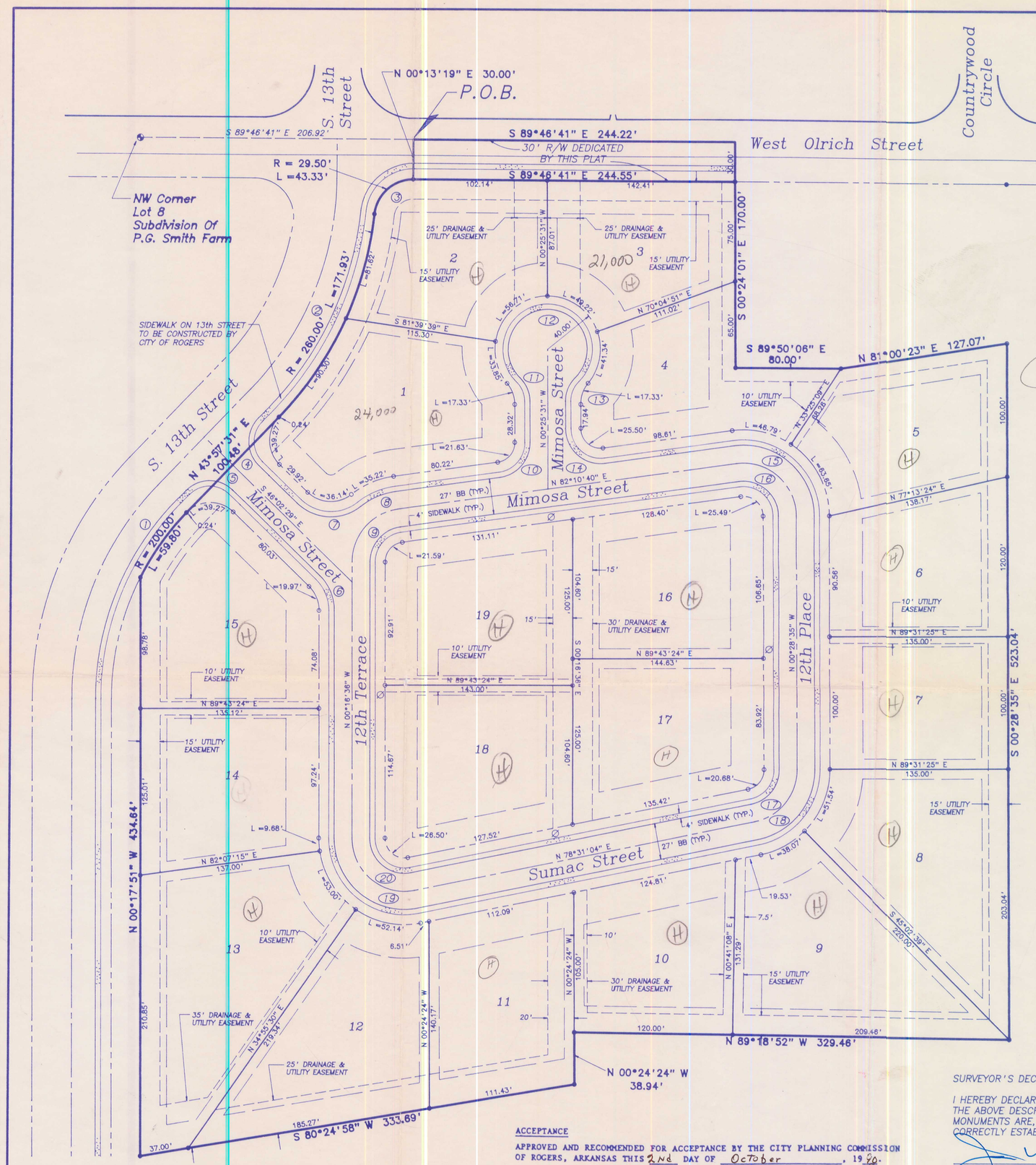
A15-233



OWNER & DEVELOPER:

DON MYERS & ASSOCIATES
1300 W. WALNUT
ROGERS, ARKANSAS 72756
(501) 636-3708

ZONING AND PROPOSED LAND USE: R-2

FILED FOR RECORD
At 2:30 O'clock P M
NOV 09 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

OWNER'S CERTIFICATE OF DEDICATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS 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, AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES AND DRAINAGE STRUCTURES. THE CITY OF ROGERS AND ALL UTILITY 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.

Don Myers 11/6/90
DON MYERS & ASSOCIATES — DATE
DON MYERS - PRESIDENT

OFFICIAL SEAL
BARBARA BERSCHE
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires 9-17-93

SUBSCRIBED AND SWORN BEFORE ME, THIS 6 DAY OF Nov, 1990.
Barbara J. Bersche MY COMMISSION EXPIRES 9-17-93
NOTARY PUBLIC

SURVEY DESCRIPTION

A PART OF LOTS 7,8 AND 9 OF THE SUBDIVISION OF THE P.G. SMITH FARM TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF LOT 8 OF THE SUBDIVISION OF THE P.G. SMITH FARM (PLAT BOOK "A"-PAGE 43); THENCE ALONG THE NORTH LINE OF SAID LOT 8 S 89°46'41"E A DISTANCE OF 206.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 8 AND THE NORTH LINE OF LOT 7 S 89°46'41"E A DISTANCE OF 244.22 FEET TO A POINT ON THE WESTERLY LINE OF THE MAX COHEN PROPERTY; THENCE AROUND THE MAX COHEN PROPERTY AND LEAVING SAID NORTH LINE OF SAID LOT 7 S 00°24'01"E A DISTANCE OF 170.00 FEET TO A FOUND IRON PIN; THENCE S 89°50'06"E A DISTANCE OF 80.00 FEET; THENCE N 81°00'23"E A DISTANCE OF 127.07 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7; THENCE ALONG THE EAST LINE OF SAID LOT 7 S 00°28'35"E A DISTANCE OF 523.04 FEET TO THE SE CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 N 89°18'52"W A DISTANCE OF 329.46 FEET TO THE SW CORNER OF SAID LOT 7 (ALSO SAID POINT BEING THE NE CORNER OF LOT 9); THENCE ALONG THE EAST LINE OF SAID LOT 9 S 00°24'24"E A DISTANCE OF 38.94 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID EAST LINE S 80°24'58"W A DISTANCE OF 333.69 FEET TO A FOUND IRON PIN, SAID POINT BEING ON THE WEST LINE OF SAID LOT 9; THENCE ALONG THE WEST LINE OF SAID LOT 9 AND THE WEST LINE OF SAID LOT 8 N 00°17'51"W A DISTANCE OF 434.64 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF THIRTEENTH STREET AS FOLLOWS AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND ARC LENGTH OF 59.80 FEET (CHORD BEARING AND DISTANCE OF N 35°23'37"E, 59.58 FEET) TO THE POINT OF TANGENCY; THENCE N 43°57'31"E A DISTANCE OF 100.48 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET AN ARC LENGTH OF 171.93 FEET (CHORD BEARING AND DISTANCE OF N 25°00'54"E, 168.81 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 29.50 FEET AN ARC LENGTH OF 43.33 FEET (CHORD BEARING AND DISTANCE OF N 48°08'50"E, 39.54 FEET) TO THE POINT OF TANGENCY; THENCE LEAVING SAID RIGHT-OF-WAY N 00°13'19"E A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 389,409.13 SQUARE FEET OR 8.94 ACRES MORE OR LESS.

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, ARKANSAS COMMUNITY PANEL NUMBER 050013 0005 C. REVISED DATE OCTOBER 18, 1988.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

11-5-90
JAMES W. COLTON, PLS #1025 — DATE

2 REVISED 11/1/90 : Added 15' And 10' Utility Easements And Corrected Exterior Side Lot Building Setback Lines.

1 REVISED 10/9/90 : Added Sidewalks Per City Of Rogers

NOTE: ALL LOTS SUBJECT TO THE FOLLOWING BUILDING SETBACKS:

25.0' ALONG FRONT LOT LINES
7.5' ALONG SIDE LOT LINES
20.0' ALONG BACK LOT LINES
20.0' ALONG EXTERIOR SIDE LOT LINES

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 2nd DAY OF October, 1990.

Gary W. Ryal
CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 9th DAY OF Oct., 1990, BY THE ROGERS CITY COUNCIL.

CITY OF ROGERS SEAL CITY CLERK

John W. Sumpink
MAYOR

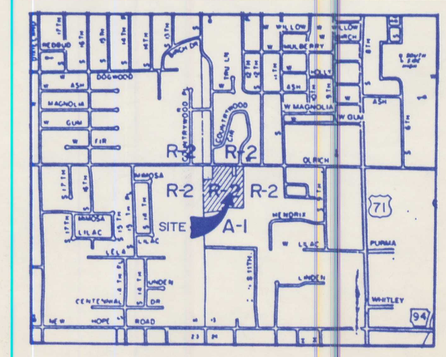
Sandra Fearman
CITY CLERK

RIGHT-OF-WAY CURVE TABLE

Name	Delta	Radius	Length	Bearing	Chord	Tangent
1	D = 17°07'49"	200.00	59.80	N 35°23'37" E	59.57	30.12
2	D = 37°53'14"	260.00	171.93	N 25°00'54" E	168.81	89.24
3	D = 84°09'06"	29.50	43.33	N 48°08'50" E	39.54	26.83
4	D = 90°00'00"	25.00	39.27	S 01°02'29" E	35.36	25.00
5	D = 90°00'00"	25.00	39.27	N 88°57'31" E	35.36	25.00
6	D = 45°45'53"	25.00	19.97	S 23°09'32" E	19.44	10.53
7	D = 82°49'43"	25.00	36.14	S 87°27'20" E	33.07	22.05
8	D = 31°02'51"	65.00	35.22	N 66°39'14" E	34.79	18.08
9	D = 82°27'15"	15.00	21.59	N 40°37'02" E	19.77	13.14
10	D = 82°38'11"	15.00	21.63	N 40°52'34" E	19.80	13.18
11	D = 45°34'23"	25.00	19.88	N 23°12'42" W	19.36	10.50
12	D = 259°25'49"	40.00	181.12	N 89°34'29" E	61.54	48.15
13	D = 39°42'54"	25.00	17.33	S 19°25'59" W	16.98	9.03
14	D = 97°23'49"	15.00	25.50	S 49°07'26" E	22.54	17.07
15	D = 97°20'46"	65.00	110.44	S 49°08'57" E	97.62	73.92
16	D = 97°20'46"	15.00	25.49	S 49°08'57" E	22.53	17.06
17	D = 78°39'38"	15.00	20.68	S 39°01'13" W	19.08	12.38
18	D = 78°39'38"	65.00	89.62	S 39°01'13" W	82.68	53.38
19	D = 101°12'21"	65.00	114.81	N 50°32'48" W	100.48	79.14
20	D = 101°12'21"	15.00	26.50	N 50°32'48" W	23.18	18.26

Scale 1" = 60'

-60 -30 0 60 120 180



VICINITY MAP
n.t.s.

CORRECTION PLAT

THIS PLAT SUPERSEDES THE PLAT FILED IN BOOK A-15 AT PAGE 215 AND IS FILED TO CORRECT EXTERIOR SIDE LOT SETBACKS TO 20 FEET PER CITY OF ROGERS ZONING ORDINANCE, THIS CORRECTION AFFECTS LOTS 1,2,4,13, 14,15,16,17,18 AND 19. ALSO UTILITY EASEMENTS ADDED TO LOTS 1,2,3,18 AND 19.

NOTE:

SIDEWALK MUST BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AND PROJECT SIDE OF EXTERIOR STREETS PER CITY OF ROGERS ORDINANCE 89-99 AND SUBSEQUENT REVISIONS.

ACREAGE: 8.940 ±

LEGEND

- ○ SET IRON PIN
- ● FOUND IRON PIN
- (11) RIGHT-OF-WAY CURVE TABLE
- Ø LIGHT POLE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE

REGISTERED STATE OF ARKANSAS NO. 1025 SIGNATURE JAMES W. COLTON PROFESSIONAL LAND SURVEYOR

FINAL PLAT – LEXINGTON SQUARE ADDITION
A Replat Of Part Of Lots 7, 8 & 9
Of The P.G. Smith Farm Subdivision

CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
110 W. CENTRAL AVE. (501) 273-9472
BENTONVILLE, ARKANSAS 72712

DRAWN BY:	LMG	DATE:	September 17, 1990
CHECKED BY:	JWC/MCJ	FILE NO:	3646
SCALE:	1"= 60'		

LEXINGTON SQUARE ADDITION
ROGERS ARKANSAS
SHEET NO. 1of1

A15-233