

BASIS OF BEARING: SUNBRIDGE SUBDIVISION, PHASE 2, FINAL PLAT RECORDED IN PLAT BOOK 20, PAGE 172, BENTON COUNTY, ARKANSAS

- SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE, SECTIONS 37 AND 51.
- 2. BUILDING SETBACK LINES ARE AS SHOWN ON THIS PLAT. FRONT BUILDING SETBACK LINE - 25 FEET OR AS SHOWN REAR BUILDING SETBACK LINE - 20 FEET AND 40 FEET SIDE BUILDING SETBACK LINE - 7.5 FEET
- FRONT 25 FEET OR AS SHOWN REAR - 20 FEET, 40 FEET, OR AS SHOWN SIDE - 7.5 FEET
- 4. ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT ONLY.

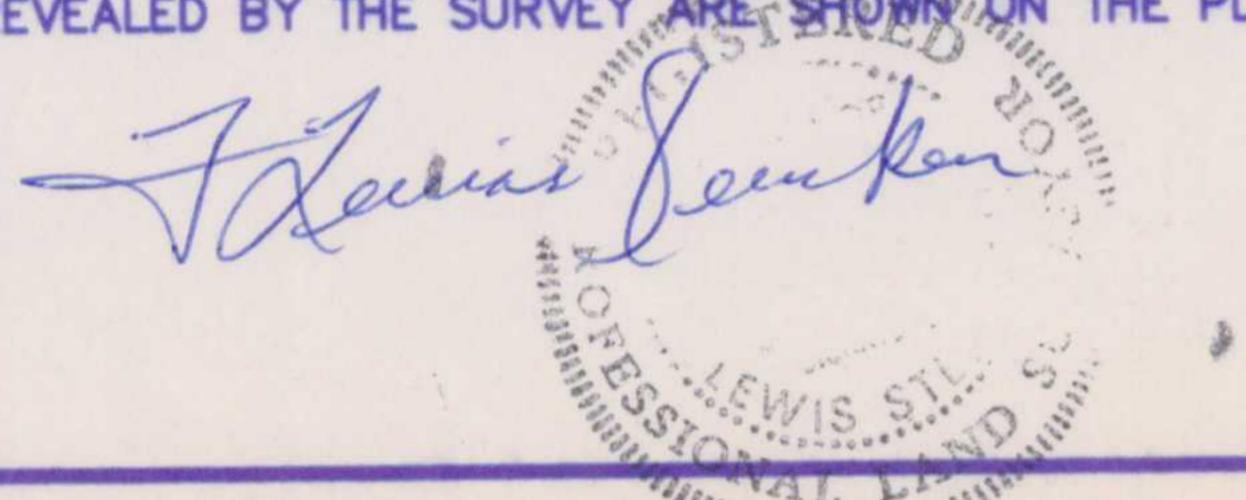
A PART OF THIS PROPERTY DOES LIE WITHIN FLOOD ZONE 'A' AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP (FIRM) FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, PANEL 165 OF 252, MAP NUMBER 05007C0165E EFFECTIVE DATE: SEPTEMBER 18, 1991.

BASED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, PANEL 165 OF 252, MAP NUMBER 05007C0165E, EFFECTIVE DATE: SEPTEMBER 18, 1991. THE PROJECTED FLOOD PLAIN BOUNDARY DOES NOT ENCROACH ON THE FRONT BUILDING SETBACK LINES OF LOTS 1A, 2A, 3A, 4A, AND 5A OF BLOCK 2, PHASE 2 AS SHOWN. HOWEVER THE MINIMUM FINSH FLOOR ELEVATIONS FOR THESE LOTS SHALL BE ONE FOOT ABOVE THE FINISHED CURB LEVEL OF WEST LAURA STREET.

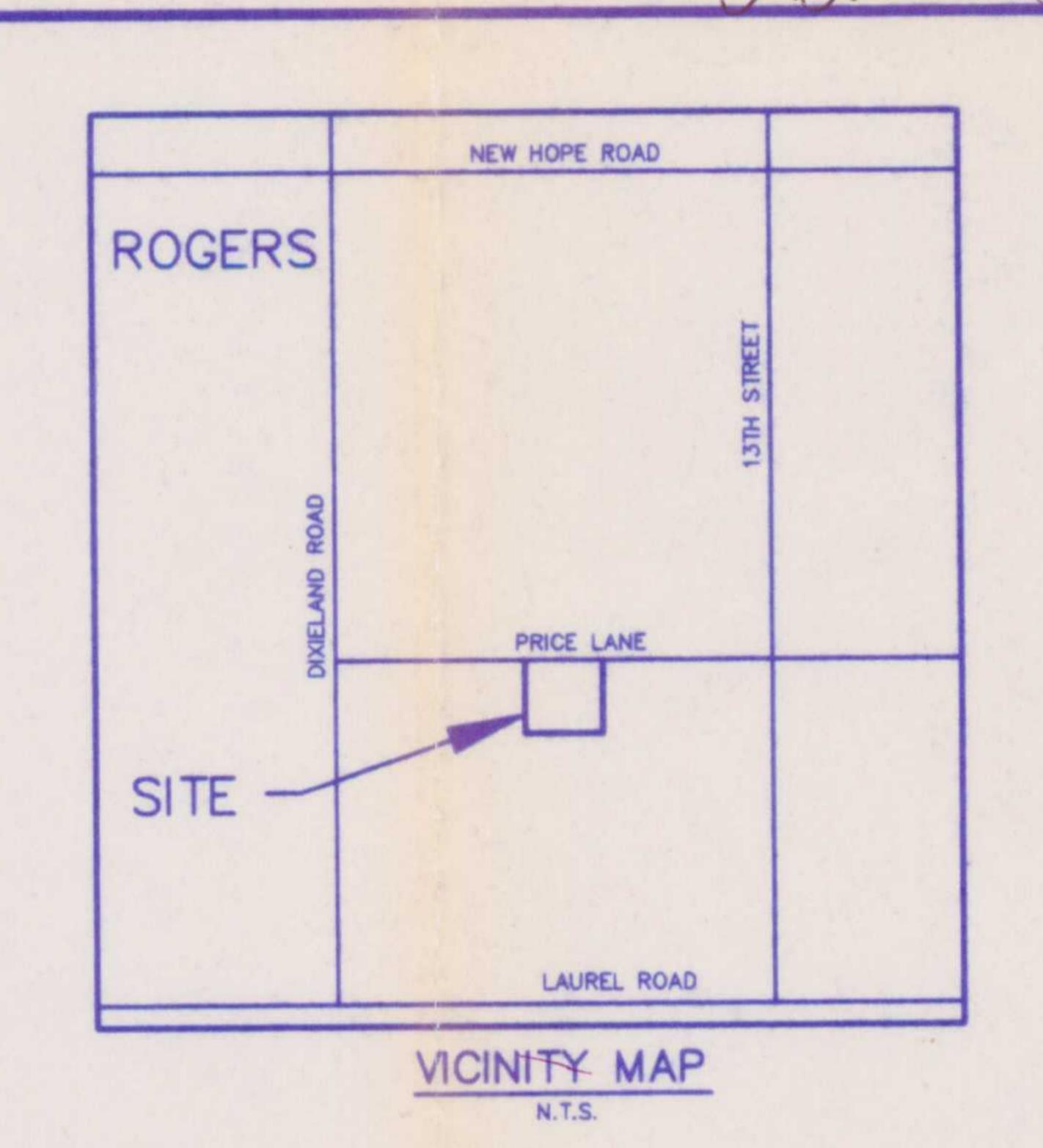
A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 19 NORTH, OF RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 26, T-19-N, R-30-W, SAID POINT BEING IN THE ROADWAY OF PRICE LANE, THENCE ALONG SAID ROADWAY, N88°24'25"E 330.59 FEET; THENCE LEAVING SAID ROADWAY, S02°06'32"E 663.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG A FENCE N88"5'03"E 334.93 FEET; THENCE ALONG A FENCE N02"09'58"W 540.27 FEET; THENCE N88°24'25"E 315.63 FEET; THENCE ALONG A FENCE S01°37'40"E 795.13 FEET; THENCE N55°06'00"W 237.40 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A LENGTH OF 23.35 FEET; THENCE S88°24'26"W 439.83 FEET; THENCE NO2"13'04"W 127.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.02 ACRES MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

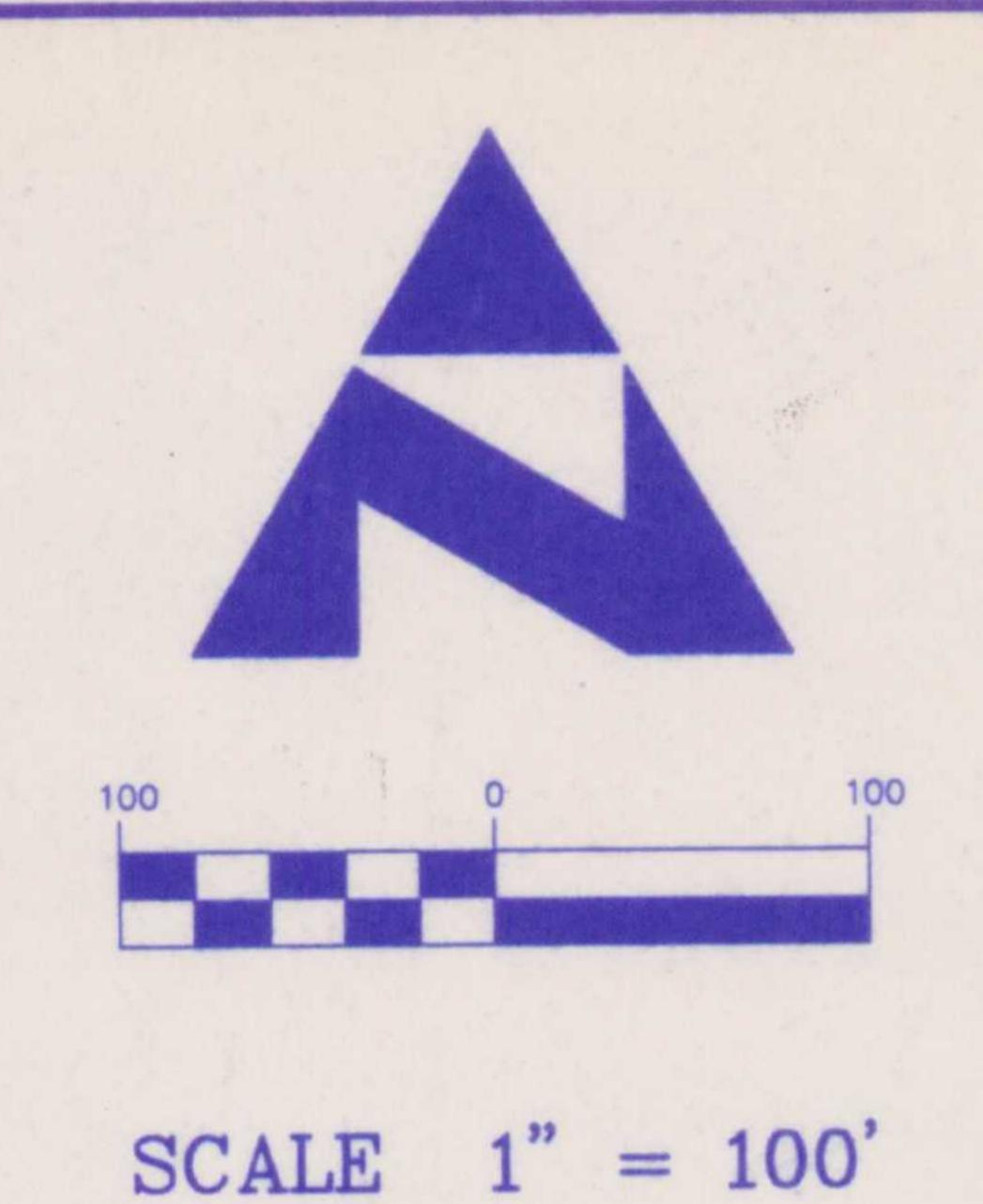
SURVEYOR CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND/OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.









CERTIFICATE OF DEDICATION

STATE OF ARKANSAS

COUNTY OF BENTON

MY COMMISSION EXPIRES:

August 30, 2005

CITY OF ROGERS ACCEFTANCE

CITY OF ROGERS ACCEPTANCE

R-2

R3	REVISED PER FIELD SURVEY	ICE	08/19/96	WBR	08/19/96
R2	REVISED PER FIELD SURVEY	ICE	07/22/96	WBR	07/22/96
R1	PER CITY REVIEW	ICE	06/19/96	WMH	06/19/96
ev.No.	Description	Drawn	Date	Checked	Date

NORTHSTAR ENGINEERING CONSULTANTS, INC.

Bentonville, Arkansas 72712 (501) 271-0906 (501) 271-8144 Fax

P.O. Box 414 Mountain Home, Arkansas 72655 (501) 424-6055 (501) 425-2864 Fax

REPLAT SUN BRIDGE SUBDIVISION Do Not Mse - See 221-130

ROGERS, ARKANSAS

PHASE 1, BLOCK 1 LOTS 2, 3, 4, 5, 6, 7, 8, 9, & 10, PHASE 1, BLOCK 2, LOTS 14, 15, 16, 17, 18, 19, 20, & 21 AND PHASE 2, BLOCK 2, LOTS 10, 11, 12, & 13

Checked: WMH ICE 05/09/96 4605PLAN Project No.: SHEET

of

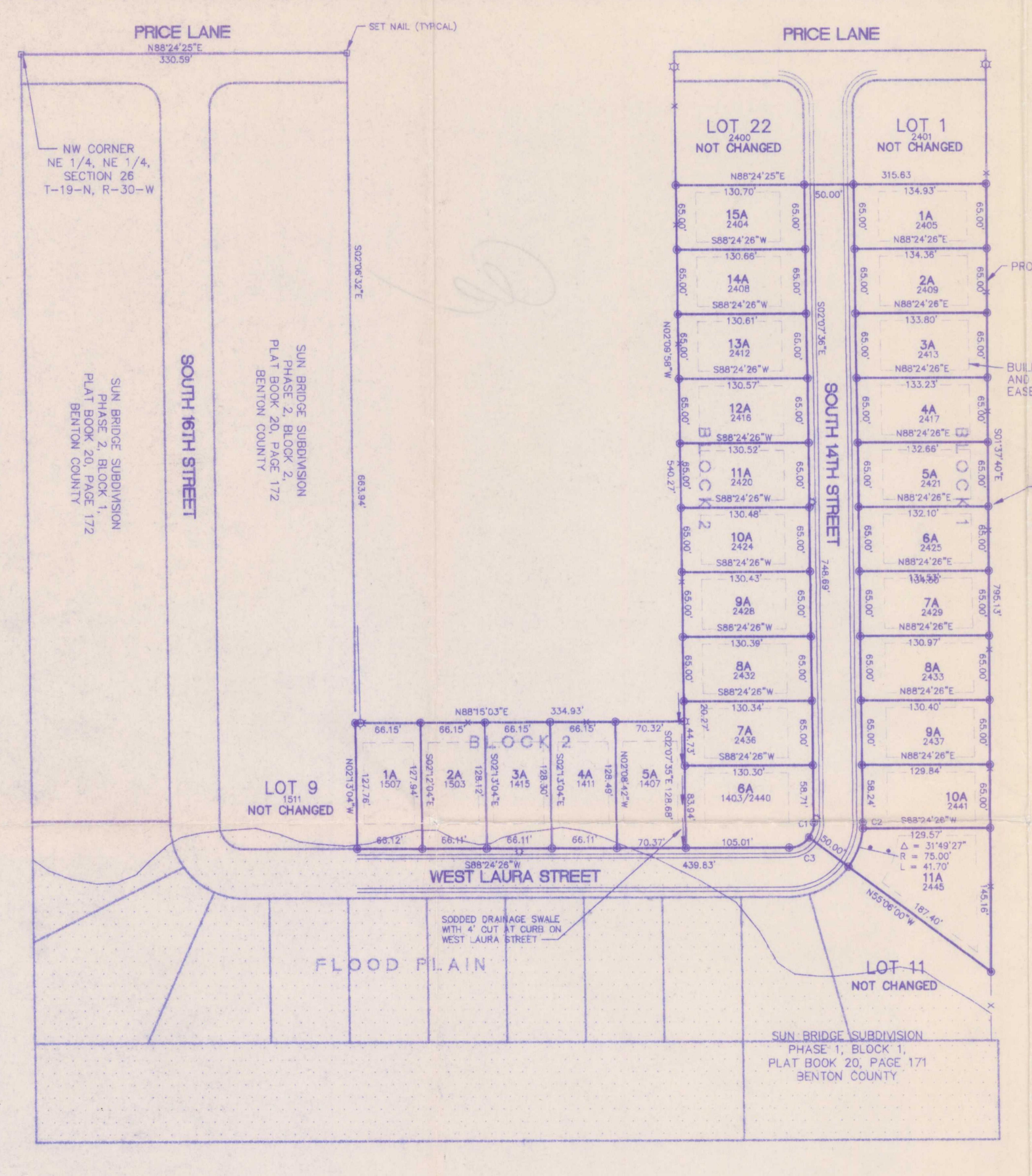
mommen

"NOTARY SEAL

Benton County, State of Arkansa

My Commission Expires 8/30/200

mommen



C2 75.00' 6.76' 6.76' N00°27'28"E C3 | 25.00' | 23.35' | 22.51' | S61°39'00"W

NEW HOPE ROAD PRICE LANE

SCALE 1" = 100

FILED FOR RECORD

DEC 27 1996

LAUREL ROAD

STATE OF ARKANSAS

COUNTY OF BENTON

MY COMMISSION EXPIRES:

CITY OF ROGERS ACCEPTANCE

STATE OF ARKANSAS

COUNTY OF BENTON

BILL ADAMS, PRESIDENT / DIANE ADAMS, SECRETARY 2924 WEST NEW HOPE ROAD

ROGERS, AR 72756 (501) 636 - 6772 FOX GLEN, INC.

LARRY WILLIAMS, PRESIDENT / CLAUDIA WILLIAMS, SECRETARY 2691 WILLIAMS WAY

BENTONVILLE, AR 72712 (501) 273-9620

211 SOUTH MAIN STREET BENTONVILLE, ARKANSAS 72712 (501) 271 - 0906

LOT 1A, BLOCK 2 - M.F.F.E. 1299.60 LOT 2A, BLOCK 2 - M.F.F.E. 1300.00 LOT 3A, BLOCK 2 - M.F.F.E. 1300.25 LOT 4A, BLOCK 2 - M.F.F.E. 1300.90

LOT 5A, BLOCK 2 - M.F.F.E. 1300.90

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF Cugust, 1996.

R4	REVISED NAME OF OWNERS	WMH	10/13/96	GAG	10/13/96
R3	REVISED PER FIELD SURVEY	ICE	08/19/96	WBR	08/19/96
R2	REVISED PER FIELD SURVEY	ICE	07/22/96	WBR	07/22/96
R1	PER CITY REVIEW	ICE	06/19/96	WMH	06/19/96
Rev.No.	Description	Drawn	Date	Checked	Date

NORTHSTAR ENGINEERING CONSULTANTS, INC.

211 South Main Street Bentonville, Arkansas 72712

(501) 271-0906 (501) 271-8144 Fax (501) 424-6055 (501) 425-2864 Fax

CORRECTED REPLAT SUN BRIDGE SUBDIVISION

ROGERS, ARKANSAS

PHASE 1, BLOCK 1 LOTS 2, 3, 4, 5, 6, 7, 8, 9, & 10, PHASE 1, BLOCK 2, LOTS 14, 15, 16, 17, 18, 19, 20, & 21 AND PHASE 2, BLOCK 2, LOTS 10, 11, 12, & 13

of

BASIS OF BEARING: SUNBRIDGE SUBDIVISION, PHASE 2, FINAL PLAT RECORDED IN PLAT BOOK 20, PAGE 172, BENTON COUNTY, ARKANSAS

NOTES:

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- 2. BUILDING SETBACK LINES ARE AS SHOWN ON THIS PLAT. FRONT BUILDING SETBACK LINE - 25 FEET OR AS SHOWN REAR BUILDING SETBACK LINE -- 20 FEET AND 40 FEET SIDE BUILDING SETBACK LINE - 7.5 FEET
- 3. UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN ON THIS PLAT. FRONT - 25 FEET OR AS SHOWN REAR -- 20 FEET, 40 FEET, OR AS SHOWN SIDE -- 7.5 FEET
- 4. ALL LOTS ARE FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT ONLY.

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REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY. STATE OF

