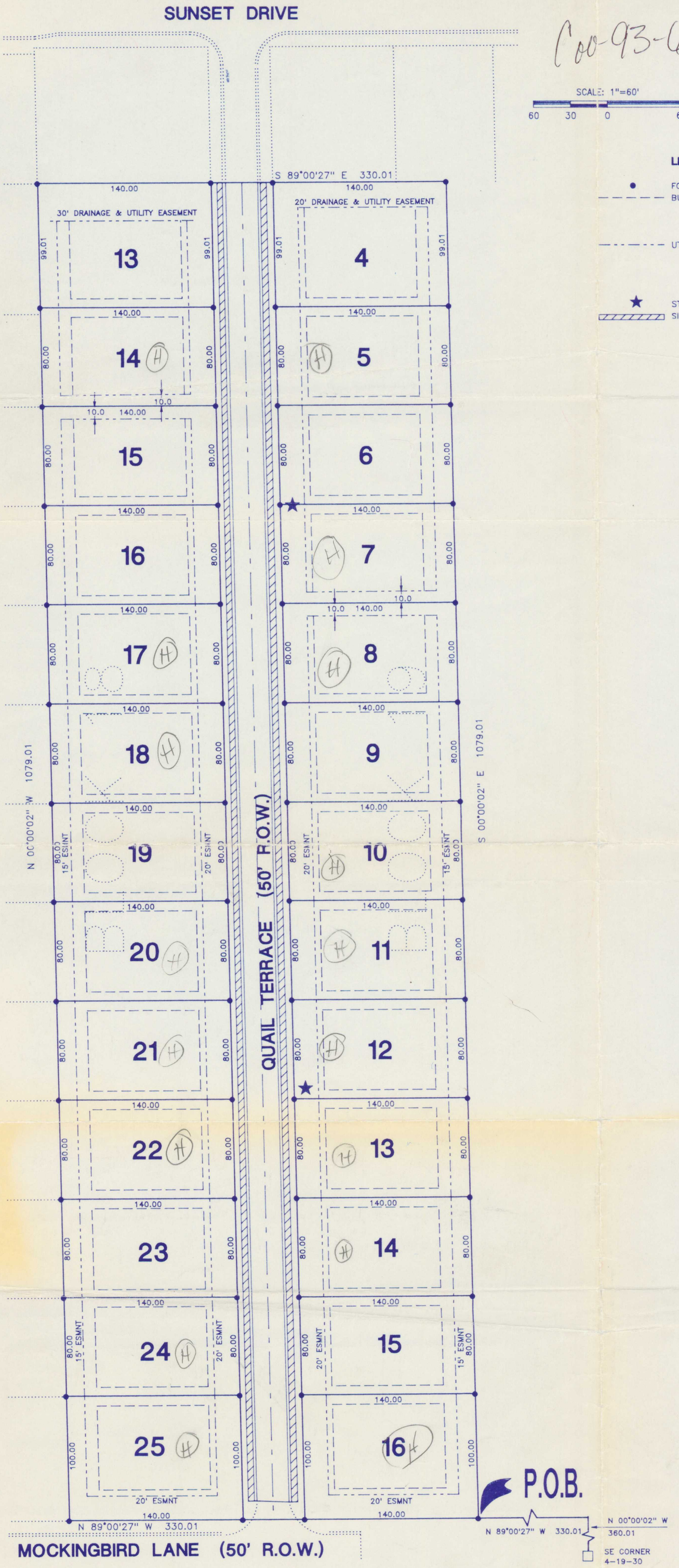
Coo-93-6472 18-178



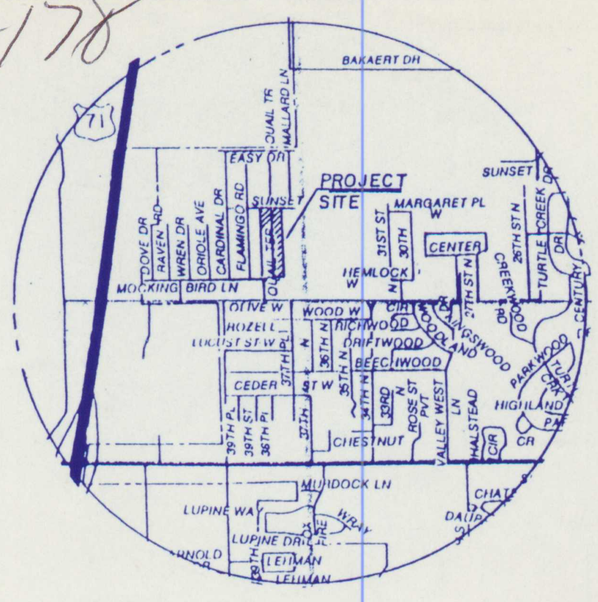
SCALE: 1"=60'

60 30 0 60

N W E S

LEGEND

- ● FOUND IRON PIN
- BUILDING SETBACK
  - 25' FRONT
  - 7.5' SIDE
  - 25' REAR
- UTILITY & DRAINAGE EASEMENT
  - 20' FRONT
  - 15' REAR
  - 5' SIDE
  - SPECIAL SHOWN
- ★ STREET LIGHT
- SIDEWALK



VICINITY MAP

ZONING ALL LOTS ZONED R-1A.

SIDEWALKS

SIDEWALKS BUILT TO CITY OF ROGERS & ADA SPECIFICATIONS.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES WITHIN A KNOWN FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

02-00860-000

PROPERTY DESCRIPTION

A PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WESGT, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SAID SE 1/4; THENCE N 00-00-02 W 360.01 FEET; THENCE N 89-00-27 W 330.01 FEET TO THE POINT OF BEGINNING; THENCE N 89-00-27 W 330.01 FEET; THENCE N 00-00-02 W 1079.01 FEET; THENCE S 89-00-27 E 330.01 FEET; THENCE S 00-00-02 E 1079.01 FEET TO THE POINT OF BEGINNING, CONTAINING 8.18 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

OWNER'S CERTIFICATION

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 ROGERS, AND ALL UTILITY COMPANIES AND ALL 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.

Craig Smith V.P. Frank Smith Dir.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF September, 1993.

November 30, 2000 — MY COMMISSION EXPIRES

Juanita Bradley — NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 17th DAY OF August, 1993, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

Russell Anderson
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 24th DAY OF August, 1993, BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sampin — MAYOR

Sandra Fleeman — CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT CORNERS WERE FOUND OR SET, AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 905 MICHEAL E. JAMES

SIGNATURE

4-19-30

PREPARED FOR:
FRANK SMITH

273-7989 OR 636-7989

CONSULTING INC.

1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

WHISPERING TIMBERS

PHASE 10

BLOCK 18 - LOTS 13-25, BLOCK 19 - LOTS 4-16

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=60'	2-4-93	92159	1