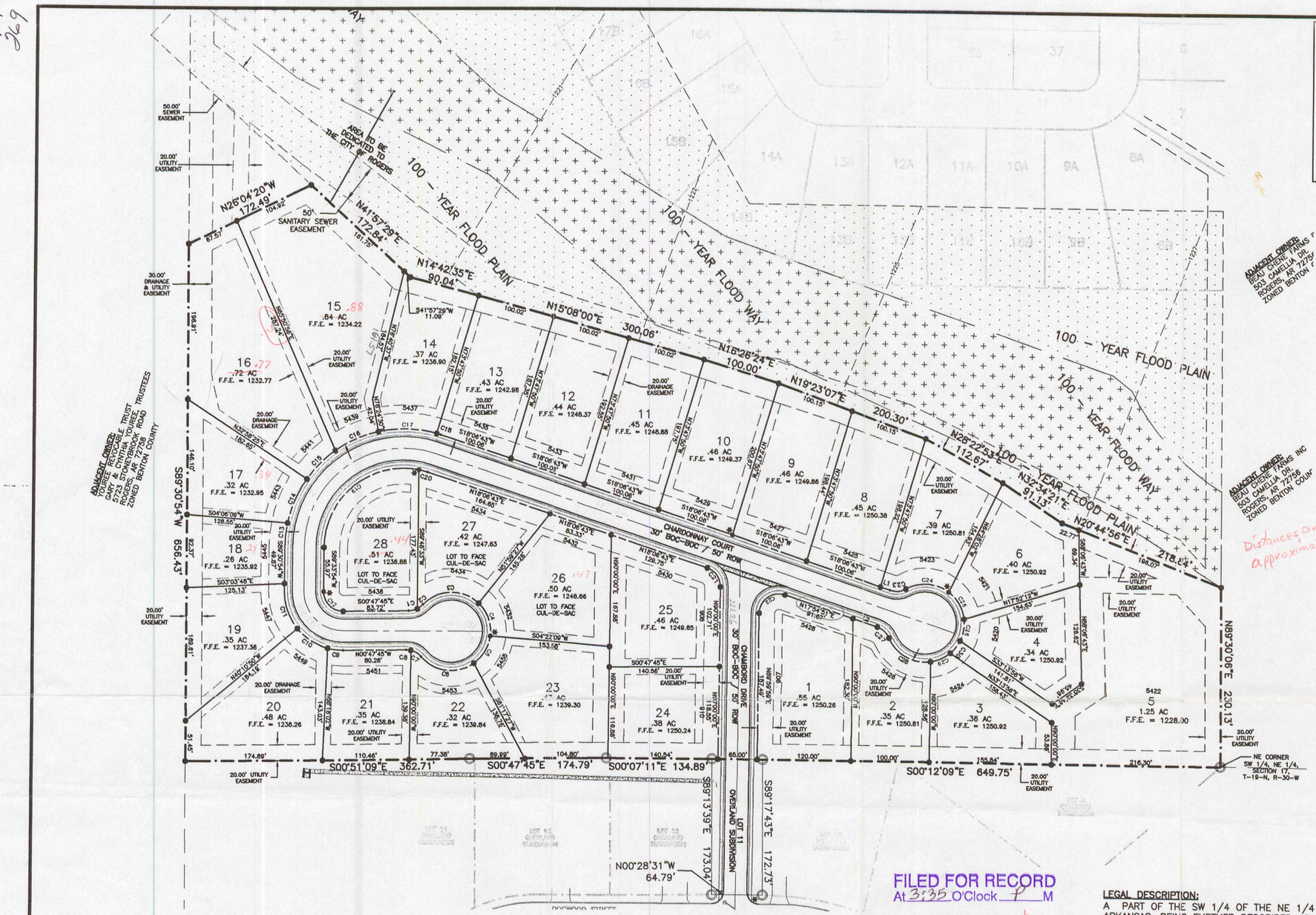
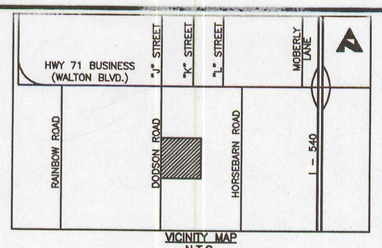
PH 269





VICINITY MAP
N.T.S.

SCALE 1" = 100'

LEGEND:

- FOUND IRON PIN
- SET IRON PIN
- PROPOSED STREET LIGHT
- RIGHT OF WAY
- LOT LINE
- SETBACK
- EASEMENT
- CURB
- 4' SIDE WALK
- PROPERTY LINE
- 100-YEAR FLOODPLAIN
- 100-YEAR FLOODWAY

Distances and bearings approximate

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.86	N18°06'43"E
L2	33.13'	N18°06'43"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	11.01	25.00
C2	9.14	25.00
C3	78.96	50.00
C4	46.39	50.00
C5	41.30	50.00
C6	74.49	50.00
C7	24.42	25.00
C8	5.99	25.00
C9	20.20	75.00
C10	46.77	75.00
C11	51.24	75.00
C12	39.41	25.00
C13	26.80	150.00
C14	38.49	150.00
C15	45.53	150.00

CURVE TABLE		
CURVE	LENGTH	RADIUS
C16	50.84	150.00
C17	36.54	150.00
C18	5.35	150.00
C19	177.49	100.00
C20	11.96	100.00
C21	30.49	25.00
C22	46.16	25.00
C23	20.87	25.00
C24	57.98	50.00
C25	40.63	50.00
C26	28.89	50.00
C27	21.12	25.00
C28	66.04	50.00
C29	27.94	50.00
C30	20.19	50.00

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OWNER:
JACK HALES & JIM HALES
8714 GARRETT ROAD
ROGERS, AR 72756

SUBDIVISION NAME:
BORDEAUX SUBDIVISION

PROPERTY ZONING:
R-1, (LOW DENSITY, PURE RESIDENTIAL)

BUILDING SETBACKS:
FRONT YARD- 30' OR AS SHOWN
REAR YARD - 20' OR AS SHOWN
SIDE YARD - 10' INTERIOR, 20' EXTERIOR

ENGINEER / SURVEYOR:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712
(501) 271-0906

FLOOD CERTIFICATION:
NO PART OF THE ABOVE 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 AND UNINCORPORATED AREAS, PANEL NUMBER 05007C0155 H, EFFECTIVE DATE DECEMBER 20, 2000. THE PROPERTY IS LOCATED IN ZONE X.

SURVEYORS CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE, THIS DAY, COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

ROGERS PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS,

THIS 14 DAY OF October, 2001.

Ronald F. Shelby
CHAIRMAN

ROGERS CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 23 DAY OF October, 2001
BY THE ROGERS CITY COUNCIL.

CITY OF ROGERS SEAL CITY CLERK

Steve W. Hardy
MAYOR

Sandra Fearman
CITY CLERK

NOTES:
1. THE SIDEWALK IS TO BE CONSTRUCTED 2 FEET BEHIND THE BACK OF CURB WITH A WIDTH OF 4 FEET.

CERTIFICATE OF DEDICATION:
WE, THE UDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, 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, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

John M. Hales — DEVELOPER — DATE 10/30/01

James T. Hales — DEVELOPER — DATE 10/30/01

OFFICIAL SEAL
TINA BEASLEY
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 9-4-2006

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 30th DAY OF October, 2001

Tina Beasley
NOTARY PUBLIC
My commission Expires: 9-4-2006

OFFICIAL SEAL
TINA BEASLEY
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 9-4-2006

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

FILED FOR RECORD
At 3:35 O'Clock P M
OCT 30 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

LEGAL DESCRIPTION:
A PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING FURTHER DESCRIBED AS:

BEGINNING AT A FOUND IRON PIN FOR THE NORTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4, SECTION 17, T-19-N, R-30-W, THENCE S00°12'09"E 649.75 FEET TO A FOUND IRON PIN, THENCE S00°07'11"E 134.89 FEET, THENCE S00°47'45"E 174.79 FEET, THENCE S00°51'09"E 362.71 FEET, THENCE S 89°30'54" W 656.43 FEET, THENCE N26°04'20"W 172.49 FEET, THENCE N41°57'29"E 172.84 FEET, THENCE N14°42'35"E 90.04 FEET, THENCE N15°08'00"E 300.06 FEET, THENCE N16°26'24"E 100.00 FEET, THENCE N19°23'07"E 200.30 FEET, THENCE N28°22'53"E 112.67 FEET, THENCE N32°34'21"E 91.13 FEET, THENCE N20°44'56"E 218.84 FEET, THENCE N89°30'06"E 230.13 FEET TO THE POINT OF BEGINNING, CONTAINING 15.00 ACRES MORE OR LESS, SUBJECT TO ACCESS INTO BORDEAUX SUBDIVISION BY WAY OF LOT 11 OF OVERLAND SUBDIVISION.

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
(501) 271 - 0906
Bentonville, Arkansas 72712
(501) 271-8144 Fax

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1301
SIGNATURE
JERRY L. GING

BORDEAUX SUBDIVISION

DODSON ROAD
ROGERS, ARKANSAS

FINAL PLAT

CHECKED:	TLG 09/14/01
DRAWN:	JEI 09/10/01
FILE NAME:	227-01FP.DWG
PROJECT No.:	227-01
PLOT DATE: 10/23/01	REV.: 0

SHEET 1 of 1

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