(BASIS OF BEARINGS: SUBDIVISION PLAT, BK. "C" PG. 47)



0 10 20 30 60 SCALE: 1"=30'-0"

OWNER RETAIL BUILDINGS, INC.

1102 WALNUT STREET

ROGERS ARKANSAS

FILED FOR RECORD

OCT 2 0 1992

At 11S5 O'clock AM

SUE HODGES

Clerk and Recorder

BENTON COUNTY, ARK.

LEGAL DESCRIPTION (TRACT 1A)

ALL OF LOTS 1 (ONE) THROUGH 6 (SIX) AND THE NORTH 10 (TEN) FEET OF LOT 7 (SEVEN), ALLRED ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "C" AT PAGE 47 OF THE BENTON COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SO0°03'21"E, 30.00 FEET FROM THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, SAID POINT BEING ON THE SOUTH R/W LINE OF WEST WALNUT STREET (U.S. HIGHWAY NO.71B) THENCE ALONG SAID SOUTH R/W LINE S89°00'14"E 150 FEET: THENCE LEAVING SAID SOUTH R/W LINE AND ALONG THE WEST R/W LINE OF SOUTH 11TH STREET S00°00'00"W, 296.60 FEET; THENCE LEAVING SAID WEST R/W LINE N89°07'55"W, 149.71 FEET; THENCE N00°03'21"W, 296.94 FEET TO THE POINT OF BEGINNING, CONTAINING 1.021 ACRES OR 44,474.76 SQUARE FEET MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTION OF RECORD OR

OWNER'S CERTIFICATION AND DEDICATION:

I THE UNDERSIGNED, DO HEREBY SWEAR THAT I AM THE SOLE OWNER OF THE HEREON PLATTED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS FOR USE BY THE GENERAL PUBLIC.

RETAIL BUILDINGS, INC. (OWNER)

SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF September, 1992.

NOTARY PUBLIC Glenna Juller

MY COMMISSION EXPIRES ____ Que 17, 1994

ACCEPTANCE:

JABAEL_

CONTAININ

THENCE LE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROSERS, ARKANSAS THIS 15T DAY OF September 1

IAIRMAN

IEGENID

• F.I.P.
• S.I.P.

PROPOSED RIGHT-OF-WAY

ORIGINAL LOT LINE

PROPERTY LINE/RIGHT OF WAY

FOUND IRON PIN

SET IRON PIN

LOT SPLIT
FOR
BRAUM'S OF ROGERS

COMPUTED CORNER



ENGINEERS & PLANNERS SURVEY

110 WEST CENTRAL AVE. BENTONVILLE, ARKANSAS

(501) 273-9472 72712

DRAWN BY: CHECKED BY:

SCALE: 1"=30'-0"

LOTS 1 (ONE) THROUGH 6 (SIX) & THE N. 10 (TEN) FEET OF LOT 7 ALLRED ADDITION ROGERS, ARKANSAS

SHEET NO. 1 OF 1

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS.

MAP NUMBER 05007C0155 E EFFECTIVE DATE SEPTEMBER 18, 1991

N.W. CORNER, N.E.1/4,SW1/4

SEC.12 TP 19N, R30W

I HEREBY DECLARE THAT I HAVE OF THIS DATE 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.

CRAIG DUNCAN, PLS #1156, ARKANS

9/1/92 DATE

PLS #1156, ARKANSAS

N89°07'55"W 149.71' F.I.P.

WEST WALNUT STREET

TRACT 1A

TOTAL TRACT

1.021 AC.

44,474.76 SQ.FT.

ADDITIONAL 5' R/W TO THE CITY OF ROGERS

PER THIS PLAT

ELM STREET

(50' R/W)

SURVEYORS DECLARATION:

ABLISHED 100INSURANCE