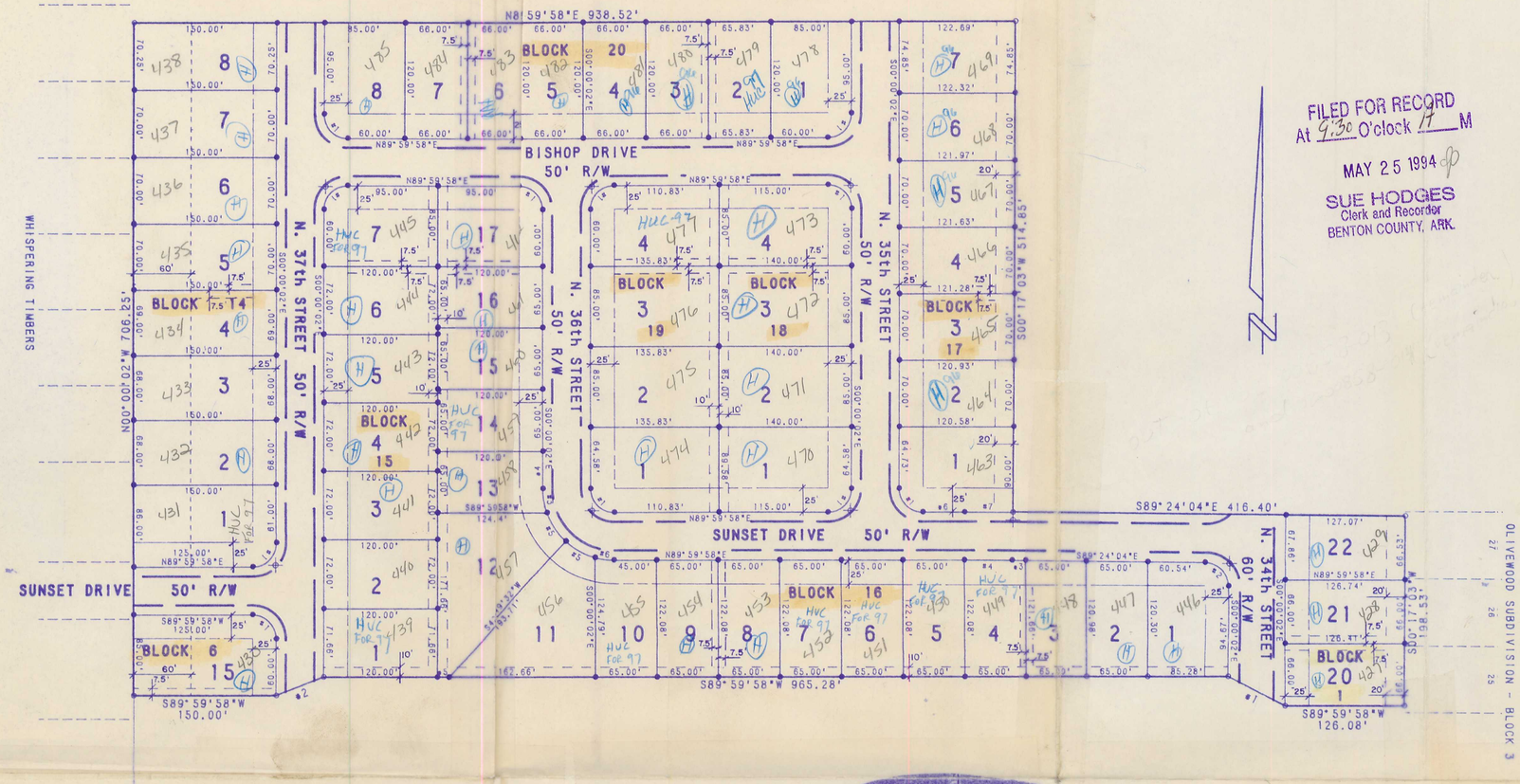
19-149



FILED FOR RECORD
At 9:30 O'clock A M
MAY 25 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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 tie right of ingress and egress to said easements and shall have tie right to remove or trim trees within said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

May 23, 1994
Dated

TALLGRASS / McHANEY JOINT VENTURE
Thomas E. Hopper
THOMAS E. HOPPER - TALLGRASS DEVELOPMENT, INC
L. J. McHaney
L. J. McHANEY - HARRIS/McHANEY HOMES, INC.

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

On this 23rd day of May 1994, there before me, personally appeared THOMAS E. HOPPER who acknowledged himself to be the president of TALGRASS DEVELOPMENT, INC., and L. J. McHANEY who acknowledged himself to be the president of HARRIS/McHANEY HOMES, INC. and they swore that thy were authorized to execute the foregoing instrument for the purposes therein contained as such officers and did so in my presence.

In witness whereof, I hereunto set my hand and official seal.

My commission expires:
8-17-2002

Shirley J. Chapman
Notary Public

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

ACCEPTACE

Approve and recommended for acceptance by the city planning commisson of Rogers, Arkansas this 2nd day of May 1994.

Rhonda Shelley
Chairman

ACCEPTACE

This plt is hereby accepted this 10th day of May 1994 by the Rogers city council.

CITY OF ROGERS SEAL CITY CLERK

John W. Sampin Jr.
Mayor

Sandra L. Fearman
City Clerk

DESCRIPTION

PART OF THE W1/2 OF THE SW1/4 AND A PART OF A STRIP OF LAND 8.25 FEET IN WIDTH OF THE WEST SIDE OF THE SOUTH 1660.53 FEET OF THE E1/2 OF THE SW1/4 OF SECTION 3, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS, DESCRIBED AS:

FROM THE SW CORNER OF SAID SW1/4 OF SECTION 3;
RUN N00°00'02"W ALONG THE WEST LINE THEREOF 1465.00 FEET TO THE POINT OF BEGINNING;
THENCE N00°00'02"W 706.25 FEET ALONG SAID WEST LINE;
THENCE N89°59'58"E 938.52 FEET;
THENCE S00°17'03"W 514.85 FEET ALONG A LINE COINCIDENT WITH A TRACT OF LAND SHOWN AT DEED BOOK 348 AT PAGE 302;
THENCE S89°24'04"E 416.40 FEET ALONG SAID LINE TO THE LINE COINCIDENT WITH THE WEST LINE OF OLIVEWOOD SUBDIVISION;
THENCE S00°17'03"W 198.53 FEET ALONG SAID LINE;
THENCE S89°59'58"W 126.08 FEET;
THENCE S62°37'25"W 67.57 FEET;
THENCE S89°59'58"W 965.28 FEET;
THENCE S68°36'06"W 53.70 FEET;
THENCE S89°59'58"W 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 16.58 ACRES, MORE OR LESS, BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

59 LOTS TOTAL

SHORT COURSE TABLE

SEG.	DISTANCE	BEARING
1	67.57	N 62°37'25" W
2	53.70	S 68°36'06" W
3	14.56	N 89°24'04" W
4	39.58	N 0°00'02" W
5	12.34	N 89°59'58" E
6	44.17	N 89°59'58" E

P.O.B.
FOUND NAIL
SW CORNER
SW 1/4
3-19-30

NOTE:

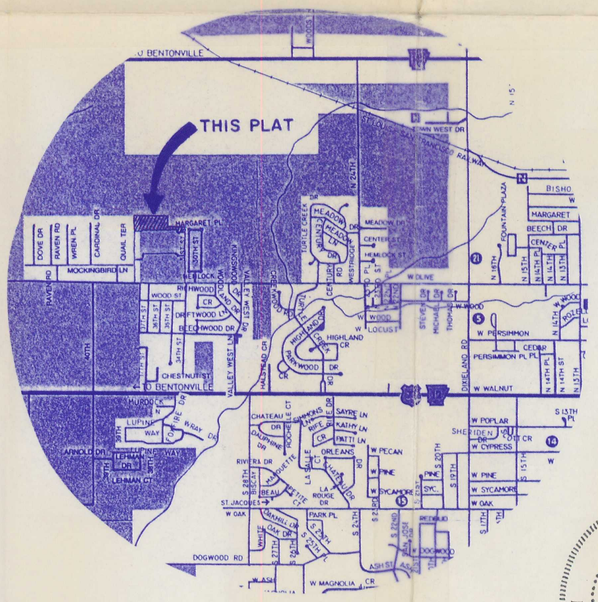
Sidewalks on both sides of street per City of Rogers code sections 37 & 51.

DEVELOPER:

TALLGRASS / McHANEY JOINT VENTURE
P.O. BOX 1628
ROGERS AR 72757

CURVE TABLE

NO.	DELTA	RADIUS	ARC	TANGENT
1	90°00'00"	25.00	39.27	25.00
2	89°24'02"	25.00	39.01	24.74
3	19°48'49"	75.00	25.94	13.10
4	0°35'58"	4820.78	50.44	25.22
5	27°21'37"	75.00	35.81	18.26
6	15°27'58"	75.00	20.25	10.18
7	0°35'58"	4870.78	50.97	25.48



LAND SURVEYOR'S DECLARATION

I hereby declare that on the 12th day of May 1994 the hereon platted and described survey was completed under my supervision, and the iron pins were set, as shown, to the best of my knowledge and belief.

Orval Wilbanks
Orval Wilbanks R.L.S. #755

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

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK & UTILITY ASEMENT
- UTILITY ASEMENT
- UTILITY & DRAINAGE EASEMENT
- STREET LIGHT
- 4' SIDEWALK

100 50 0 100 200
Graphic Scale: 1"=100'

Rev. 11-3-93 Simple. HW - WL REV. 3-16-94 ESMTS L 8,9-8 16

FINAL PLAT

CAMBRIDGE PARK

PHASE 3

ROGERS, ARKANSAS

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

DRAWN: HW	DATE: 2-17-93	DRAWING NO.
CHECKED:	SCALE: 1"=100'	91004

500-19N-30W-0-03-301-04-0755

FILES 91004\FIN3.PLT & TB\91004F12.PLT

19-149