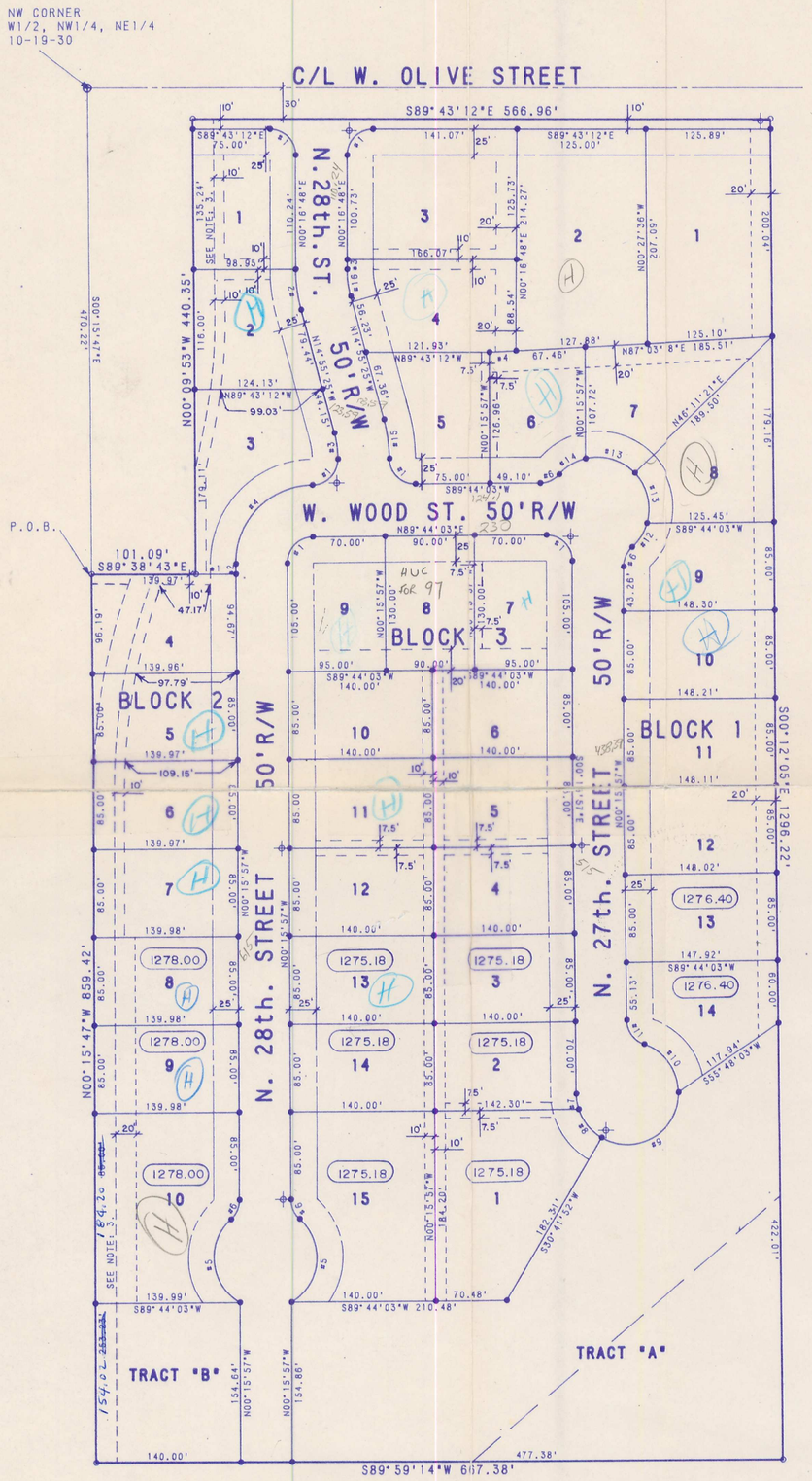
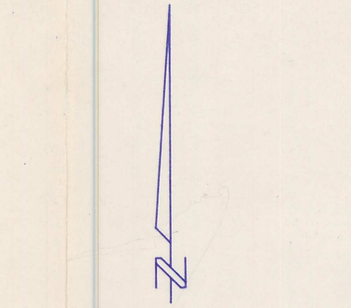
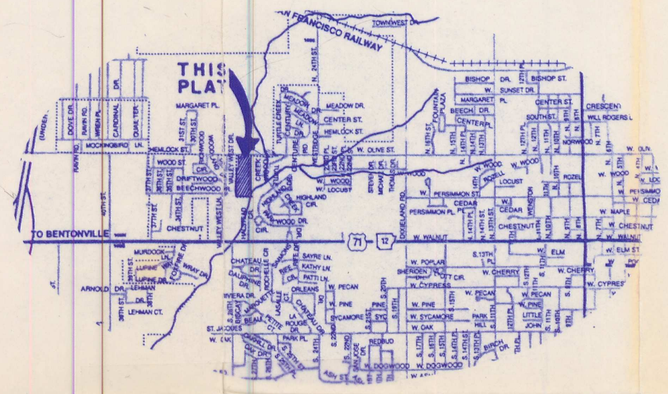
18-166
18-174

Cov. 93-61457





FILED FOR RECORD
At 1:40 O'clock P M
SEP 15 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT
1	90°00'00"	25.00	39.27	25.00
2	15°12'12"	150.00	39.80	20.02
3	14°39'27"	100.00	25.58	12.86
4	90°00'00"	75.00	117.81	75.00
5	108°11'23"	50.00	94.41	69.06
6	48°11'23"	25.00	21.03	11.18
7	17°27'27"	50.00	15.23	7.68
8	41°34'43"	50.00	36.28	18.98
9	120°57'49"	50.00	105.56	88.31
10	70°31'44"	50.00	61.55	35.36
11	70°31'43"	25.00	30.77	17.68
12	31°44'05"	50.00	27.69	14.21
13	60°00'00"	50.00	52.36	28.87
14	34°38'41"	50.00	30.23	15.59
15	14°39'27"	150.00	38.37	19.29
16	15°12'12"	100.00	26.53	13.35

SHORT COURSE TABLE

SEG.	DISTANCE	BEARING
	38.87	N 89°38'43" W
2	10.33	N 0°15'57" W
3	9.51	N 0°16'48" E
4	25.93	N 87°03'18" E

DEVELOPER:

RICHARD QUAM
QUAM CONSTRUCTION CO.
605 NORTH 36th. STREET
ROGERS, ARKANSAS 72756

BENCH MARK: RAILRIAD SPIKE ON SOUTHEAST SIDE OF A 22 INH HICKORY TREE BETWEEN 27th. & 28th. STREETS. ELEVATION 1277.07.

NOTE:

1. Sidewalks on both sides of street per City of Rogers code sections 37 & 51.
2. TRACTS "A" & "B" ARE TOTALY UTILITY AND DRAINAGE EASEMENTS.
3. EXCLUSIVE 20' WATER LINE EASEMENT, BOOK 599 AT PAGE 127

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 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 cable 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 easements.

Aug 24 1993
Dated

Richard D. Quam
Nancy A. Quam
William E. [illegible]
Julianne M. Cordes

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

Subscribed and sworn before me this 24th day of August 19 93.

Shirley J. Chapman
Notary Public

My Commission Expires:
08-17-2002

OFFICIAL SEAL
SHIRLEY J. CHAPMAN
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires: 08 - 17 - 2002

ACCEPTANCE

Approved and recommended for acceptance by the city planning commission of Rogers, Arkansas this 24 day of AUGUST 19 93.

Russell Anderson
Chairman

ACCEPTANCE

This plat is hereby accepted this 24th day of August 1993 by the Rogers city council.

John W. Sampin, Jr.
Mayor

Sandra Fearman
City Clerk

CITY OF ROGERS SEAL CITY CLERK ARKANSAS

LAND SURVEYOR'S DECLARATION

I hereby declare that on the 26th day of Aug 19 93 the hereon plotted and described survey was completed under my supervision, and the iron pins were set, as shown, to the best of my knowlege and belief.

Orval Wilbanks R.L.S.#755

REGISTERED
STATE OF ARKANSAS
NO. 755
SIGNATURE
ORVAL WILBANKS
PROFESSIONAL LAND SURVEYOR

FILED FOR RECORD
At 3:00 O'clock P M
SEP 01 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

DESCRIPTION:

A PART OF THE W 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 19NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE NW CORNER OF SAID W 1/2, NW 1/4, NE 1/4 ON THE CENTERLINE OF OLIVE STREET RUN S00°15'47"E 470.22 FEET ALONG THE WEST LINE THEREOF TO THE POINT OF BEGINNING ON THE EAST LINE OF WOODLAND ACRES SUBDIVISION AT A FOUND IRON PIN;
THENCE S89°31'43"E 101.09 FEET TO A FOUND IRON PIN;
THENCE N00°01'53"W 440.35 FEET TO A SET IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF OLIVE STREET;
THENCE S89°43'12"E 566.96 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A SET IRON PIN ON THE WEST LINE OF TURTLE CREEK PLACE;
THENCE S00°12'05"E 1296.22 FEET ALONG SAID WEST LINE TO A FOUND IRON PIN;
THENCE S89°59'14"W 667.38 FEET TO A FOUND IRON PIN ON THE AFORESAID EAST LINE OF WOODLAND ACRES SUBDIVISION;
THENCE N00°15'47"W 859.42 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING 18.88 ACRES MORE OR LESS.

10-19-30

LEGEND:

- ○ FOUND IRON PIN
- ● SET IRON PIN
- BUILDING SETBACK & UTILITY EASEMENT
- UTILITY EASEMENT
- UTILITY & DRAINAGE EASEMENT
- STREET LIGHT
- (0000.00) MIN. FLOOR ELEV.

500-19N-30W-0-10-140-04-0755

FINAL PLAT

BEL AIR SUBDIVISION

39 LOTS

ROGERS, ARKANSAS

Crafton, Tull & Associates, Inc.
Architects & Engineers Rogers, Ark.

DRAWN:	DATE:	DRAWING NO.
	2-19-93	91140
CHECKED:	SCALE:	
T.H.	1"=100'	

FILES 91140\FIN.PLT & TB\91140FIN.PLT