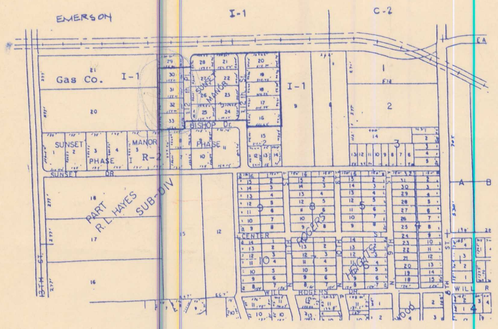
A-15-180

REGISTERED
STATE OF ARKANSAS
NO. 992
Don Phillips
SIGNATURE
LEONALD R. PHILLIPS
PROFESSIONAL LAND SURVEYOR

MAJESTIC ACRES

FILED FOR RECORD
At 2:17 O'clock P M
AUG 31 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



Sidewalk note: Sidewalk shall be installed in the subdivision in accordance with Rogers City Ordinance by the developer of each lot.

LEGEND

- Existing contour line
- New contour line
- Utility & Drainage Easement
- New property line
- Building Setback & Utility Easement
- ESS Existing San. Sewer
- SS New San. Sewer
- EG Existing Gas
- G New Gas
- EW Existing Water
- W New Water
- ET Existing Telephone
- T New Telephone
- New Paving
- New Sidewalk
- New Grade, sidewalk, curb & gutter

PROPERTY DESCRIPTION

Lots 1 through 39 of Majestic Acres to the City of Rogers, Benton County, Arkansas and being a Replat of Sunset Manor, Phase 3, excluding Lot 29 of Sunset Manor, Phase 3 and being described as follows:

Beginning at the Southwest Corner of Lot 29 of Sunset Manor, Phase 3, said point being the TRUE POINT OF BEGINNING;
thence S02°23'53"E, 403.41 feet;
thence N88°12'07"E, 155.00 feet;
thence N02°23'53"W, 50.00 feet;
thence N88°12'07"E, 419.00 feet;
thence S02°23'53"E, 47.77 feet;
thence N88°12'07"E, 212.66 feet;
thence N02°26'05"W, 494.80 feet;
thence S88°17'46"W, 556.10 feet;
thence 39.57 feet along a curve to the left, having a radius of 25.00 feet and a delta angle of 90°41'39";
thence S02°23'53"E, 69.70 feet;
thence S88°17'46"W, 205.01 feet to the TRUE POINT OF BEGINNING, containing 6.05 acres.

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH
A	25.00'	90 41'39"	39.57'
B	25.00'	89 18'21"	38.97'
C	25.00'	90 36'00"	39.53'
D	25.00'	89 24'00"	39.01'

LAND SURVEYOR'S CERTIFICATION

I hereby certify that on the 29th day of Aug 1990 the hereon platted and described survey was completed under my supervision, and the iron pins set, as shown, to the best of my knowledge and belief.

Don Phillips
Don Phillips R.L.S. #992

ACCEPTANCE

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas, this 21 day of August 1990

Gary W. Ryal
Chairman

OWNERS' CERTIFICATION AND 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 television cable 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.

Aug 29- 1990
DATED

Edwin R. Buttram
Mangold
Pres

STATE OF ARKANSAS }
COUNTY OF BENTON } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 31 DAY OF AUG 1990.

MY COMMISSION EXPIRES: 3-6-93

Cathy Brown
NOTARY PUBLIC

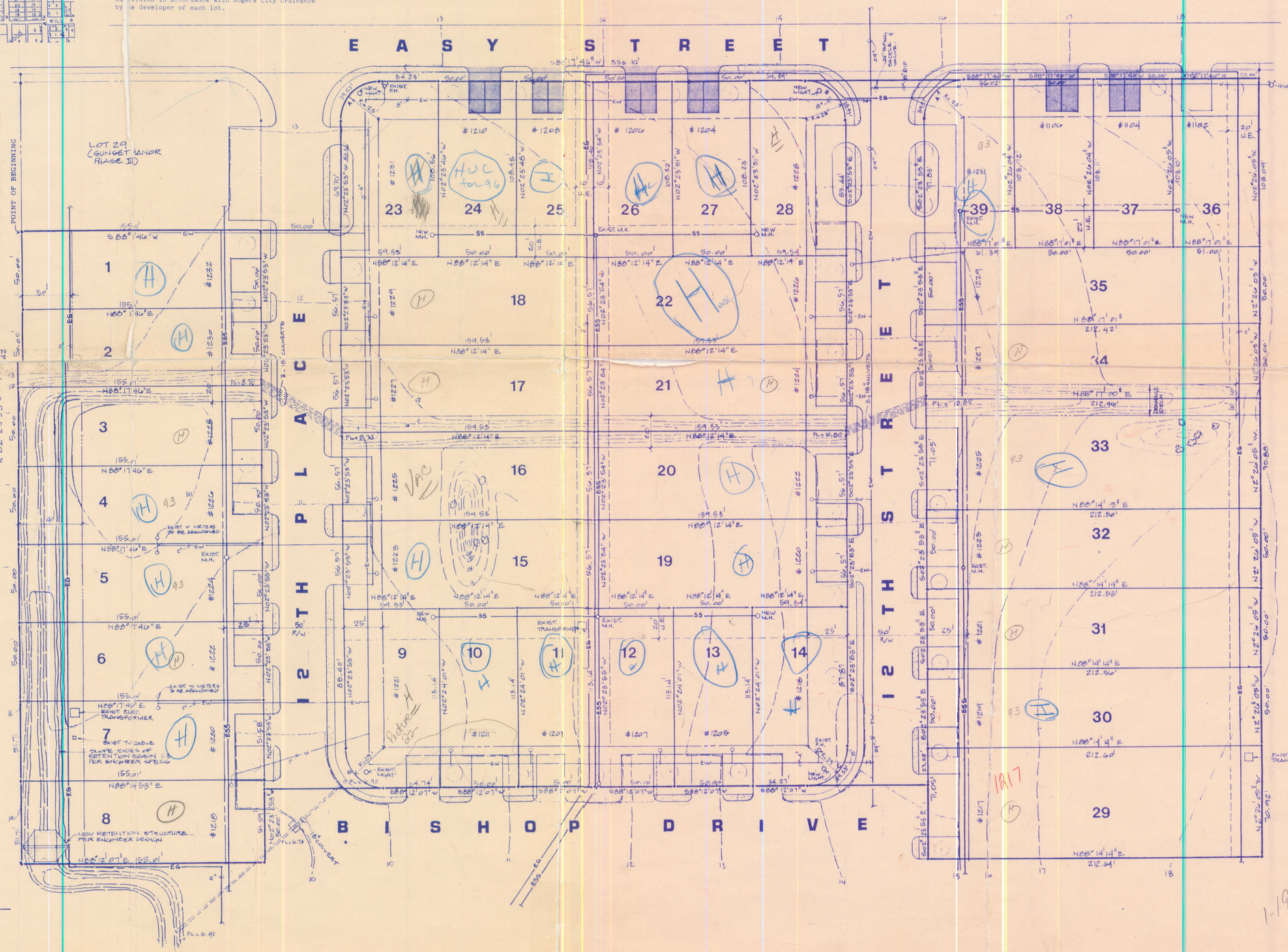
ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 28th DAY OF Aug 1990 BY THE ROGERS CITY COUNCIL.

Approved John W. Sampsel
Mayor

Sandra Fasman
City Clerk

CITY OF ROGERS
SEAL
CITY CLERK



FINAL PLOT PLAN
NORTH
0' 15' 30' 60'

MANGOLD, BUTTRAM & ASSOCIATES
P.O. BOX 353 • ROGERS, ARKANSAS 72757
(501) 636-3531

Majestic Development Company, Ltd.
302 S. 7th. St. Rogers, Arkansas, 72756
(501) 631-7777

Aug. 14, 1990

1-19-3d

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