STATE RECORDING NO.

201 So. 20th Street Suite 16

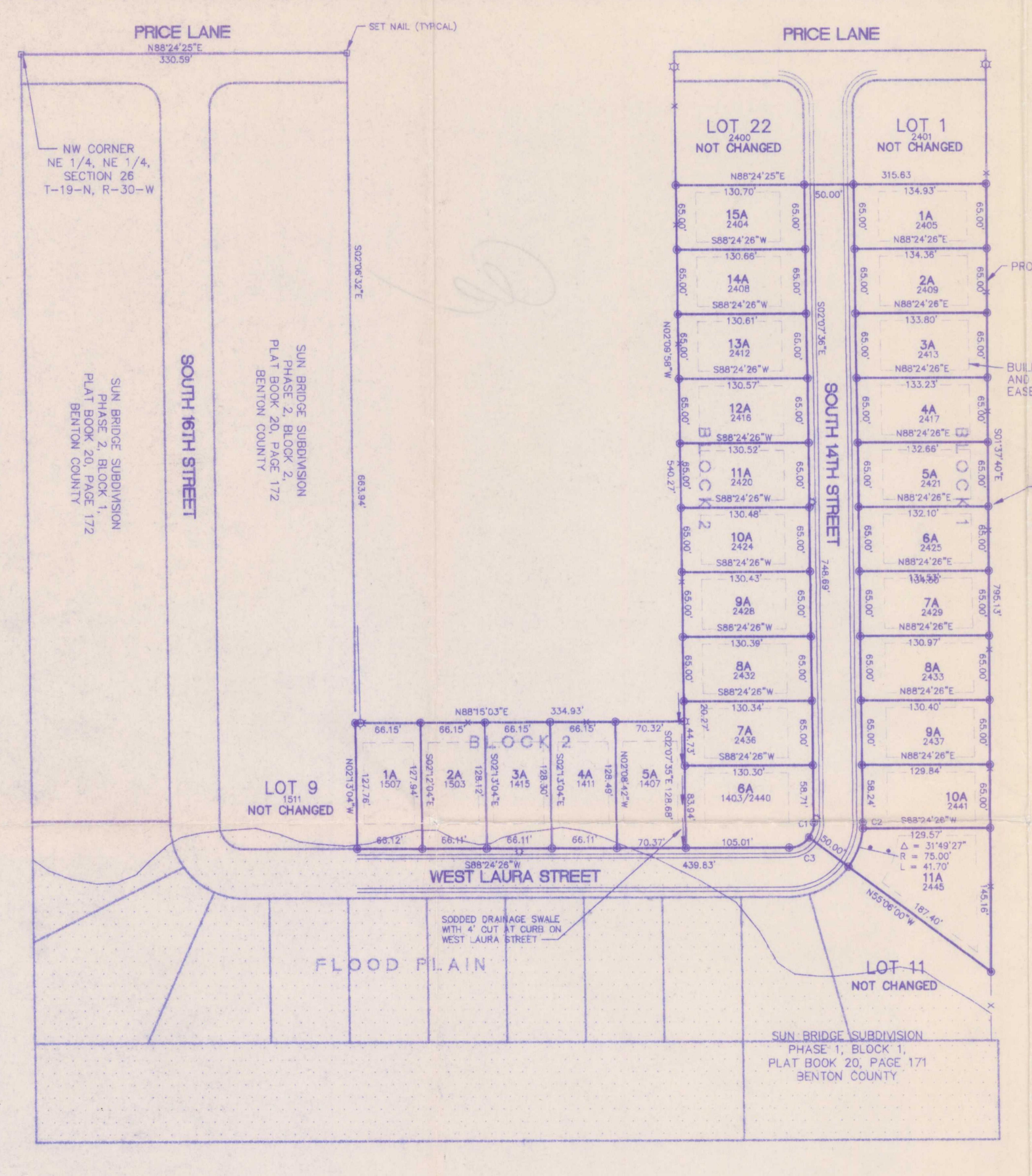
(501) 631-7248 (Fax 631-6754)

20-172 A part of this property DOES lie within Flood Zone "A" or Flood Zone "AE" as established by CERTIFICATE OF DEDICATION the Flood Insurance Rate Map for Benton County, Arkansas. Community Panel No. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO 050419 0165 E; Effective Date: September 18, 1991. NW CORNER NW CORNER NW1/4 NW1/4 NE CORNER NE1/4 NE1/4 NE1/4 NE1/4 SECTION 26 SECTION 26 T-19-N R-30-W T-19-N R-30-W T-19-N R-30-W EASEMENTS. PRICE LANE DATED 4.4' PRICE LANE S 88°24'25" W 342.18' LEGEND STATE OF ARKANSAS N 88°24'25" E 330.59' SET IRON PIN (NOT N 88°24'25" E 3967.06' SHOWN FOR CLARITY) FOUND IRON PIN STREET LIGHT S 88° 24'26" Wy. ---- BUILDING SETBACK CITY OF ROGERS ACCEPTANCE DRAINAGE EASEMENT CITY OF ROGERS ACCEPTANCE THIS PLAT IS HEREBY ACCEPTED THIS 25th DAY OF DEED 1994.

BY THE ROGERS CITY COUNCIL. At 10 O'clock 11 MAR 10 1995 LOT 11, BLOCK 1 ---- F.F. ELEV. 1303.0 SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARM LOT 12, BLOCK 1 ---- F.F. ELEV. 1301.5 LOT 13, BLOCK 1 ---- F.F. ELEV. 1301.0 LOT 14, BLOCK 1 ---- F.F. ELEV. 1300.0 LOT 15, BLOCK 1 ---- F.F. ELEV. 1299.5 LOT 16, BLOCK 1 ---- F.F. ELEV. 1299.0 LOT 17, BLOCK 1 ---- F.F. ELEV. 1299.0 LOT 18, BLOCK 1 ---- F.F. ELEV. 1299.0 LOT 19, BLOCK 1 ---- F.F. ELEV. 1299.0 LOT 20, BLOCK 1 ---- F.F. ELEV. 1299.0 LOT 21, BLOCK 1 ---- F.F. ELEV. 1299.0 100' UTILITY AND DRAINAGE EASEMENT S 88°24'26" W 259.12' S 88°24'26" W 719.30' VICINITY MAP BASIS OF BEARINGS | ASSUMED SOUTH 88 DEGREES, 24 MINUTES, 25 SECONDS WEST PROPERTY DESCRIPTION (5289.42 FEET) BETWEEN THE NE CORNER AND NW CORNER OF SECTION 26, T-19-N, R-30-W. A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 30 DWNER AND DEVELOPERS FINAL PLAT - SUN BRIDGE SUBDIVISION - PHASE 2 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING NOTES ! DESCRIBED AS FOLLOWS : BILL AND DIANE ADAMS 2924 W. NEW HOPE ROAD ROGERS, AR 72756 LOTS 13 - 30, BLOCK 1 AND LOTS 1 - 13, BLOCK 2, BEGINNING AT THE NW CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 26, T-19-N, 1. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL R-30-W, SAID POINT BEING THE TRUE POINT OF BEGINNING AND ALSO BEING IN THE LOT PER THE CITY OF ROGERS CODE, SECTIONS 37 AND 51. ROADWAY OF PRICE LANE, THENCE ALONG SAID ROADWAY, NORTH 88 DEGREES, 24 ARKANSAS (501) 636-6772 MINUTES, 25 SECONDS EAST 330.59 FEET, THENCE SOUTH 02 DEGREES, 06 MINUTES, 2. BUILDING SETBACK LINES ARE AS SHOWN ON THIS PLAT. 32 SECONDS EAST 663.94 FEET, THENCE NORTH 88 DEGREES, 26 MINUTES, 28 SECONDS FRONT BUILDING SETBACK LINE -- 25 FEET OR AS SHOWN DATE | DECEMBER 23, 1994 DRAWN BY | D.R.P. REAR BUILDING SETBACK LINE -- 20 FEET AND 40 FEET SIDE BUILDING SETBACK LINE -- 7.5 FEET JOB NO. FEET, THENCE SOUTH 02 DEGREES, 13 MINUTES, 04 SECONDS EAST 245.01 FEET, Hudson-Phillips Inc. THENCE SOUTH 88 DEGREES, 24 MINUTES, 26 SECONDS WEST 719.30 FEET) THENCE 3. UTILITY AND DRAINAGE EASEMENTS ARE AS SHOWN ON THIS PLAT. An Engineering & Surveying Company NORTH 02 DEGREES, 13 MINUTES, 04 SECONDS WEST 1098.96 FEET TO THE TRUE POINT FRONT -- 25 FEET OR AS SHOWN OF BEGINNING, CONTAINING 11.95 ACRES. P.O. Box 1026 Rogers, AR 72757-1026

REAR -- 20 FEET, 40 FEET, DR AS SHOWN

SIDE -- 7.5 FEET



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:

- 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
- 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.

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 TENTE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND/OR ENCROAGE MENTS
REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY. STATE OF

