*The names of W. Sunset Dr. & Easy ST. were reversed on this plat *
Per Maurice Kolman, Cit, of Rogers 2-15-89 CENTER SECTION 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 UTILLITY 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 UTILLITY COMPANIES. AND ALL CABLE TELEVISION COMPANIES SHALL WITHIN SAID EASEMENTS. LINE BEARING ACCEPTANCE FILED FOR RECORD THIS PLAT IS HEREBY ACCEPTED THIS BY THE ROGERS CITY COUNCIL. SCALE 1"-200 FEET JAN 0 6 1988 LEGEND UTILITY EASEMENT & BUILDING SETBACK SUE HODGES UTILITY EASEMENT -----LAND SURVEYOR'S CERTIFICATION Clerk and Recorder BENTON COUNTY, ARK UTILITY & DRAINAGE 115.43 EASEMENT SET IRON PIN KNOWLEDGE AND BELIEF. FOUND IRON PIN MINIMUM FLOOR ELEVATION (0000) 7 nom 8#2-860 ALUMINUM CAP IN TOP OF CURB AT SOUTH END OF RADIUS AT SW CORNER INTERSECTION OF CARDINAL DRIVE AND W. SUNSET DRIVE. ELEV. = 1293 916 (BENCHMARK TIED TO NEV VERTICAL DATUM) LEGAL DESCRIPTION A PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST. BENTON COUNTY, ARKANSAS, DESCRIBED AS: OWNER & DEVELOPER N89 00 27 W 659.98 FROM THE SE CORNER OF SAID SECTION 4. FRANK M. SMITH DEVELOPMENT, INC. RUN North 00 degrees 00 minutes 02 seconds West - 1180.01 feet : P.O. BOX 802 LOT 15 AND North 89 degrees 00 minutes 27 seconds West - 659.98 feet TO THE ROGERS, ARKANSAS 72757 POINT OF BEGINNING, SAID POINT BEING THE NE CORNER OF LOT 10, BLOCK 18, PHASE 6; THENCE North 00 degrees 00 minutes 02 seconds West - 1270.01 feet : THENCE, North 00 degrees 00 minutes 43 seconds West - 75.45 feet; THENCE North 00 degrees 00 minutes 02 seconds West - 114.53 feet TO THE ROGERS/BENTONVILLE CITY LIMITS; ZONING: A-1A THENCE North 89 degrees 00 minutes 27 seconds West - 660.00 feet ALONG SAID CITY LIMITS; THENCE South 00 degrees 00 minutes 02 seconds East - 1379.99 feet TO THE NW CORNER OF LOT II, PHASE 4; THENCE South 89 degrees 00 minutes 27 seconds East - 330.01 feet ALONG THE NORTH LINE OF PHASE 4; THENCE South 00 degrees 00 minutes 02 seconds East - 80.00 feet TO THE NW CORNER OF LOT 15, PHASE 6; THENCE South 89 degrees 00 minutes 27 seconds East - 330,01 feet TO THE POINT OF BEGINNING CONTAINING 21.51 ACRES MORE OR LESS DESCRIPTION REVISIONS FINAL PLAT WHISPERING TIMBERS PHASE 7 ARKANSAS Architects & Engineers Rogers, AR DRAWING NO.