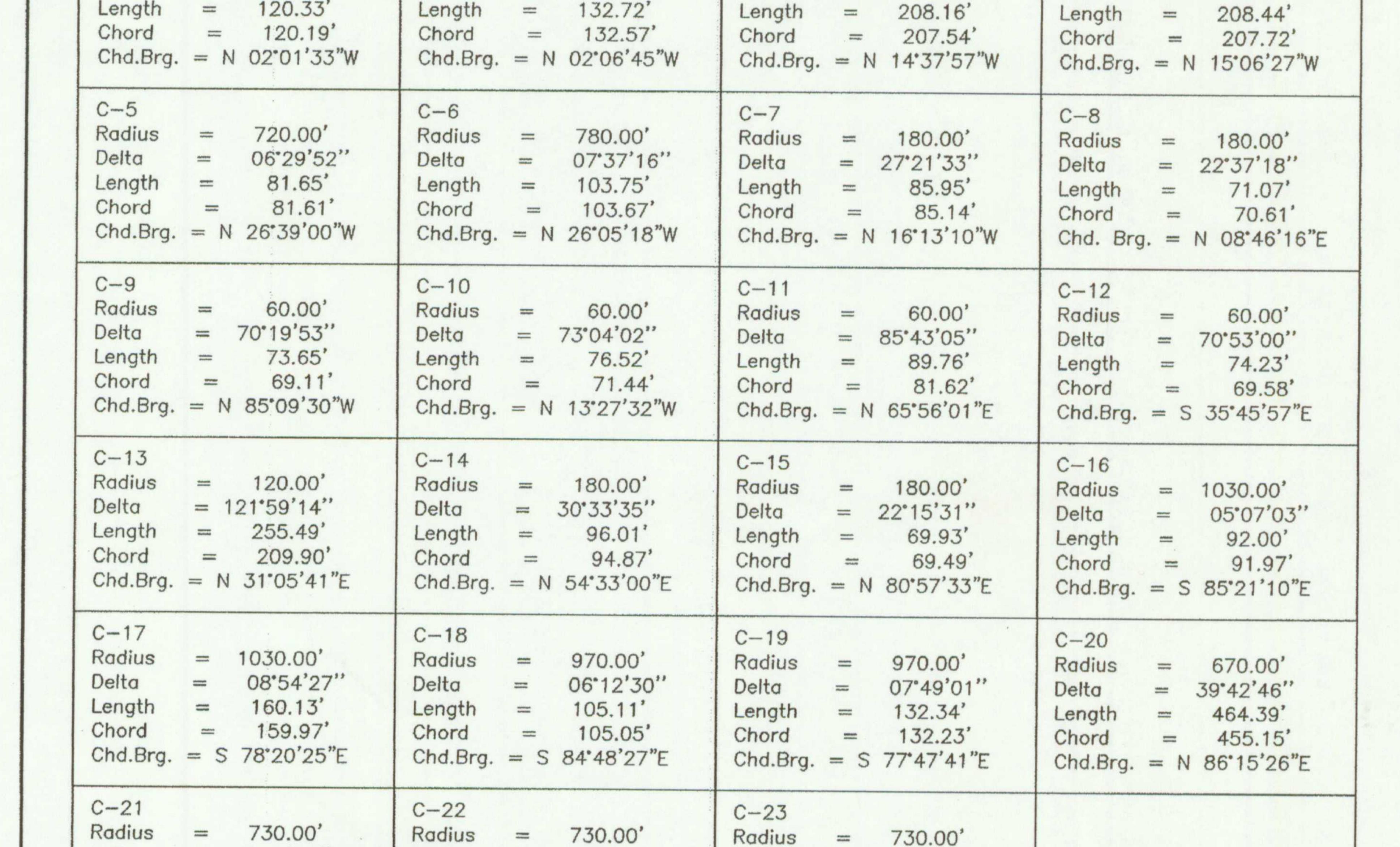
4. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR R—O ZONING IS:
FRONT YARD SETBACK — 30 FEET IF NO PARKING IS PROVIDED IN THE FRONT YARD AREA. IF PARKING IS PROVIDED IN THE FRONT YARD SETBACK SHALL BE FIFTY FEET.
REAR YARD SETBACK — 20 FEET INTERIOR SIDE YARD SETBACK — 10 FEET

EXTERIOR SIDE YARD SETBACK — 25 FEET

5. BY VIRTUE OF THIS PLAT AND ACCOMPANYING COVENANTS OR ASSURANCES, ALL LOTS ARE SUBJECT TO AN ASSESSMENT TO THE CITY OF ROGERS FOR FUNDING FUTURE TRAFFIC SIGNALIZATION AT PLEASANT GROVE ROAD. IT SHALL BE THE RESPONSIBILITY OF LOT OWNERS TO CONTACT THE CITY OF ROGERS FOR SPECIFICS.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
GPS-2, GPS-3, GPS-4,	717812.627 717798.483 717978.013 717462.868 717124.177	675556.406 675208.869 674538.735 674584.175 674594.892	0000.000 0000.000 1288.170 0000.000	CHISELED "X" IN NORTH RIM OF DROP-INLET CHISELED "X" IN SOUTH RIM OF DROP-INLET CHISELED "X" IN NORTH RIM OF DROP-INLET CHISELED "X" IN EAST RIM OF DROP-INLET CHISELED "X" IN WEST RIM OF SEWER MANHOLE





12°30'17'

Chd.Brg. = N 89'49'34"E

159.32

159.00'

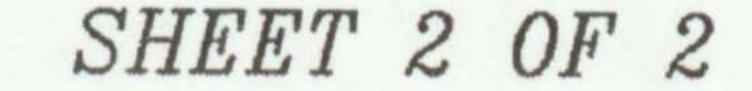
15°17'25"

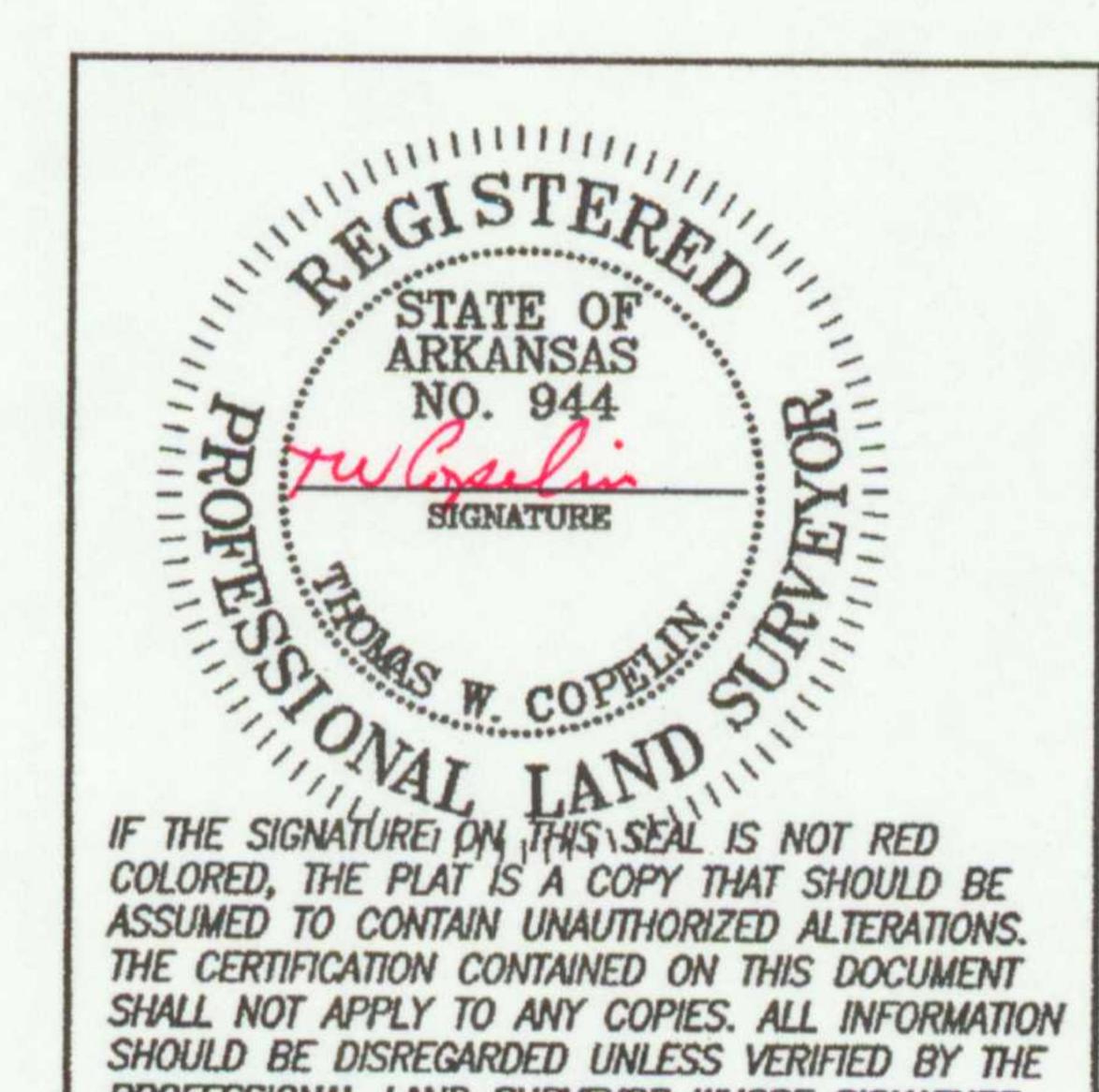
17'10'23"

218.80

217.98

Chd.Brg. = N 74°59'14"E





PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

Recorded in the Above
Plat Book & Page
04-04-2003 10:41:46 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

FINAL PLAT
SOUTHERN HILLS BUSINESS PARK ADDITION
ROGERS, BENTON COUNTY, ARKANSAS

SCALE: 1" = 100' DATE: FEB. 13, 2003

JOB NO. 2003011FP1
CD 2003

CD 2003

STATE RECORDING NO.

Copelin Land Surveying
10636 West Highway 72, Suite 102
Bentonville, Arkansas 72712
(479) 273-7015 (fax) 273-8822

Length

10°02'06'

Chd.Brg. = S 78°54'14"E

127.86

127.69

DRAWN BY : D.P.