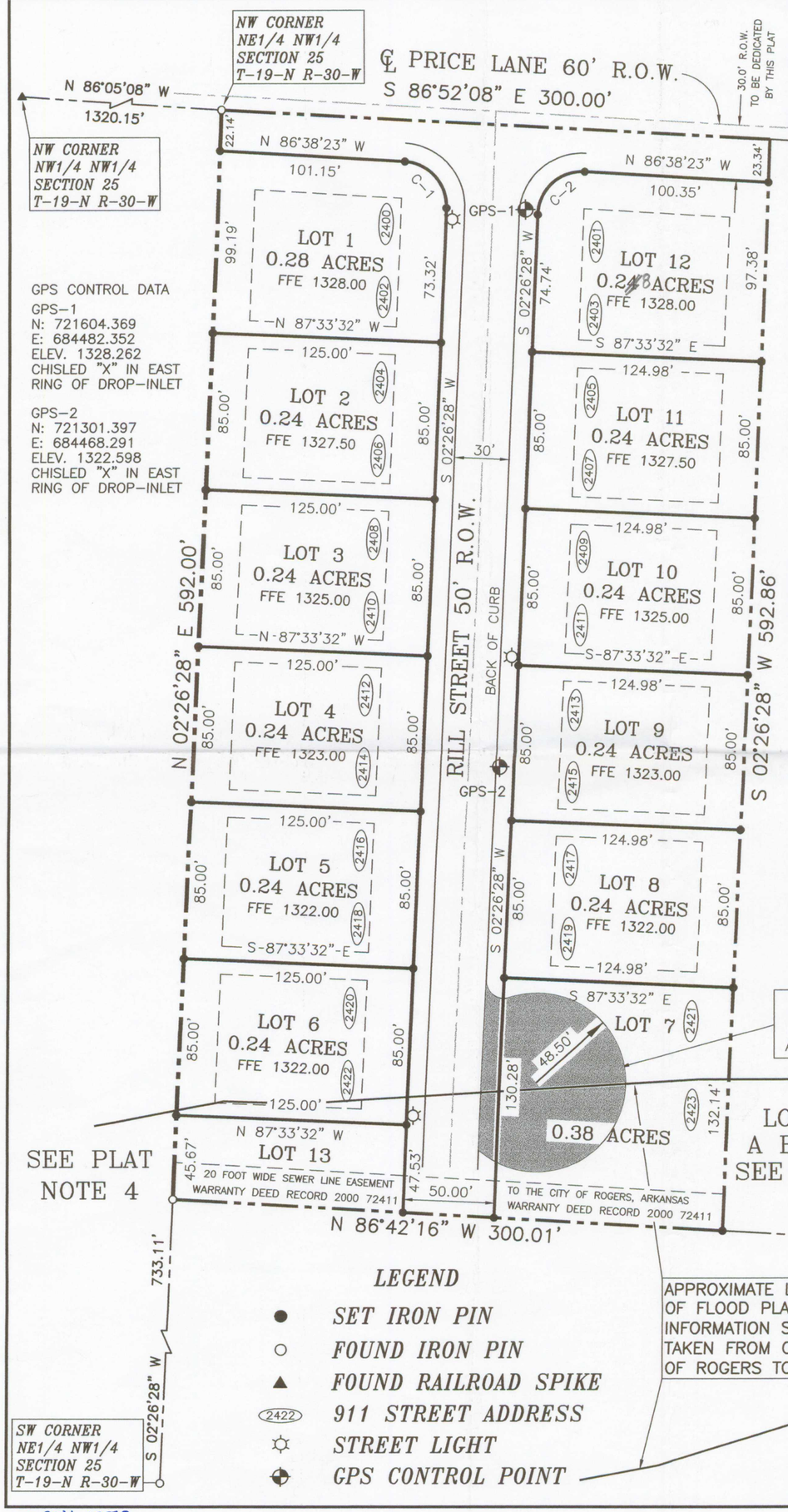
2004-1373



GPS CONTROL DATA

GPS-1
N: 721604.369
E: 684482.352
ELEV. 1328.262
CHISLED "X" IN EAST RING OF DROP-INLET

GPS-2
N: 721301.397
E: 684468.291
ELEV. 1322.598
CHISLED "X" IN EAST RING OF DROP-INLET

LEGEND

- ● SET IRON PIN
- ○ FOUND IRON PIN
- ▲ FOUND RAILROAD SPIKE
- (2422) 911 STREET ADDRESS
- ☼ STREET LIGHT
- ⊕ GPS CONTROL POINT

C-1
Radius = 24.25'
Delta = 89°04'51"
Length = 37.70'
Chord = 34.02'
Chd.Brg. = S 42°05'57"E

C-2
Radius = 24.25'
Delta = 90°55'09"
Length = 38.48'
Chord = 34.57'
Chd.Brg. = N 47°54'03"E

BUILDING SETBACK REQUIREMENTS FOR RDP ZONING
FRONT = 25 FEET
REAR = 20 FEET
SIDE INTERIOR = 7.5 FEET
SIDE EXTERIOR = 20 FEET

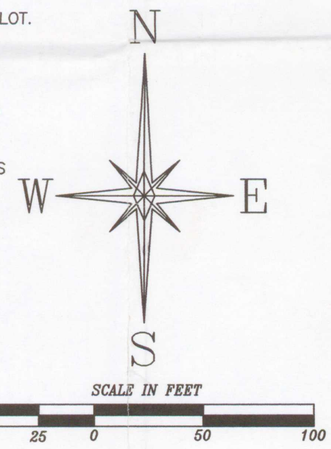
PROPERTY DESCRIPTION

A part of the Northeast Quarter of the Northwest Quarter of Section 25, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :
Commencing at an iron pin found in the roadway of Price Lane for the NW Corner of the NE1/4 of the NW1/4 of Section 25, T-19-N, R-30-W, having Arkansas State Plane Coordinates (North Zone) of North 721658.629 and East 684316.233, said iron pin also being the TRUE POINT OF BEGINNING; thence along the roadway of Price Lane, South 86 degrees, 52 minutes, 08 seconds East 300.00 feet; thence leaving the roadway of Price Lane and being the West Boundary Line of the exception to Warranty Deed 2000 78662 and the East Boundary Line to Warranty Deed 20010094595, South 02 degrees, 26 minutes, 28 seconds West 592.86 feet; thence along the South Boundary Line to Warranty Deed 20010094595, North 86 degrees, 42 minutes, 16 seconds West 300.01 feet to a found iron pin; thence along the West Boundary Line of Warranty Deed 20010094595, North 02 degrees, 26 minutes, 28 seconds East 592.00 feet to the TRUE POINT OF BEGINNING, containing 4.08 acres and being subject to the Right-of-Way Line of Price Lane along the North side thereof and to all others easements and right-of-ways of record that a complete title search may reveal.

PLAT NOTES :

1. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE. THE DEVELOPER OF EACH LOT SHALL CONSTRUCT A SIDEWALK ALONG THE STREET, AND BUILT TO THE CITY OF ROGERS SPECIFICATIONS. THIS SIDEWALK MUST BE IN PLACE BEFORE THE UTILITY SERVICE CAN BE OBTAINED AND BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
2. BEARINGS ARE BASED ON NAD 83 ARKANSAS STATE PLANE COORDINATE SYSTEM (NORTH ZONE). CONTROL WAS ESTABLISHED USING NGS MONUMENTS LOCATED AT THE BENTONVILLE AIRPORT (BENTPORT) AND THE ROGERS AIRPORT (ROGPORT).
3. LOT 7 IS NOT A BUILDING LOT AT THIS TIME. WHEN RILL STREET IS EXTENDED SOUTH INTO THE NEXT PHASE AND THE NEED FOR THE TEMPORARY GRAVEL FIRE ACCESS TURNAROUND NO LONGER EXISTS, THE DEVELOPERS MAY CHANGE LOT 7 INTO A BUILDING LOT. IF THE DEVELOPER CHANGES LOT 7 INTO A BUILDING LOT THE THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE WILL BE 1322.00 AND SUBJECT TO THE BUILDING SETBACKS FOR ZONE RDP.
4. LOT 13 IS NOT A BUILDING LOT. LOT 13 WILL BE A UTILITY AND DRAINAGE EASEMENT LOT ONLY CONSISTING OF 0.13 ACRES.
5. WILDFLOWER, PHASE 1 IS A DUPLEX SUBDIVISION ZONED RDP.
6. INTERIOR SIDEWALKS SHALL BE BUILT BY INDIVIDUAL LOT OWNERS IN LIEU OF POSTING A LETTER OF CREDIT.
7. ALL LOTS MUST ACCESS INTERIOR STREETS. NO DRIVEWAYS WILL PERMITTED OFF OF PRICE LANE.
8. ALL BUILDING SETBACK LINES ARE ALSO UTILITY AND DRAINAGE EASEMENTS.

FLOOD CERTIFICATION
PART OF THE ABOVED DESCRIBED PROPERTY IS LOCATED WITHIN A KNOWN FLOOD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, ARKANSAS. COMMUNITY PANEL NO. 05007C0162 F; EFFECTIVE DATE: DECEMBER 20, 2000. THIS PROPERTY IS LOCATED IN FLOOD ZONES "AE" AND "X".



CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 16th DAY OF NOVEMBER, 2004.

CHAIRMAN

CITY OF ROGERS ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 23rd DAY OF November 2004, BY THE ROGERS, ARKANSAS CITY COUNCIL.

MAYOR

CITY CLERK

SEAL CITY OF ROGERS CITY CLERK

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES. THE CITY OF ROGERS AND ALL UTILITY 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.

OWNER — DATE 11/29/04

OWNER — DATE

SUBSCRIBE AND SWORN BEFORE ME THIS 29th DAY OF November, 2004.

NOTARY PUBLIC

OFFICIAL SEAL
BRANDY L. BRONSON
NOTARY PUBLIC - ARKANSAS
WASHINGTON CO.
MY COMMISSION EXPIRES: OCT. 15, 2007

MY COMMISSION EXPIRES:

VICINITY MAP

OWNERS/DEVELOPERS:
HMG INVESTMENTS, LLC
3333 PINNACLE HILLS PARKWAY
PENTHOUSE SUITE #2
ROGERS, ARKANSAS 72752
TELEPHONE (479) 845-1000

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 992
SIGNATURE
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

RECORDER'S STAMP

2004 1373
Recorded in the Above Plat Book & Page
11-29-2004 03:57:58 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

FINAL PLAT
WILDFLOWER, PHASE 1, A DUPLEX SUBDIVISION
TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS

SCALE : 1" = 50'	DATE : SEPT 24, 2004	DRAWN BY : D.P.
JOB NO. D04042 CD-2004	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 10636 Hwy. 72 West, Bentonville, Ar (479) 273-3399 (Fax) 273-3464	
STATE RECORDING NO. N/A		

2004-1373