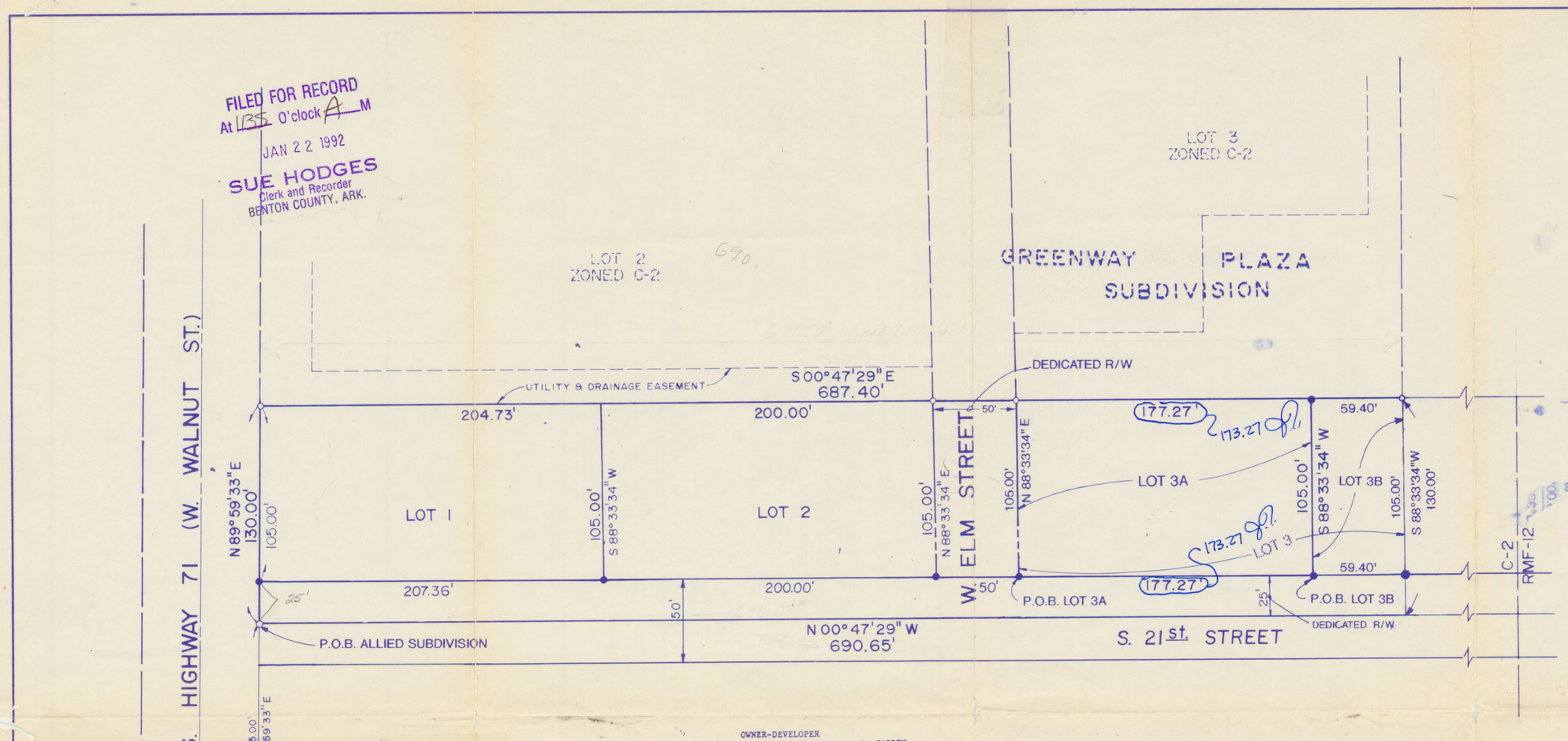
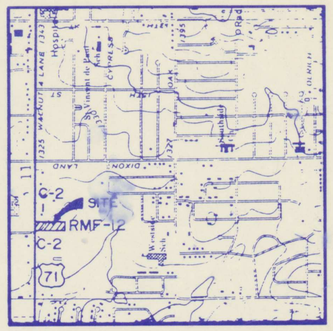
11-19-30 16-163

FILED FOR RECORD
At 1:35 O'clock A M
JAN 22 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

BASIS OF BEARINGS:
RECORD SUBDIVISION PLAT OF ALLIED SUBDIVISION





N

VICINITY MAP
N.T.S.

LEGEND

⊠	Light Pole
●	Set Iron Pin
- - - - -	Utility & Drainage Esmt. Line
○	Found Iron Pin
LOT 3A	NEW LOT DESIGNATION
LOT 3	OLD LOT DESIGNATION

Scale 1" : 50'

-50 -25 0 50 100 150

THIS PLAT REPLACES A PREVIOUS PLAT BY JAMES W. COLTON, FILED ON OCTOBER 23, 1990 IN PLAT BOOK A15 AT PAGE 220 OF THE BENTON COUNTY COURT HOUSE.

THE PROPERTY PLATTED HEREON IS ZONED C-2.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD HAZARD BOUNDARY MAP FOR THE CITY OF ROGERS COMMUNITY PANEL NUMBER 050013 0005 C EFFECTIVE DATE OCTOBER 18, 1988.

ALLIED SUBDIVISION DESCRIPTION

A PART OF THE NE 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF ROGERS, BENTON COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST; THENCE S 00°00'27"E A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 71; THENCE ALONG SAID SOUTH RIGHT-OF-WAY N 89°59'33"E A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 89°59'33"E A DISTANCE OF 130.00 FEET TO THE NW CORNER OF GREENWAY PLAZA SUBDIVISION; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE WEST LINE OF SAID GREENWAY PLAZA S 00°47'29"E A DISTANCE OF 687.40 FEET; THENCE S 88°33'34"W A DISTANCE OF 130.00 FEET; THENCE N 00°47'29"W A DISTANCE OF 690.65 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 89,567.60 SQUARE FEET OR 2.0562 ACRES MORE OR LESS.

LOT 3A DESCRIPTION

A PART OF THE NE 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF LOT 3, ALLIED SUBDIVISION, CITY OF ROGERS, BENTON COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST; THENCE S 00°00'27"E A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 71; THENCE ALONG SAID SOUTH RIGHT-OF-WAY N 89°59'33" E A DISTANCE OF 190.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S 00°47'29"E AND ALONG THE EAST RIGHT-OF-WAY OF SOUTH 21ST STREET FOR 457.36 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY N 88°33'34"E AND ALONG THE SOUTH RIGHT-OF-WAY OF WEST ELM STREET AND THE NORTH LINE OF SAID LOT 3 FOR 105.00 FEET; THENCE LEAVING SAID NORTH LINE S 00°47'29"E AND ALONG THE EAST LINE OF SAID LOT 3 FOR 177.27 FEET; THENCE S 88°33'34"W FOR 105.00 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH 21ST STREET; THENCE N 00°47'29"W ALONG SAID EAST RIGHT-OF-WAY FOR 177.27 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 18,612.18 SQUARE FEET OR 0.4273 ACRES MORE OR LESS.

173.27 f.l.
18192.18
f.l. 173.27

LOT 3B DESCRIPTION 0.4176 f.l.

A PART OF THE NE 1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN AND PART OF LOT 3, ALLIED SUBDIVISION, CITY OF ROGERS, BENTON COUNTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST; THENCE S 00°00'27"E A DISTANCE OF 35.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY 71; THENCE ALONG SAID SOUTH RIGHT-OF-WAY N 89°59'33" E A DISTANCE OF 190.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S 00°47'29"E AND ALONG THE EAST RIGHT-OF-WAY OF SOUTH 21ST STREET FOR 634.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY N 88°33'34"E FOR 105.00 FEET TO THE EAST LINE OF SAID LOT 3; THENCE S 00°47'29"E ALONG SAID EAST LINE FOR 59.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S 88°33'34"W ALONG THE SOUTH LINE OF SAID LOT 3 FOR 105.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N 00°47'29"W ALONG THE EAST RIGHT-OF-WAY OF SOUTH 21ST STREET FOR 59.40 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 6,236.60 SQUARE FEET OR 0.1432 ACRES, MORE OR LESS.

OWNER-DEVELOPER
LARRY I. GANOUNG & MAX L. CARDEN
2010 WEST WALNUT
ROGERS, ARKANSAS 72765

OWNER'S CERTIFICATE OF DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS 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, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES AND DRAINAGE STRUCTURES. 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.

Larry I. Ganoung	10-21-91
LARRY I. GANOUNG	DATE
Bonnie L. Ganoung	10/21/91
BONNIE L. GANOUNG	DATE
Max L. Carden	10/20/91
MAX L. CARDEN	DATE
Ina Lee Carden	10/20/91
INA LEE CARDEN	DATE
William D. McKnight	10-18-91
WILLIAM D. McKNIGHT	DATE
Constance J. McKnight	10-18-91
CONSTANCE J. McKNIGHT	DATE
[illegible] McKnight	10-18-91
THE McKNIGHT FAMILY TRUST	DATE

Subscribed and sworn before me this 21st day of Oct, 1991.

Sheila Jo Stevenson
Notary Public

My commission expires

OFFICIAL SEAL
SHEILA JO STEVENSON
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 1/31/93

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 5th DAY OF November, 1991.

CHAIRMAN

REGISTERED
STATE OF ARKANSAS
NO. 1021
SIGNATURE
JAMES G. TEMPLE
PROFESSIONAL LAND SURVEYOR

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY 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.

James G. Temple 10/18/91
JAMES G. TEMPLE PLS# 1021 DATE

From 02-1034-000 (1.63ac)
+ 02-1034-001 (.43ac)

11-19-30

CORRECTION PLAT OF
LOT SPLIT OF LOT 3

CEI ENGINEERING ASSOCIATES, INC.
110 W. CENTRAL AVE.
BENTONVILLE, ARKANSAS 72712
(501) 273-9472

DRAWN BY: K.M.P.	DATE: 10/17/91
CHECKED BY: J.T.	FILE NO: 5264S
SCALE: 1" = 50'	

ALLIED SUBDIVISION
ROGERS, ARKANSAS

SHEET NO. 1