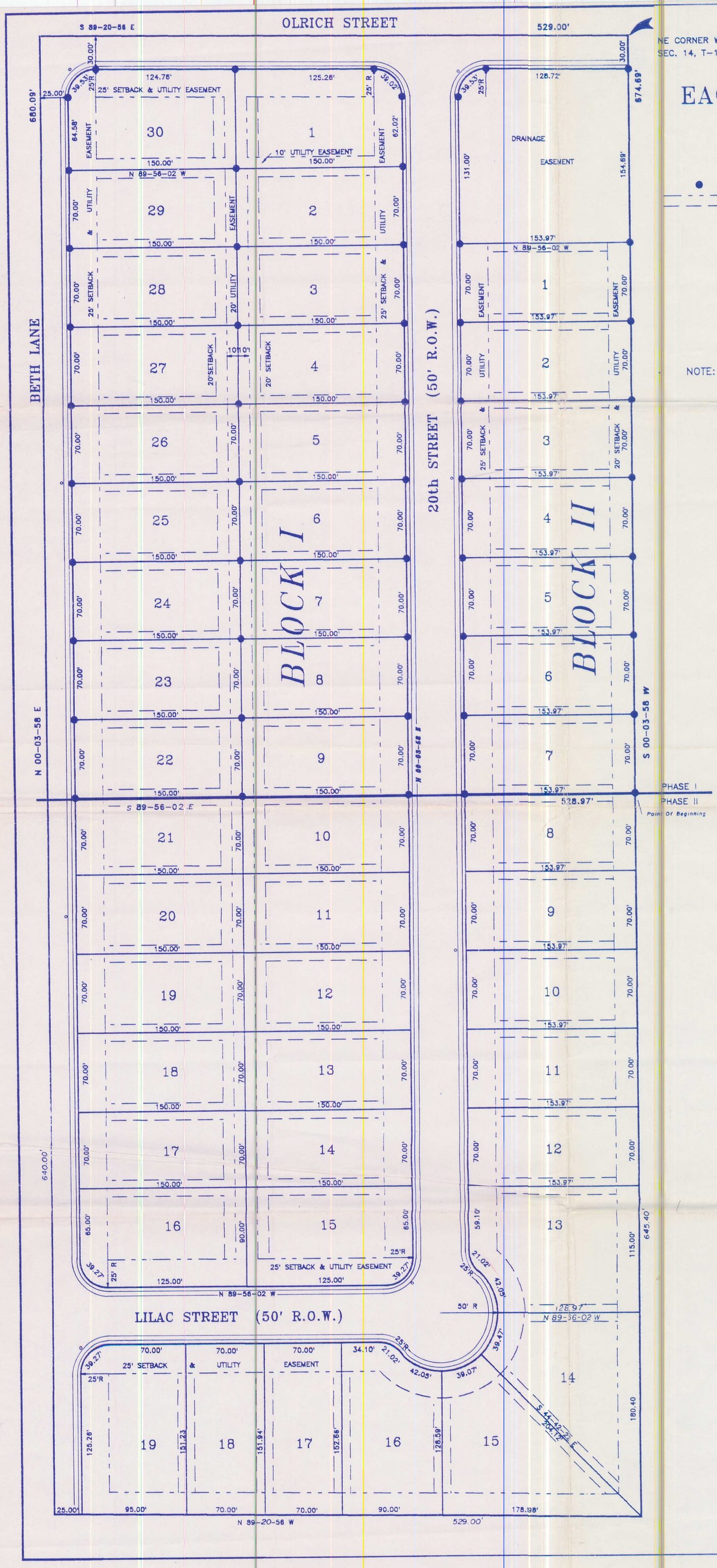
17-154

NE CORNER W 1/2, NE 1/4, SW 1/4
SEC. 14, T-19-N, R-30-W

EAGLE GLEN SUBDIVISION



LEGEND

- FOUND IRON PIN
- UTILITY EASEMENT
- BUILDING SETBACK
  - 25' FRONT
  - 7.5' SIDE
  - 20' REAR

N
W E
S

SCALE: 1"=60'

60 30 0 60

NOTE: 4' SIDEWALKS TO BE BUILT TO CITY CODE WITHIN 5 YEARS.
MUST MEET ADA STANDARDS, 1 FOOT BEHIND CURB, MIN.

OWNERS CERTIFICATION

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 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.

_____ _____

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 1992.

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED BY THE ROGERS PLANNING COMMISSION THIS _____ DAY OF _____, 1992.

_____
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED BY THE ROGERS CITY COUNCIL THIS _____ DAY OF _____, 1992.

_____
MAYOR

_____
CLERK

FILED FOR RECORD
At 12:50 O'clock P M
NOV 05 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Description Phase II

Part of the W 1/2 of the NE 1/4 of the SW 1/4 of Section 14, Township 19 North, Range 30 West in Benton County, Arkansas more precisely described as follows: Starting at the NE Corner of said W 1/2 of the NE 1/4 of the SW 1/4; thence South 00 degrees, 03 minutes, 58 seconds West, 674.69 feet to the true Point Of Beginning; thence South 00 degrees, 03 minutes, 58 seconds West, 645.40 feet; thence North 89 degrees, 20 minutes, 56 seconds West, 529.00 feet; thence North 00 degrees, 03 minutes, 58 seconds East, 640.00 feet; thence South 89 degrees, 56 minutes, 02 seconds East, 528.97 feet to the true Point Of Beginning containing 7.805 Acres, more or less and subject to the right-of-ways of West Olrich Street on the North, Beth Drive on the West, and utility easements as they exist.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT ON THE 30th DAY OF April 1992 THE HEREON PLATTED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE PINS SET TO THE BEST OF MY KNOWLEDGE. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN.
NO PART OF THIS SURVEY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA MAP NUMBER 050013 0010B.

Note: This revision is to add Bearing and Distance to North line of Lot 14, Block 2. 11-5-92

REGISTERED
STATE OF ARKANSAS
NO. 689
SIGNATURE
JOHN L. RAMSEY
PROFESSIONAL LAND SURVEYOR

PROTECTIVE RECORDED IN INSTRUMENT NO. 9023739 (7-31-90)

Job: Final Plat, EAGLE GLEN SUBDIVISION PHASE II		
Scale: 1"=60'	Rogers, Arkansas	Drawn By: B.P.
Date: 3/28/91		Revised: 11-5-92
Location: Pt. W 1/2-NE 1/4-SW 1/4, Sec 14-19-30		
Ramsey Surveying, Inc. Rogers, Ar. 501-636-5982		Job Number: 240