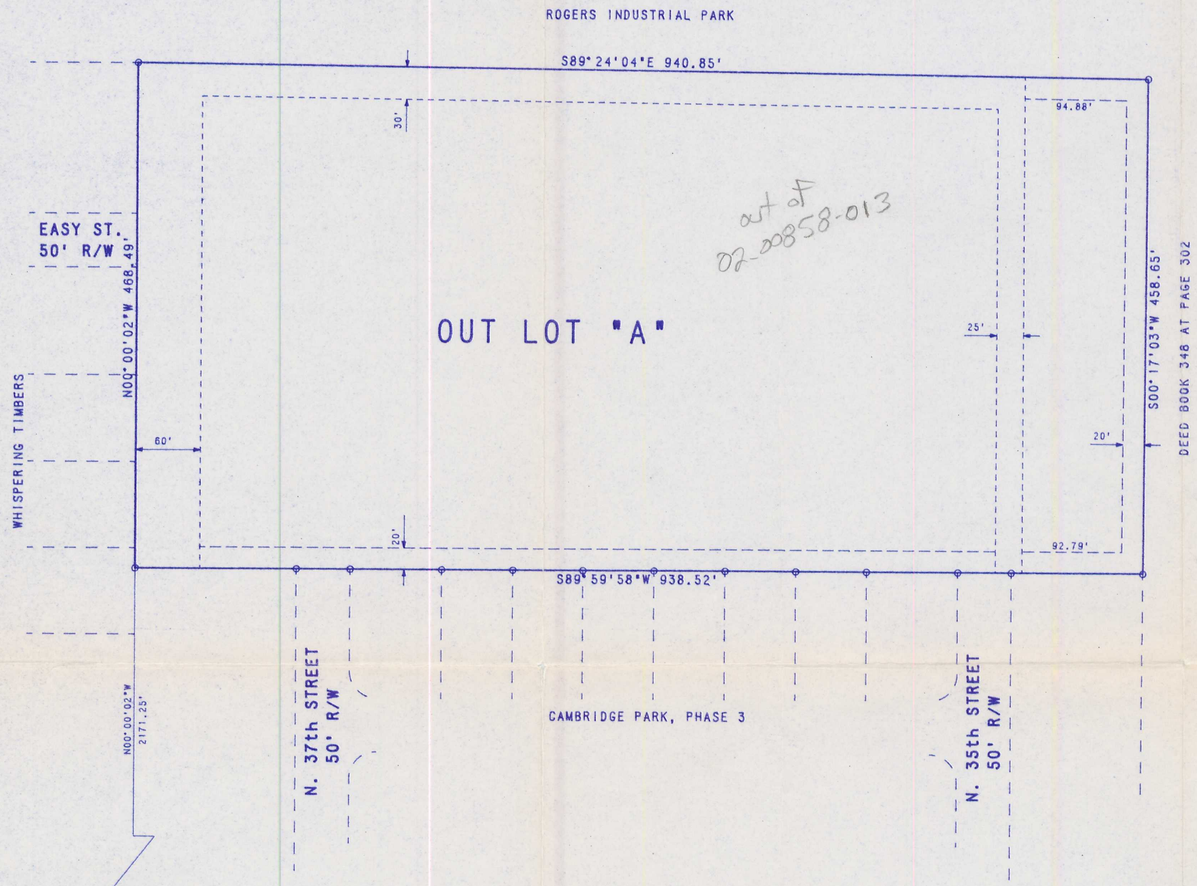
18-278

FILED FOR RECORD
At ____O'clock ____M
DEC 20 1993
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 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.

12-15-93
Dated

TALLGRASS / McHANEY JOINT VENTURE
Thomas E. Hopper
THOMAS E. HOPPER - TALLGRASS DEVELOPMENT, INC

L. J. McHANEY - HARRIS/McHANEY HOMES, INC.

STATE OF ARKANSAS)
) ss
COUNTY OF BENTON)

On this 15th day of December 1993, there before me, personally appeared THOMAS E. HOPPER who acknowledged himself to be the president of TALLGRASS DEVELOPMENT, INC., and L. J. McHANEY who acknowledged himself to be the president of HARRIS/McHANEY HOMES, INC. and they swore that they were authorized to execute the foregoing instrument for the purpose 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:
August 17, 2002

Shirley J. Chapman
Notary Public

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

ACCEPTANCE

This plat is hereby accepted this 7th day of Dec. 1993 by the Rogers city council.

CITY OF ROGERS SEAL CITY CLERK

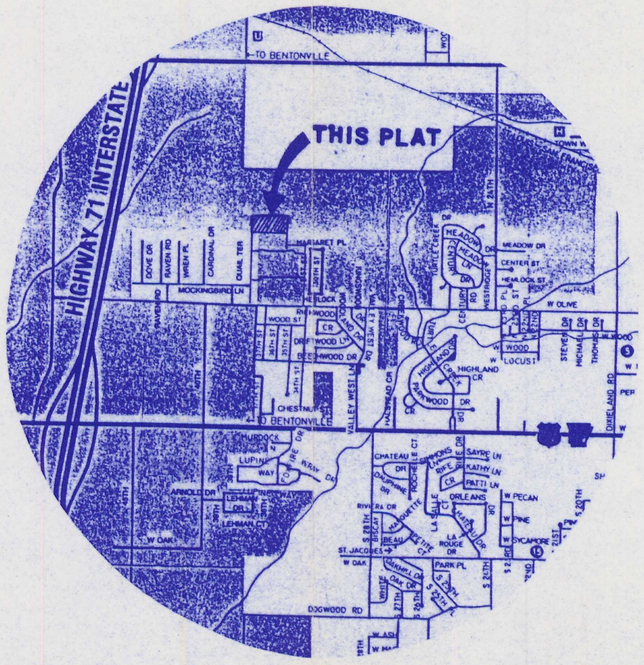
John W. Sumpin Jr.
Mayor

Sandra Fearman
City Clerk

DESCRIPTION

PART OF THE NW1/4 OF THE SW1/4 OF SECTION 3, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS, DESCRIBED AS:

FROM THE SW CORNER OF SW1/4 OF SAID SECTION 3;
RUN N°00 00'02"W ALONG THE WEST LINE THEREOF 2171.25 FEET TO THE POINT OF BEGINNING;
THENCE N 00°00'02"W 468.49 FEET ALONG SAID WEST LINE;
THENCE S 89°24'04"E 940.85 FEET ALONG THE NORTH LINE THEREOF;
THENCE S 00°17'03"W 458.65 FEET ALONG A LINE COINCIDENT WITH A TRACT OF LAND SHOWN AT DEED BOOK 348 AT PAGE 302;
THENCE S 89°59'58"W 938.52 FEET COINCIDENT WITH THE NORTH LINE OF CAMBRIDGE PARK, PHASE 3 TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES, MORE OR LESS, BEING SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OR RIGHTS-OF-WAY.



DEVELOPER:

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

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

LAND SURVEYOR'S DECLARATION

I hereby declare that on the 15TH day of DEC. 1993 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

LEGEND:

- FOUND IRON PIN
- UTILITY EASEMENT
- UTILITY & DRAINAGE EASEMENT

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

FINAL PLAT
CAMBRIDGE PARK
PHASE 4
ROGERS, ARKANSAS

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

DRAWN:	DATE: 11-30-93	DRAWING NO.
CHECKED:	SCALE: 1"=100'	91004

500-19N-30W-0-03-300-04-0755

FILES 91004\FIN4.PLT & TB\91004F14.PLT