NW CORNER, NW1/4, SE1/4 SECTION 28 T-19-N R-30-W

SECTION 28, T-19-N, R-30-W

EAST 481.44'

BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT

30' FRONT 10' SIDE 20' REAR

SIDEWALKS PER ROGERS AND ADA SPECIFICATIONS

STREET LIGHTS

LEGEND

ZONED R-1

XXXX

----

STREET ADDRESSES

.

FOUND IRON PIN

0

SET IRON PIN

## PROPERTY DESCRIPTION:

A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

FROM THE NW CORNER OF SAID SE 1/4

RUN EAST 481.44', SOUTH 702.91' TO THE POINT OF BEGINNING
THENCE NORTH 88 '14'30" WEST 250.00 FEET;
THENCE SOUTH 00 '18'29" EAST 530.02 FEET TO A COUNTY ROAD;
THENCE NORTH 86 '36'40" WEST 69.31 FEET;
THENCE SOUTH 86 '42'01" WEST 181.00 FEET;
THENCE NORTH 00 '18'29" WEST 528.67 FEET TO THE POINT OF BEGINNING;
CONTAINING 3.02 ACRES MORE OR LESS.

## SURVEYOR'S DECLARATION:

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.

DON PHILLIPS REGISTERED LAND SURVEYOR #992

STATE OF ARKANSA NO. 992

SIGNATUR

SIGNATUR

ONALD REGISTERS

ONALD REGIST

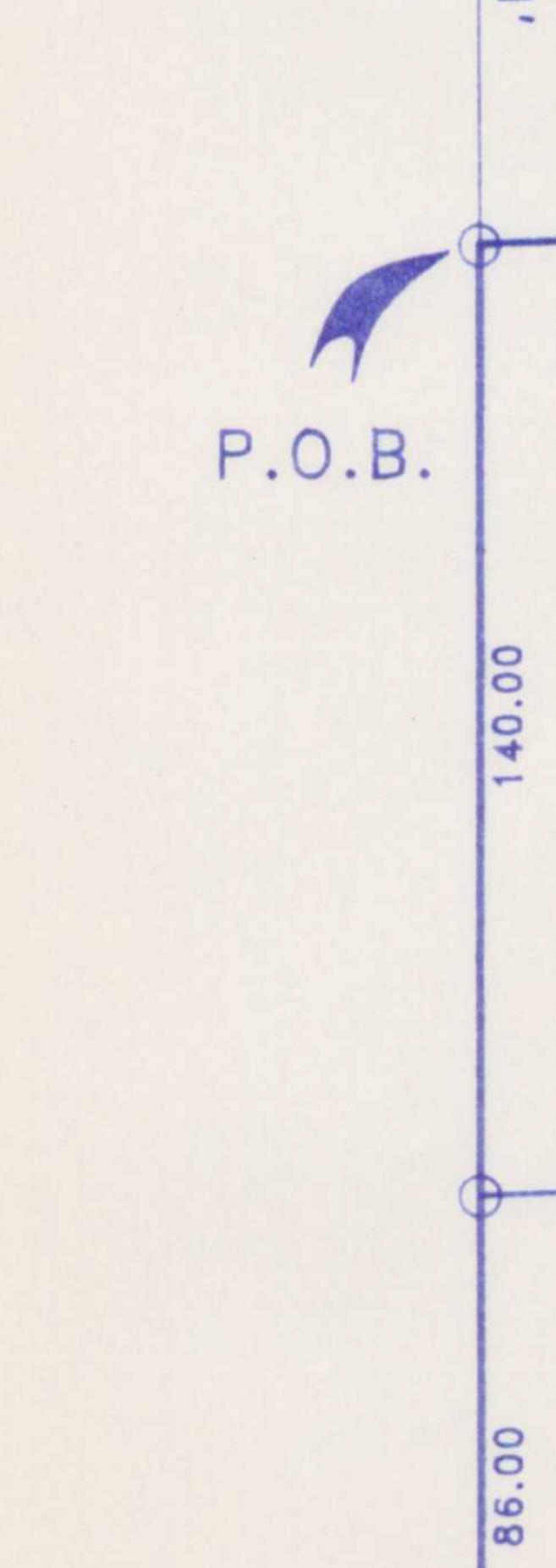
ALL FINISHED FLOORS MUST BE 1.00 MINIMUM ABOVE THE CURB.

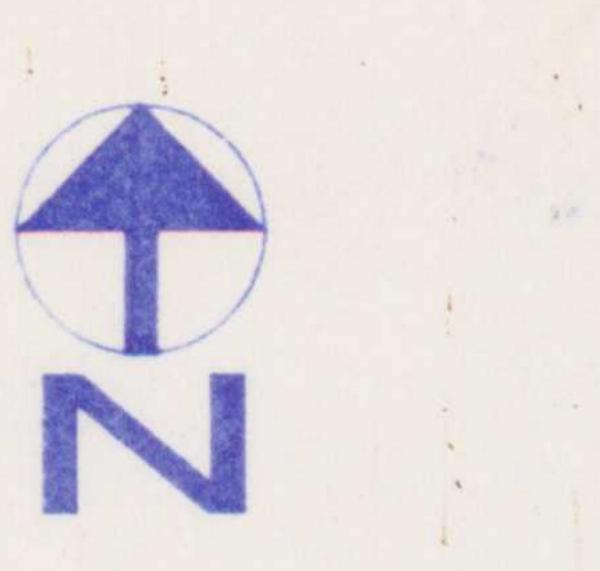
ANY LOT NOT MEETING THIS REQUIREMENT MUST HAVE AN ENGINEERED

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.





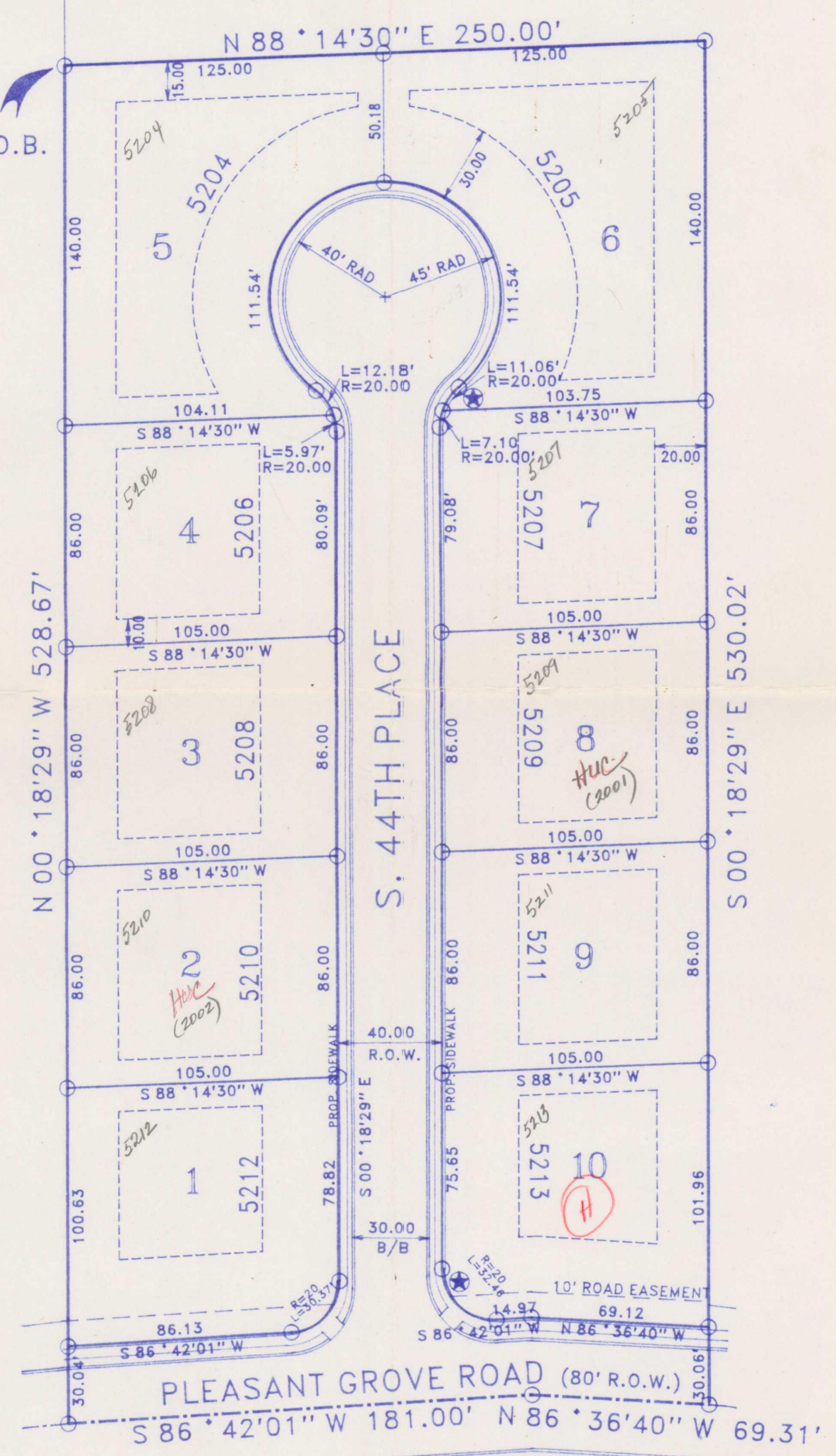
SCALE: 1" = 50'

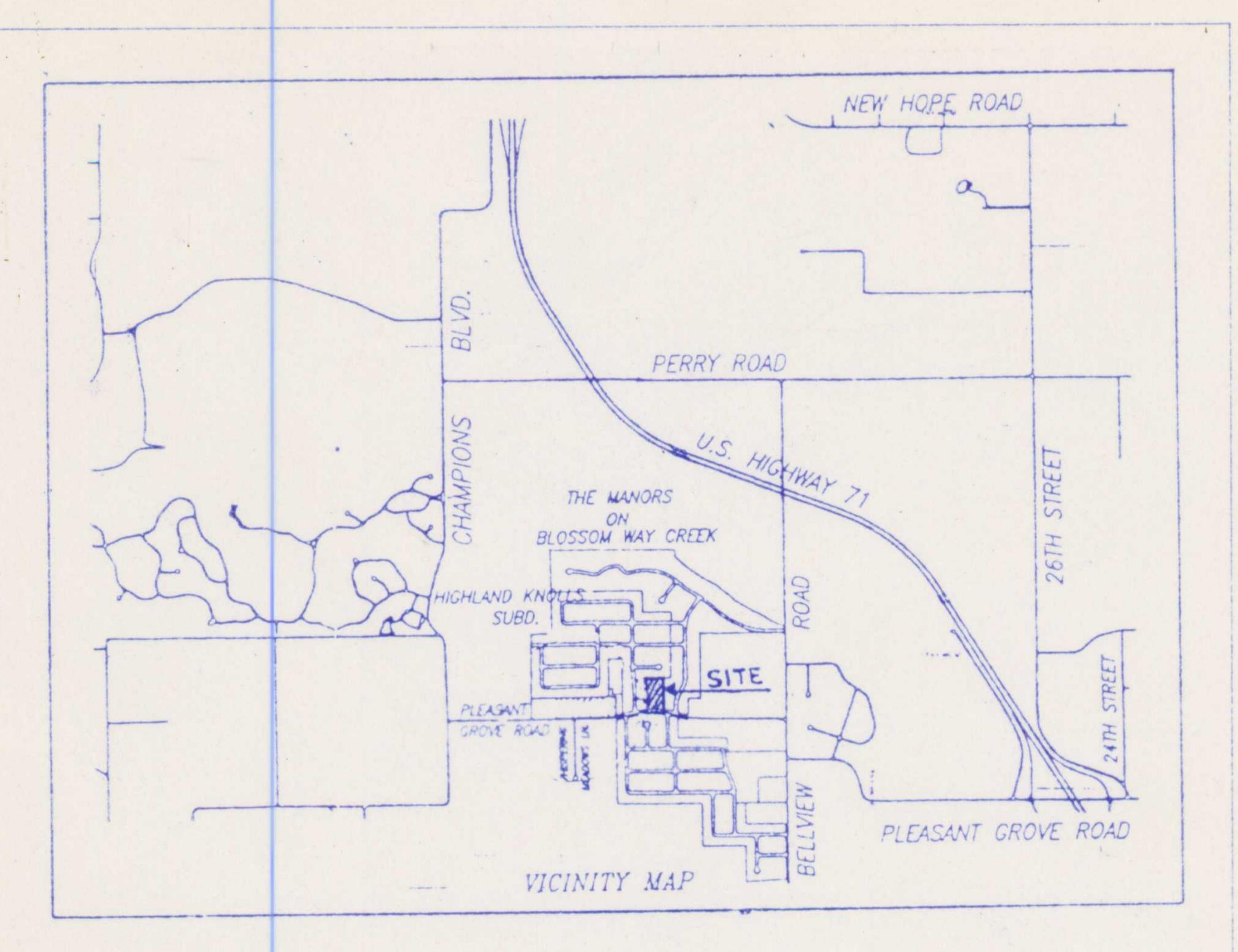
FILED FOR RECORD

At 2:40 O'Clock M

FEB 10 2000

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK





## 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 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

STATE OF ARKANSAS) SS

COUNTY OF BENTON )

SUBSCRIBED AND SWORN BEFORE ME THIS 10 DAY OF \_\_\_ Tell 2000

7-19-2009 MY COMMISSION EXPIRES Sharon m Welle

) 11

CITY COUNCIL ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS SEL DAY OF FEB., 2000, BY
THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS.

MAYOR

Sandra Fearman

RGPLACE

LOTS 1-10
ROGEVS

FINAL PLAT
REVISIONS
DATE BY DESCRIP.

PREPARED FOR:

RANDY DAVIDSON
P.O. BOX 1515
ROGERS, ARKANSAS
531-3846

DRAWN BY
DBP
1/06/00
CHECKED BY
JOB NO.
99006

1900 S. WALTON BLVD. BENTONVILLE, AR 72712

STATE RECORDING NO. 500-19N-30W-0-28-210-04-992