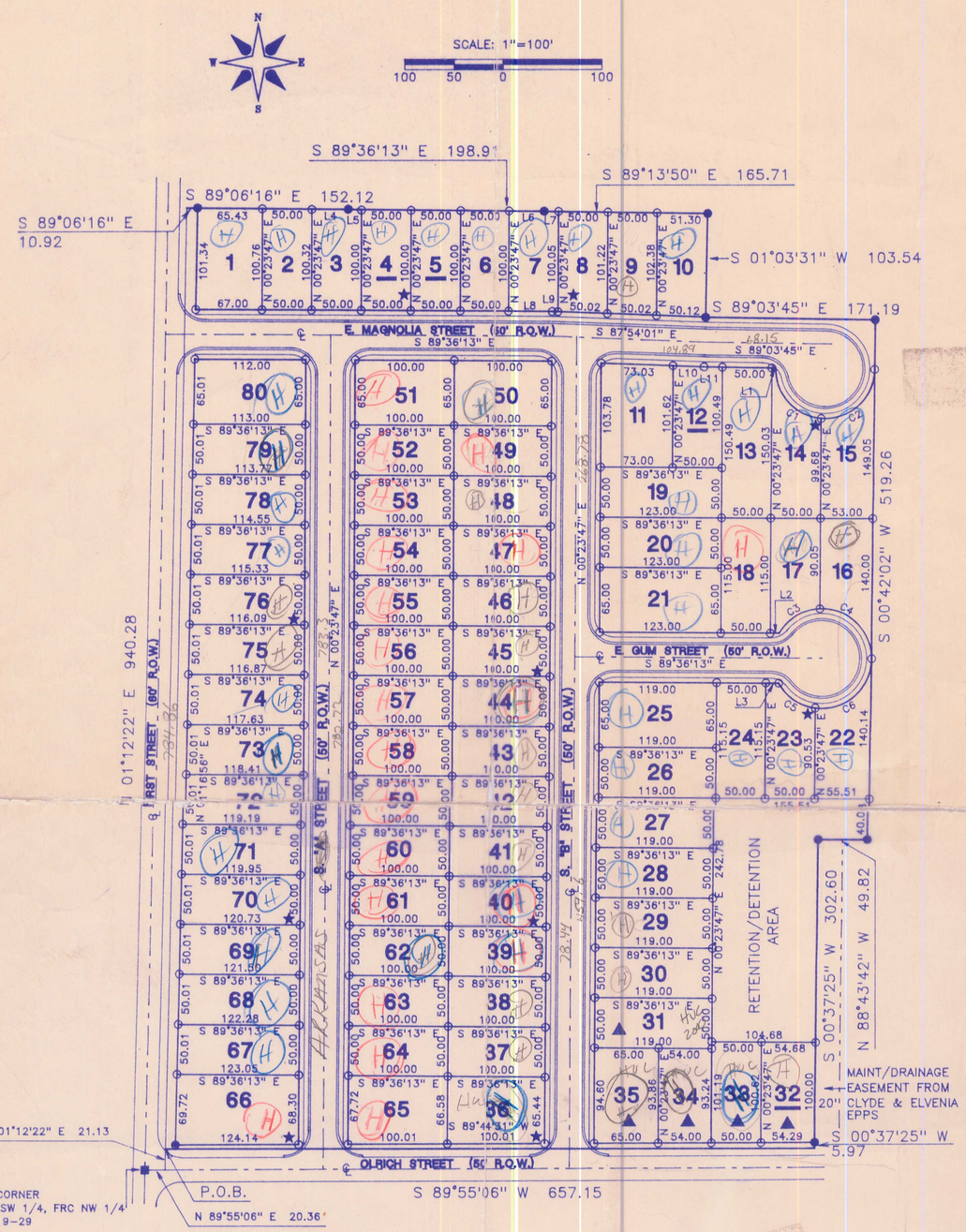
17-22



LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- ■ FOUND RAILROAD SPIKE
- SETBACK & UTILITY & DRAINAGE EASEMENT ALL LOTS
  - 25' FRONT
  - 20' REAR
  - 6' SIDE
- — SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT
  - LOT 5
    - 7.5' ON THE EAST
  - LOT 6
    - 7.5' ON THE WEST
  - LOT 12
    - 7.5' ON THE EAST
  - LOT 32
    - 10' ON THE EAST
- ★ STREET LIGHTS
- ▲ LOTS 31,32,33,34,35 FIN FLOOR ELEV 1352.00

SIDEWALKS

4' SIDEWALKS ARE TO BE BUILT TO ROGERS CITY CODES PER A.D.A. STANDARDS

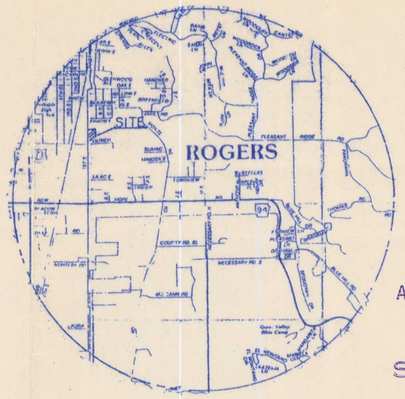
BASIS OF BEARING

A SURVEY BY DON PHILLIPS FOUND IN BOOK 16, PAGE 281.

PROPERTY DESCRIPTION

A PART OF THE FRACTIONAL SW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND ALL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE FRACTIONAL SW 1/4 OF THE FRACTIONAL NW 1/4 OF SECTION 18, T-19-N, R-29-W, SAID POINT BEING A RAILROAD SPIKE IN THE INTERSECTION OF SOUTH FIRST STREET AND EAST OLRICH STREET; THENCE N 89-55-06 E 20.36 FEET AND N 01-12-22 E 21.13 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE RIGHT OF WAY OF SOUTH FIRST STREET; THENCE N 01-12-22 E 940.28 FEET TO A POINT IN THE RIGHT OF WAY OF SOUTH FIRST STREET; THENCE S 89-06-16 E 10.92 FEET TO A FOUND IRON PIN ON THE EAST RIGHT OF WAY OF SOUTH FIRST STREET; THENCE S 89-06-16 E 152.12 FEET TO A FOUND IRON PIN; THENCE S 89-36-13 E 198.91 FEET TO A FOUND IRON PIN; THENCE S 89-13-50 E 165.71 FEET TO A FOUND IRON PIN; THENCE S 01-03-31 W 103.54 FEET TO A FOUND IRON PIN; THENCE S 89-03-45 E 171.19 FEET TO A FOUND IRON PIN; THENCE S 00-42-02 W 519.26 FEET TO A FOUND IRON PIPE; THENCE N 88-43-42 WEST 49.82 FEET TO A FOUND IRON PIPE; THENCE S 00-37-25 W 302.60 FEET TO A FOUND IRON PIN ON THE NORTH RIGHT OF WAY OF EAST OLRICH STREET; THENCE S 00-37-24 W 5.97 FEET TO A POINT IN THE RIGHT OF WAY OF EAST OLRICH STREET; THENCE S 89-55-06 W 657.15 FEET TO THE POINT OF BEGINNING, CONTAINING 14.33 ACRES AND BEING SUBJECT TO THE RIGHT OF WAY OF SOUTH FIRST STREET ALONG THE WEST SIDE AND TO THE RIGHT OF WAY OF EAST OLRICH STREET ALONG THE SOUTH SIDE THEREOF, AND ALL EASEMENTS OF RECORD.



VICINITY PLAN

FILED FOR RECORD
At 3:42 O'clock P M
AUG 28 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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.

Patsy H. Simmons Pres. — Trec S.W.B. Dev.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF Aug, 1992.

7-12-93 — MY COMMISSION EXPIRES

Jeanne LaCoye — NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

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

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 25th DAY OF August, 1992, BY COUNCIL OF THE CITY OF ROGERS.

John W. Sampiere — MAYOR

Sandra Fearman — CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

	CENTRAL ANGLE	RADIUS	ARC	TAN	CHORD
C1	86°10'48"	50.00	75.19	46.76	68.30
C2	93°49'12"	50.00	81.86	53.44	73.01
C3	57°24'55"	50.00	50.10	27.38	48.03
C4	92°35'05"	50.00	80.80	52.31	72.29
C5	52°48'49"	50.00	46.09	24.83	44.47
C6	97°11'11"	50.00	84.81	56.70	75.00

	BEARING	DISTANCE
L1	S 89°03'45" E	3.81
L2	S 89°36'13" E	8.95
L3	S 89°36'13" E	12.95
L4	S 89°06'16" E	36.68
L5	S 89°36'13" E	13.34
L6	S 89°36'13" E	35.59
L7	S 89°13'50" E	14.41
L8	S 89°36'13" E	45.00
L9	S 87°54'01" E	5.00
L10	S 87°54'01" E	31.86
L11	S 89°03'45" E	18.15

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LAYS WITHIN FLOOD ZONE "A" AS SHOWN ON FIRM/FEMA FLOOD MAP PANEL NO. 05007C0155 E EFFECTIVE DATE SEPTEMBER 18, 1991.

ZONING

ALL LOTS ZONED R-1B

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT CORNERS WERE FOUND OR SET, AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

REGISTERED STATE OF ARKANSAS NO. 985 MICHEAL E. JAMES PROFESSIONAL LAND SURVEYOR SIGNATURE

OLRICH ACRES

BLOCK 1 - LOTS 1 - 80

PREPARED FOR:

SWB DEVELOPMENT

02-00468-000 missing land block

273-7989 OR 636-7989 — CONSULTING INC. — 1900 S. WALTON BLVD. BENTONVILLE, AR 72712

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=100'	8/4/92	91153	1