

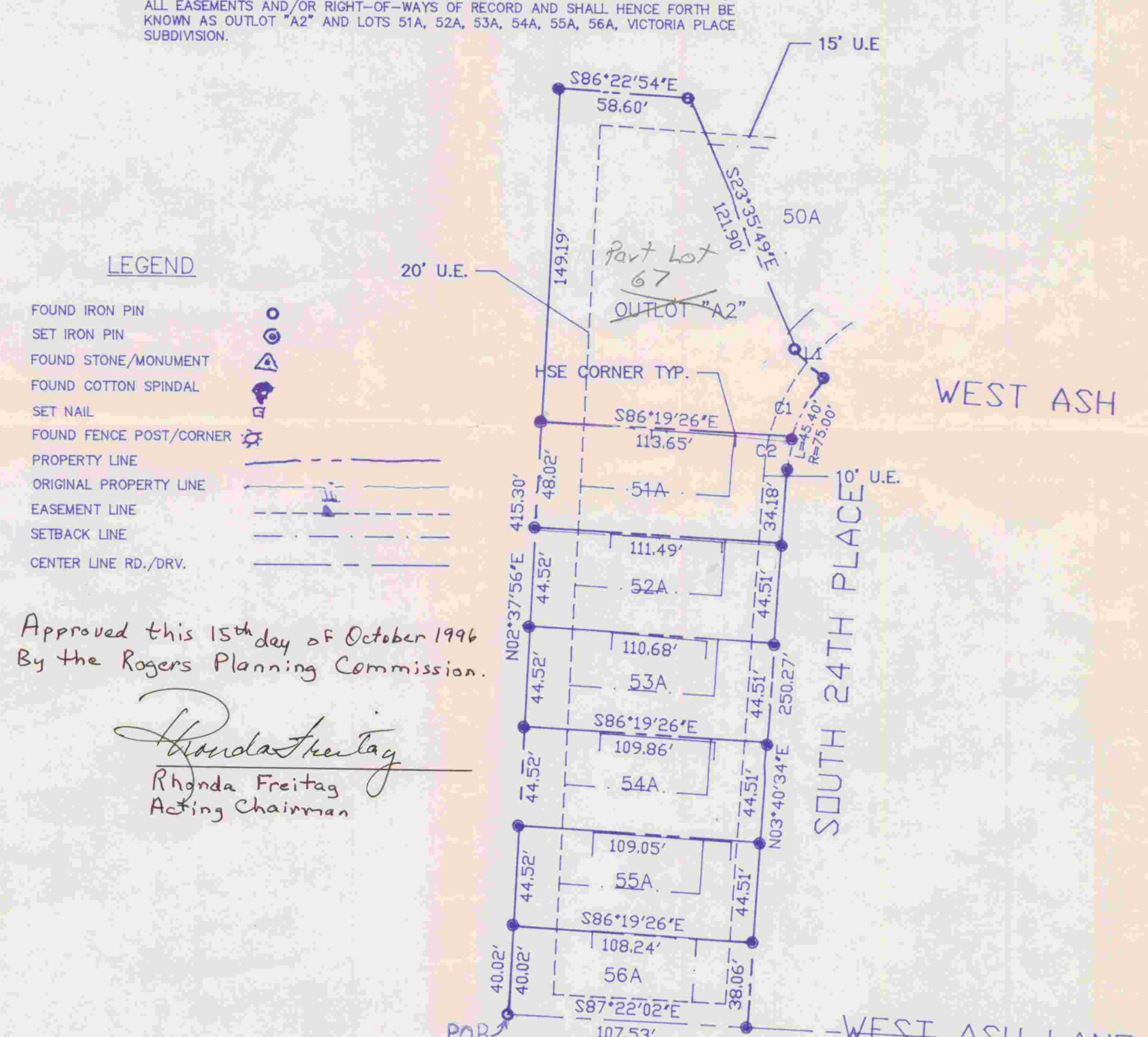
LINE	DIRECTION	DISTANCE
L1	S45*24'40"E	18.33'

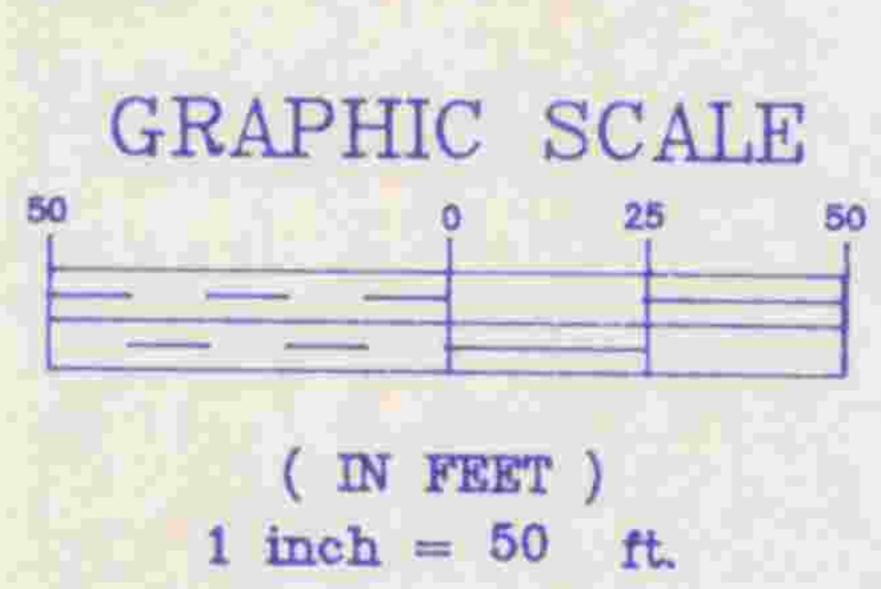
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	75.00	31.44	31.21	S26"18'56"W
C2	75.00	13.91	13.89	S08'59'26"W

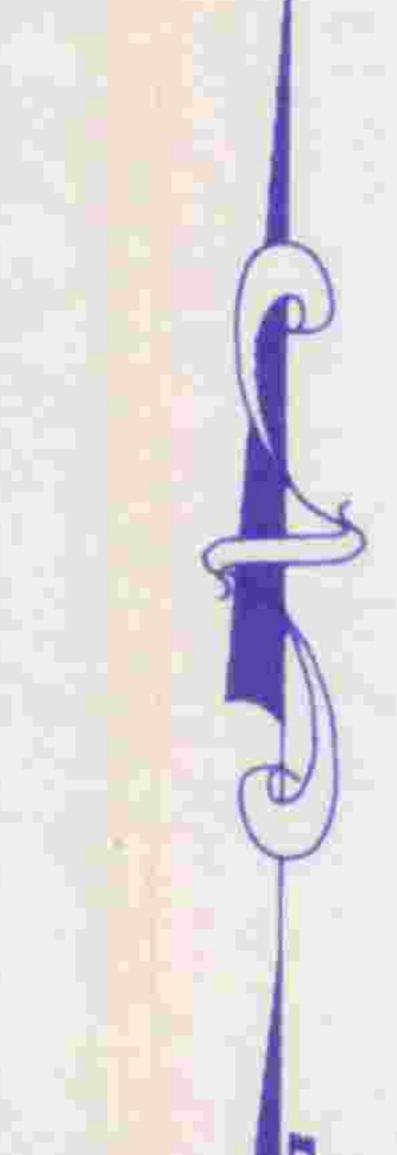
### RE-PLAT LEGAL DESCRIPTION

A PART OF THE E1/2 OF THE NW1/4 OF SECTION 15, T-19-N, OF R-30-W, OF THE FITH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND FORMALLY PLATTED AS DETENTION BASIN OUTLOT "A", AND LOTS 51, 52, 53, 54, 55, 56, OF VICTORIA PLACE SUBDIVISION, PHASE 2, TO THE CITY OF ROGERS AS ON FILE AT THE COUNTY CLERKS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 56 OF THE ABOVE MENTIONED SUBDIVISION; THENCE N02'37'56"E 415.3 FEET; THENCE S86"22'54"E 58.6 FEET; THENCE S23"35'49"E 121.9 FEET; THENCE S45"24'40"E 18.33 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.0 FEET AND A LENGTH OF 45.4 FEET; THENCE S03"40'34"W 250.27 FEET; THENCE N87"22'02"W 107.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.99 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD AND SHALL HENCE FORTH BE KNOWN AS OUTLOT "A2" AND LOTS 51A, 52A, 53A, 54A, 55A, 56A, VICTORIA PLACE







FILED FOR RECORD

At 1/1/5 O'Clock

OCT 16 1996

SUF IFORGES
GENERAL STREET

# PROPERTY OWNER/APPLICANT

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN MADE AND ALL DATA, INFORMATION, AND EVIDENCE HEREWITH SUBMITTED ARE IN ALL RESPECTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND CORRECT. I UNDERSTAND THAT SUBMITTAL OF INCORRECT OR FALSE INFORMATION IS GROUNDS FOR INVALIDATION OF APPLICATION COMPLETENESS DETERMINATION OR APPROVAL. I UNDERSTAND THAT THE CITY MIGHT NOT APPROVE WHAT I AM APPLYING FOR, OR MIGHT SET CONDITIONS OF APPROVAL. AND ALSO THAT I AM THE OWNER OF THE PROPERTY THAT IS SUBJECT OF THIS APPLICATION AND THAT I HAVE READ THIS APPLICATION AND CONSENT TO ITS FILING. (IF SIGNED BY THE AUTHORIZED AGENT, A LETTER FROM THE PROPERTY OWNER MUST BE PROVIDED INDICATING THAT THE AGENT IS AUTHORIZED TO ACT ON HIS OR HER BEHALF.)

Dynamic Extension in
Self Xuerran Pres
PROPERTY OWNER OUTLOT "A2"

Denise ann Retersen

Dynamif & Carries

PROPERTY OWNER LOT "51A"

PROPERTY OWNER LOT "52A"

Dynamick Lepruse in
Sill tuend one
PROPERTY OWNER LOT "53A"

Dynamificalegouser in Sill Xheenan hes

PROPERTY OWNER LOT "54A"

Dynamie Elegenie Sul Sleenan Pus
PROPERTY OWNER LOT "55A"

(2) (2) (bus)

PROPERTY OWNER LOT "56A"

# BASIS OF BEARINGS

FINAL PLAT VICTORIA PLACE SUBDIVISION PHASE II FILED FOR RECORD BENTON COUNTY CIRCUIT CLERKS OFFICE.

# FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100—YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, BENTON CO., ARKANSAS. MAP NUMBER 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

# ZONED

RMF-12 MULTI-FAMILY

FRONT SET BACK: 25 FEET

REAR SET BACK: 20 FEET

SIDE SET BACK: 0 FEET (ONE SIDE)

SIDE SET BACK: 20 FEET (ALT. SIDE)





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ADJUSTMENTS

SHEET OF

# OVERALL LEGAL DESCRIPTION

A PART OF THE E1/2 OF THE NE1/4 OF SECTION 15, T-19-N, OF R-30-W, OF THE FITH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND FORMALLY PLATTED AS VICTORIA PLACE SUBDIVISION, TO THE CITY OF ROGERS AS ON FILE AT THE COUNTY CLERKS OFFICE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT FORMALLY KNOWN AS 7, OF THE ABOVE MENTIONED SUBDIVISION: THENCE NO2"15'25"E 47.12 FEET; THENCE S89"06'31"E 54.37 FEET; THENCE NO2'28'49"E 210.01 FEET: THENCE N87'03'W 25.18 FEET; THENCE NO2'36'12"E 133.45 FEET; THENCE N82'35'59"E 152.43 FEET; THENCE N88'51'21"E 50.12 FEET; THENCE NO2"32"50"E 104.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LENGHT OF 30.01 FEET; THENCE N71"19'58"E 225.25; THENCE S02"14'46"W 210.37 FEET; THENCE S86"19'26"E 693.76 FEET; THENCE S00"06'39"W 288.52 FEET; THENCE S13'53'15"W 115.7 FEET; THENCE N87'22'02"W 1137.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.5 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

### SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY (11/15/96) COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.



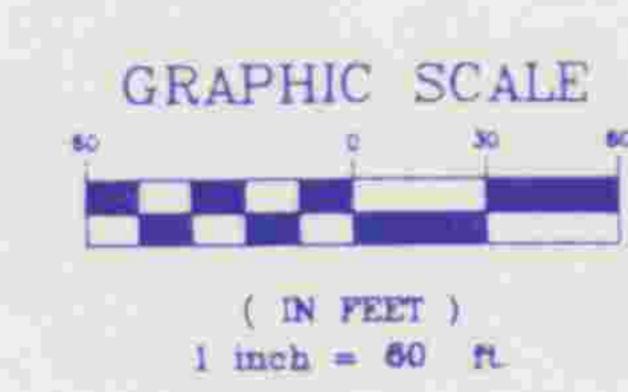
SETBACK LINE

FOUND IRON PIN SET IRON PIN FOUND STONE/MONUMENT FOUND COTTON SPINDAL COMPUTED CORNER FOUND FENCE POST/CORNER -ORIGINAL LOT LINE ADJUSTED LOT LINE EASEMENT LINE

ROGERS PLANNING COMMISSION ACCEPTANCE: APPROVED BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS \_\_Z\_\_ DAY OF \_\_CC\_\_\_\_\_19, 26\_\_

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DETENTION AREAS, 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 SAD





RMF-12 MULTI-FAMILY FRONT SET BACK: 25 FEET REAR SET BACK: 20 FEET

# SIDE SET BACK: D FEET (ONE SIDE) SIDE SET BACK: 20 FEET (ALT. SIDE)

### BASIS OF BEARINGS

FINAL PLAT VICTORIA PLACE SUBDIVISION PHASE II FILED FOR RECORD BENTON COUNTY CIRCUIT CLERKS OFFICE.

DEC 23 1996

### PROPERTY OWNER/APPLICANT

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING STATEMENTS AND ANSWERS HEREIN MADE AND ALL DATA, INFORMATION, AND EVIDENCE HEREWITH SUBMITTED ARE IN ALL RESPECTS. TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND CORRECT, I UNDERSTAND THAT SUBMITTAL OF INCORRECT OR FALSE INFORMATION IS GROUNDS FOR INVALIDATION OF APPLICATION COMPLETENESS DETERMINATION OR APPROVAL. I UNDERSTAND THAT THE CITY MIGHT NOT APPROVE WHAT I AM APPLYING FOR, OR MIGHT SET CONDITIONS OF APPROVAL. AND ALSO THAT I AM THE OWNER OF THE PROPERTY THAT IS SUBJECT OF THIS APPLICATION AND THAT I HAVE READ THIS APPLICATION AND CONSENT TO ITS FILING. (IF SIGNED BY THE AUTHORIZED AGENT, A LETTER FROM THE PROPERTY OWNER MUST BE PROVIDED INDICATING THAT THE AGENT IS AUTHORIZED TO ACT ON HIS OR HER BEHALF.)

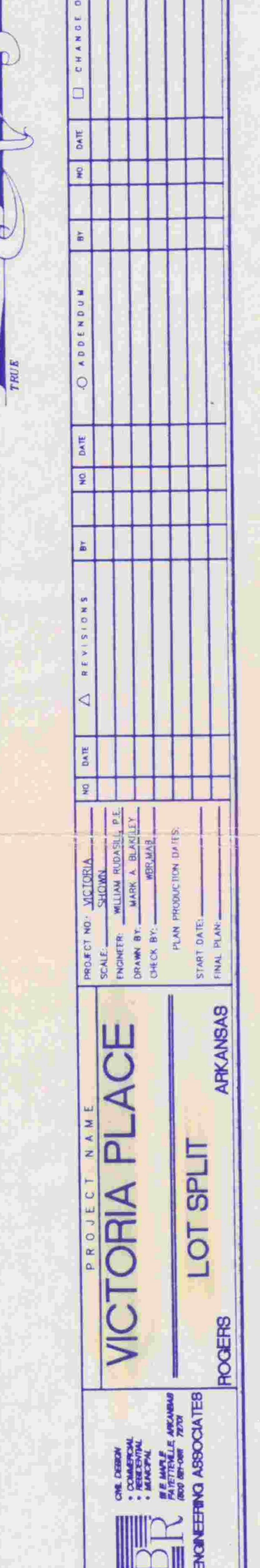
LULA M. GRASSI PROPERTY OWNER LOT "26A" VANCE E. PERRY JR. PROPERTY CO-OWNER LOT "32A" RENEE R. PERRY PROPERTY CO-OWNER LOT "32A"

ANY BULIDING WALL ENCROACHMENTS AND ARE NOTED ON THE PLAT BY DARKER PROPERTY LINES.

APPROXIMATELY 4 INCHES.

# FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN. AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, BENTON CO., ARKANSAS, MAP NUMBER 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.



LOT-SPLIT

SHEET