

LEGEND ZONED R-1A BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT 25' FRONT 20' REAR SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT -----SIDEWALKS PER ROGERS AND ADA SPECIFICATIONS STREET LIGHTS XXXX STREET ADDRESSES FOUND IRON PIN SET IRON PIN

ALL FINISHED FLOORS MUST BE 1.00 MINIMUM ABOVE THE CURB. ANY LOT NOT MEETING THIS REQUIREMENT MUST HAVE AN ENGINEERED DRAINAGE PLAN SUBMITTED TO THE CITY PLANNER BEFORE A BUILDING PERMIT WILL BE ISSUED.

SIDEWALKS TO BE BUILT TO THE CITY OF ROGERS AND ADA SPECIFICATIONS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR __BENTON COUNTY, ARKANSAS, PANEL NUMBER ______ 05007C0155 F___, EFFECTIVE DATE : ____ AUGUST 16, 1995

LEGAL DESCRIPTION:

A PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID SE 1/4 RUN S 89°00'27" E 659.99 FEET;

THENCE N 00°00'02" W 1260.00 FEET TO THE POINT OF BEGINNING

THENCE N 00°00'02" W 1190.01 FEET;

THENCE S 89°00'27" E 20.02 FEET;

THENCE N 00°00'02" W 189.98 FEET; THENCE S 89°00'27" E 320.00 FEET;

THENCE S 00°00'02" E 189.98 FEET;

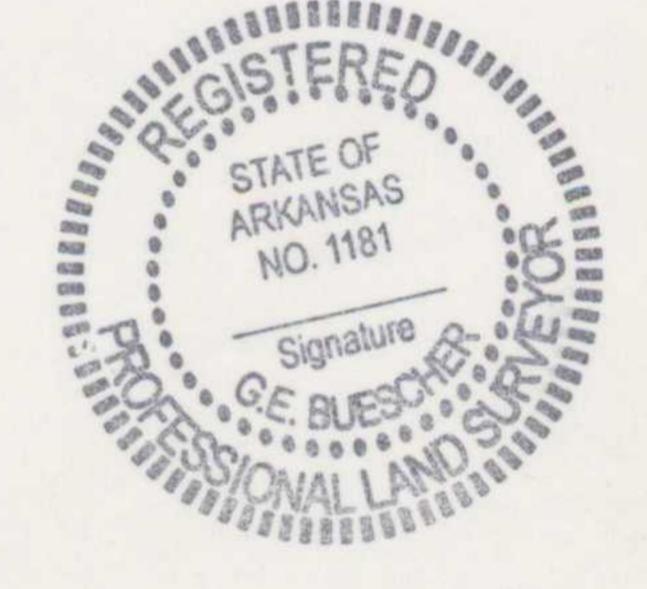
THENCE N 89°00'27" W 10.01 FEET; THENCE S 00°00'02" E 1190.01 FEET;

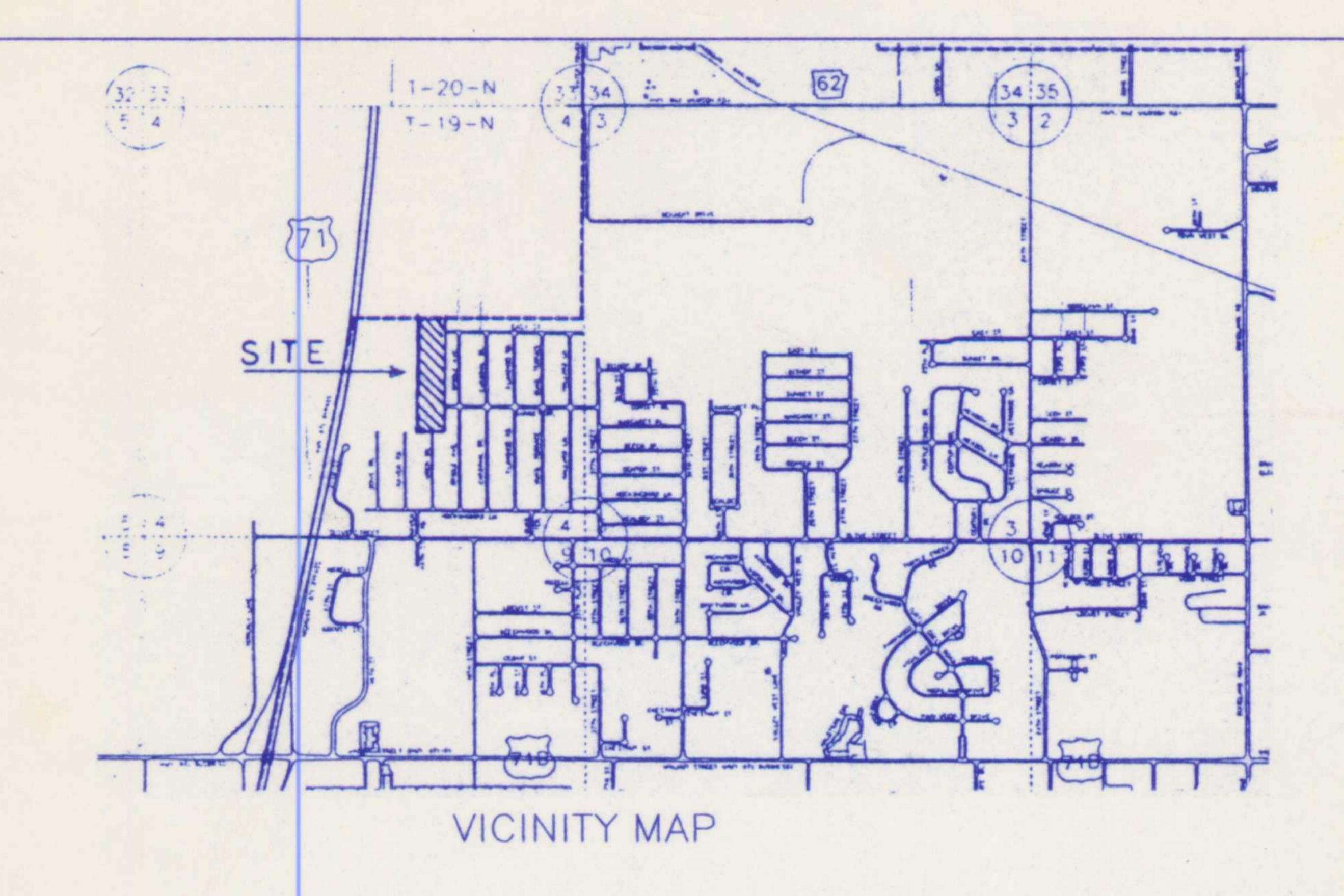
THENCE N 89°00'27" W 330.01 FEET TO THE POINT OF BEGINNING

CONTAINING 10.41 ACRES MORE OR LESS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS 18th DAY OF May, 2000 COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT.





OWNER'S CERTIFICATION & 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 AND REPLACING UTILITY LINES. CABLE TELEVISION LINES. AND DRAINAGE STRUCTURES THE CITY OF ROGERS, AND ALL UTILITY COMPANIES AND ALL TELEVISION COMPANIES PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID

STATE OF ARKANSA

COUNTY OF BENTON

MY COMMISSION EXPIRES

PLANNING COMMISSION ACCEPTANCE

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 9th DAY OF May, 2000, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS.

Whispering Timbers Phase 13

BLOCK 5, LOTS 13, 13A, 13B BLOCK 6, LOTS 12, 12A, 12B BLOCK 10, LOTS 11-20, BLOCK 11, LOTS 1-10, BLOCK 27, LOTS 1-4

FINAL PLAT		REVISIONS		
PART OF WHISPERING TIMBERS SUBDIVISION	DATE	BY	DESCRIP.	
PREPARED FOR:				
FRANK SMITH DEVELOPMENT, INC. P.O. BOX 802 ROGERS, ARKANSAS 631-1387				
273-7989		BY)P	DATE 3/22/00	
OR 636-7989 CONSULTING INC.	CHECKED BY		JOB NO. 99031	
	SCALE 1"=100'		SHEET 1	

STATE RECORDING NO. 500-19N-30W-0-4-240-04-1181