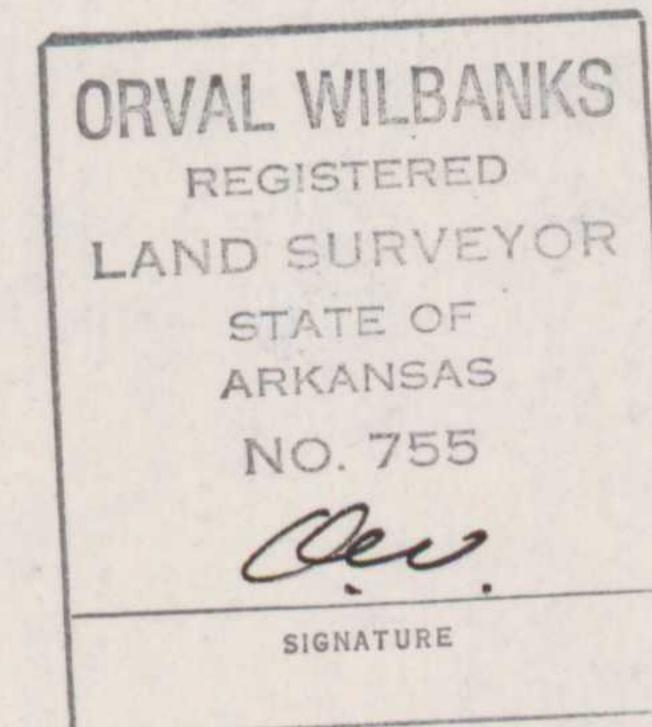
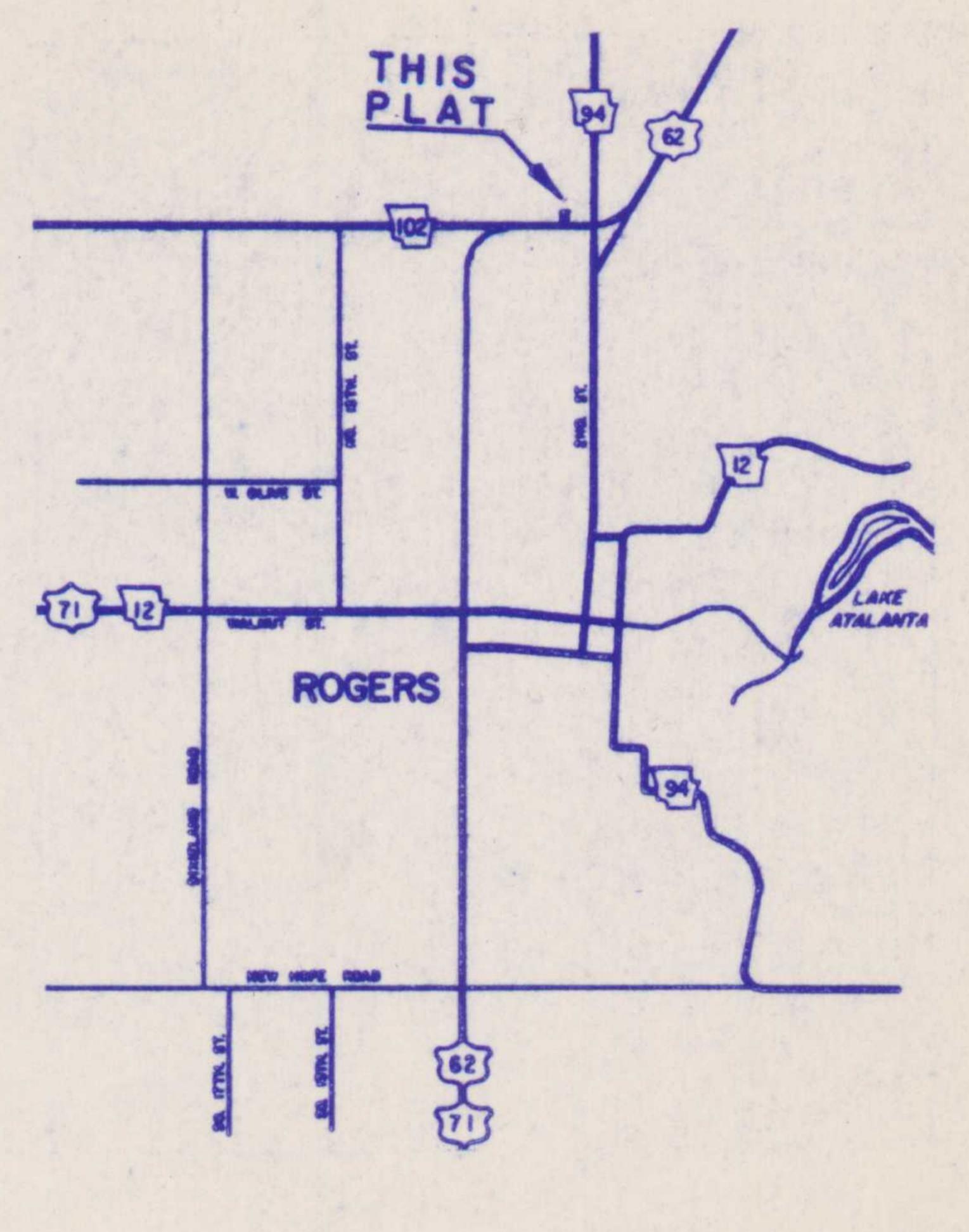
140.80 L 35.67 O ₹ 2-35-13LD **├** 20' UTILITY EASEMENT 97.5' -20' UTILITY & DRAINAGE EASEMENT 115.12 ARKANSAS U.S. HWY. 40.00 N 89°50'00"W 874.70 80'R/W S 89°50'00"E 115.30

KNOWLEDGE AND BELIEF





AT 4:30 O'Clock R M

MAR 20 1984

BENTON COUNTY, ARK

### LEGAL DESCRIPTION

part of the SEL of the SEL of Section 36, Township 20 North, Range 30 West, Benton County, Arkansas, described as:

From the SE Corner of said Section 36, Run N 89° 50' 00" W 874.70 feet to the Point of Beginning, Thence N 00° 10' 00" E 40.00 feet; Thence 39.15 feet along a curve to the left with a 25.00 radius and a 89° 44' 00" Delta Angle; Thence N 00° 26' 00" E 129.46 feet; Thence 35.67 feet along a curve to the right with a 790.08 foot radius and a 02° 35' 13" Delta Angle; Thence N 89° 50' 00" W 140.80 feet; Thence S 00° 26' 00" W 230.00 feet; Thence S 89° 50' 00" E 115.30 feet to the Point of Beginning

containing 0.71 Acres, more or less.

## CERTIFICATE OF DEDICATION

"WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF ROGERS, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL

WITHIN SAID EASEMENTS." DATED

STATE OF ARKANSAS

COUNTY OF BENTON

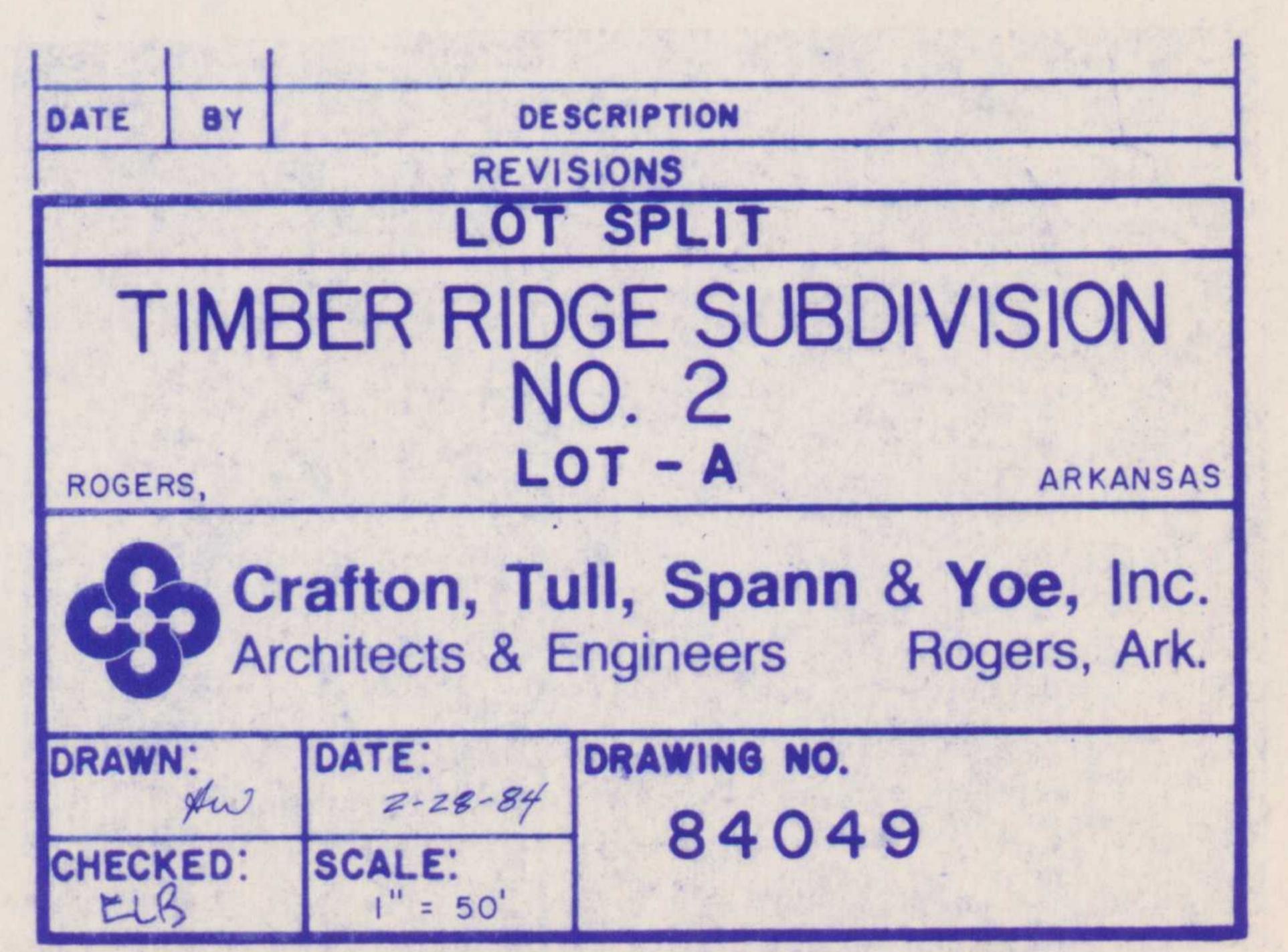
MY COMMISSION EXPIRES:

DEVELOPER: ERC PROPERTIES, INC. P.O. Box 3945 Fort Smith, Arkansas 72903

# ACCEPTANCE OF DEDICATIONS

#### ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS DAY OF 19 8.



TIMBER RIDGE SUBD. NO. 2 84049

KNOWHEDGE AND BELIEF. N89°50'00"W 139.13 IN R740.08 REGISTERED L 35.91 42-46-48 10'-> SCALE IN FEET \_\_ UTILITY EASEMENT R 25.00 L 39.39 S89°50'00"E 114.88 . . . . . . . . . . 4 90-16-00 U.S. HWY. ARKANSAS 88 FILED FOR RECORD N 89° 50'00"W 660.00 S89°50'00"E 114.70 36-20-30 MAR 20 1984 JOSEPHINE R. HEYLAND Clark and Rocorder BENTON COUNTY, ARK. CERTIFICATE OF DEDICATION DEVELOPER: ERC PROPERTIES, INC. "WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED P.O. Box 3945 HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, FORT SMITH, ARKANSAS 72903 THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, INCLUDING OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES. ACCEPTANCE OF DEDICATIONS THIS PLAT IS HEREBY ACCEPTED THIS

THE BLINE ST. ROGERS

#### LEGAL DESCRIPTION

A part of the SEt of the SEt of Section 36, Township 20 North, Range 30 West. Benton County, Arkansas, described as:

From the SE Corner of said Section 36 Run N 89° 50' 00" W 660.00 feet to the Point of Beginning; Thence N 00° 26' 00" E 230.00 feet; Thence N 89° 50' 00" W 139.13 feet; Thence 35.91 feet along a curve to the left with a 740.08 foot radius and a 02° 46' 48" Delta Angle; Thence 5 00° 26' 00" W 128.99 feet; Thence 39.39 feet along a curve to the left with a 25.00 foot radius and a 90° 16' 00" Delta Angle; Thence S 89° 50' 00" E 114.70 feet to the Point of Beginning containing 0.71 Acres, more or less.

DESCRIPTION REVISIONS LOT SPLIT LOT -B ARKANSAS ROGERS, Crafton, Tull, Spann & Yoe, Inc. Architects & Engineers DRAWING NO. 2-28-84 84049 SCALE:

1" = 50

STATE OF

ARKANSAS

NO. 755

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PRANKING COMMISSION OF ROGERS, ARKANSAS, THIS DAY OF DAY OF

BY THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARMANSAS

LAND SURVEYOR'S CERTIFICATION

TIMBER RIDGE SUB. NO. 2 84049

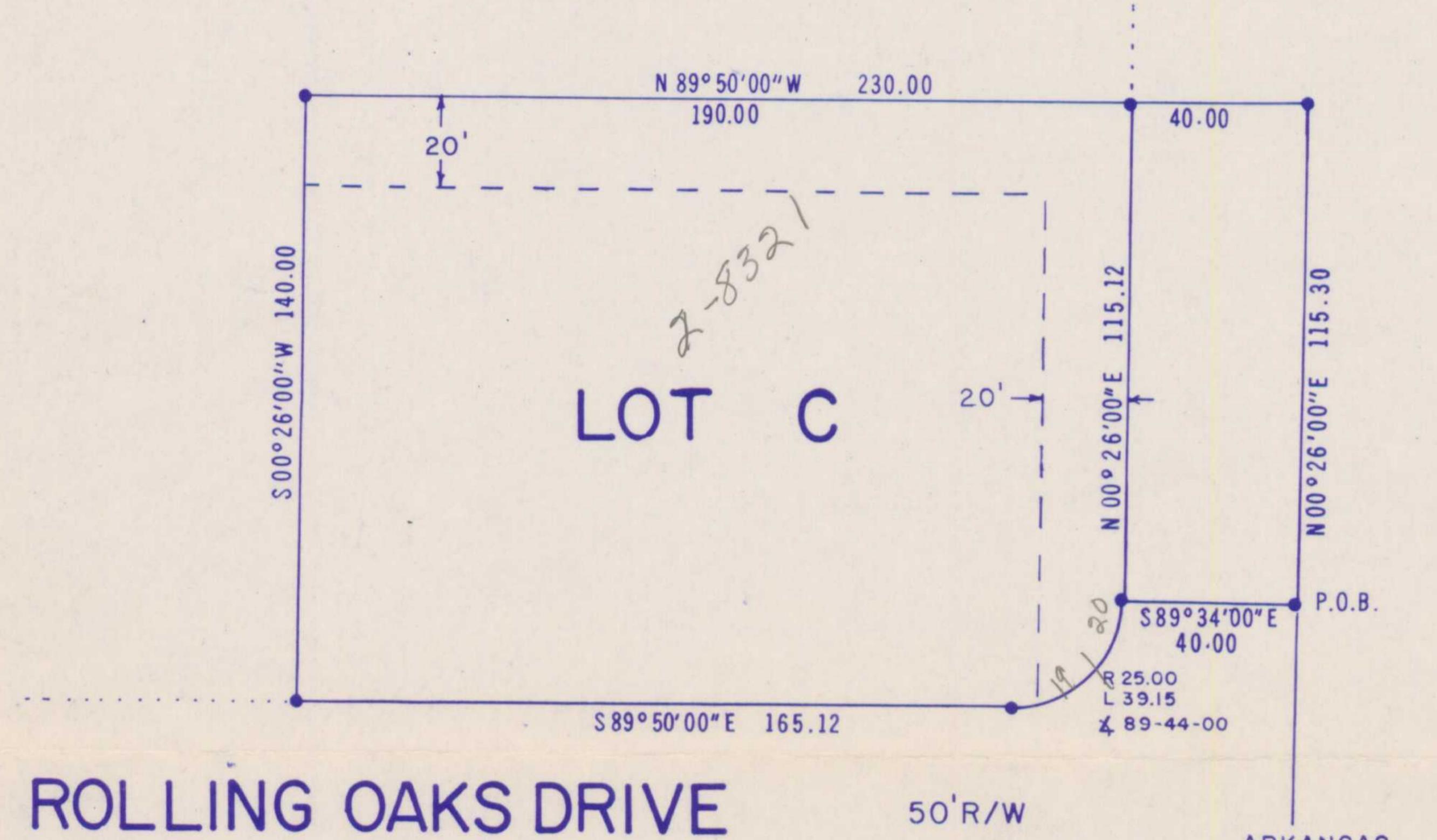
SUBSCRIBED AND SWORN BEFOR

WITHIN SAID EASEMENTS."

STATE OF ARKANSAS

COUNTY OF BENTON

MY COMMISSION EXPIRES:



# CERTIFICATE OF DEDICATION

"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 ROCERS, AND ALL UTILITY COMPANIES, AND ALL CABLE 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."

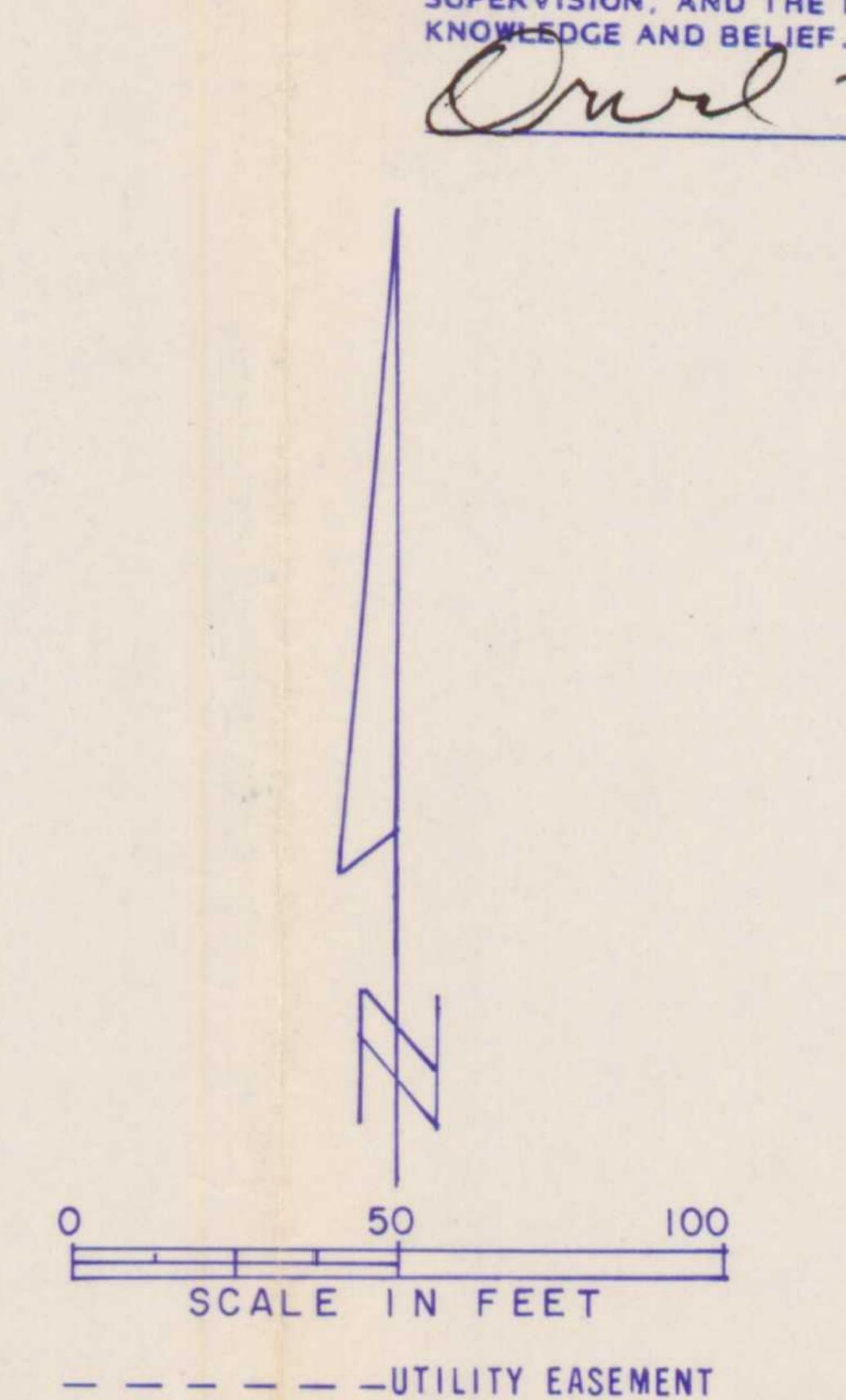
STATE OF ARKANSAS

COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE

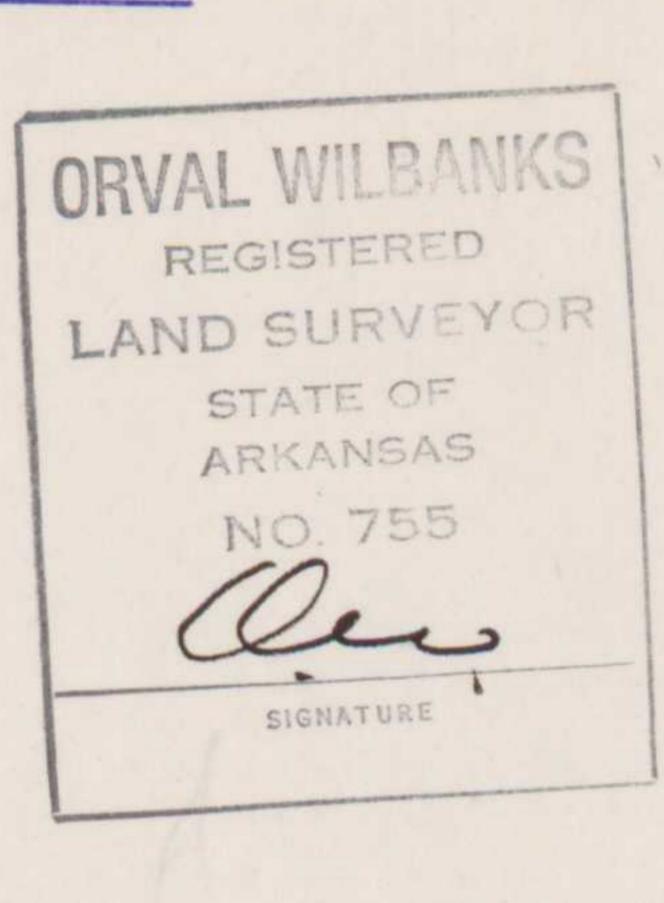
MY COMMISSION EXPIRES:

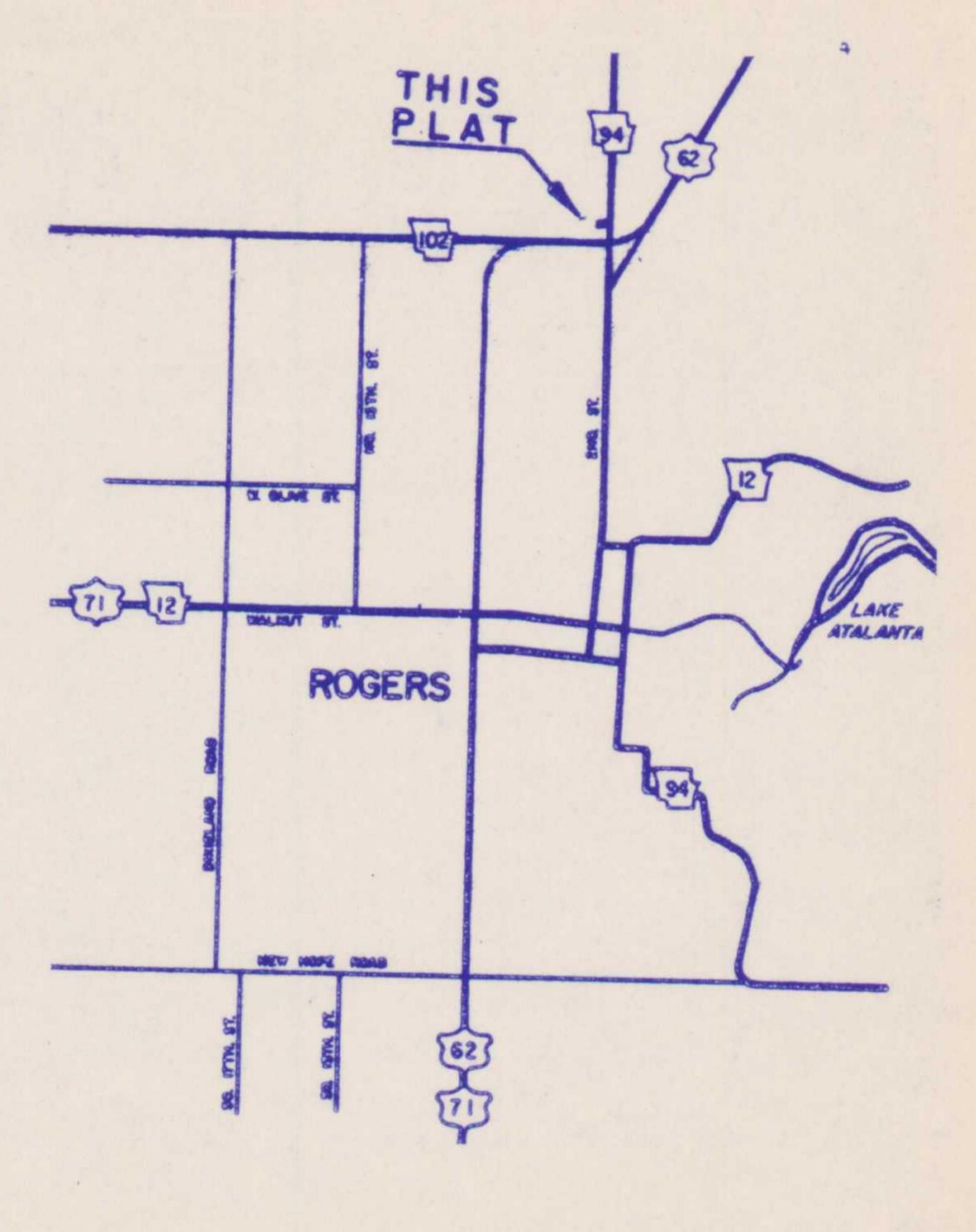
TIMBER RIDGE SUB. NO.2 84049

PUBLIC .



LAND SURVEYOR'S CERTIFICATION





At 430 O'Clock & M

JOSEPHINE R. HEYLAND Clark and Rocorder

DEVELOPER: ERC PROPERTIES, INC. P.O. Box 3945 Fort Smith, Arkansas 72903

MAR 20 1984

BENTON COUNTY, ARK

ACCEPTANCE OF DEDICATIONS

THIS PLAT IS HEREBY ACCEPTED THIS DAY OF WAY OF BY THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARMANSAS.

#### ACCEPTANCE

ARKANSAS

SE CORNER

36-20-30

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CHTY PLANING

#### LEGAL DESCRIPTION

A part of the SE# of the SE# of Section 36, Township 20 North, Range 30 West, Benton County, Arkansas, described as:

From the SE Corner of said Section 36, Run N 00° 26' 00" E 1204.70 feet to the Point of Beginning; Thence N 00° 26' 00" E 115.30 feet; Thence N 89° 50' 00" W 230.00 feet; Thence S 00° 26' 00" W 140 00 feet; Thence S 89° 50' 00" E 165.12 feet;

Thence 39.15 feet along a curve to the left with a 25.00 foot radius and a 89° 44' 00" Delta Angle; Thence S 89° 34' 00" E 40.00 feet to the Point of Beginning containing 0.71 Acres, more or less.

