1001

14-338

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 constructions, 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.

Subscribed and sworn to before me this 22 day of July 1989

Joanne M. Covington — Notary Public — My Commission Expires 5-12-92

FILED FOR RECORD
At 9:1 O'clock P M
JUL 26 1989
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LEGEND

Building Setback
and Utility Easement
IIP
IIP
Found Stone
Found RR Spike

*This legal only draws the unshaded parts of these blocks — (everything within the yellow lines)

Legal Description-Phase-2 / Overlend Subdivision

Part of the SE¼ aof the NE ¼ and part of the NE¼ of the SE ¼ , of section 17, Township 19 North, range 32 West of the 5th Principle Meridian, Benton County, Arkansas, more particularly described as follows:

Commencing at the NW Corner of said SE¼ of the NE¼ of said Section 17 (using a found iron pin), thence S00°12'09"E 400.00' for the point of beginning:

Thence S71°18'46"E	200.75'
Thence S17°01'20"E	112.32'
Thence N89°19'06"E	275.00'
Thence N41°27'31"E	84.11'
Thence N07°52'00"E	120.00'
Thence S57°[illegible]	379.51'
Thence N00°40'54"W	50.00'
Thence N89°19'06"E	465.00'
Thence S00°40'54"E	857.15'
Thence S89°30'23"W	671.72'
Thence S00°07'01"W	991.73'
Thence S89°36'08"W	659.64'
Thence N00°12'09"W	1911.53'

To the point of beginning containing 40.928 acres mol and subject to the right of way of Horsebarn Road on the East side thereof.

Curve	Delta	Arc	Tan	Rad	Chord Bearing	Dist.
A	[illegible]	79.01	40.25	175.000	N.32°15'59.5"E.	78.424
B	[illegible]	57.40	44.675	175.000	N.30°31'23.4"E.	66.500
C	[illegible]	98.2	50.528	175.000	N.69°56'12.4"E.	97.090
D	[illegible]	18.27	43.842	145.000	N.69°13'54.2"E.	86.078
E	[illegible]	43.01	20.014	745.000	N.69°08'33.5"W.	40.014
F	[illegible]	155.0	77.742	745.000	N.67°06'33.5"W.	154.742
G	[illegible]	36.1	18.036	320.000	N.78°54'26.9"W.	36.014
H	[illegible]	137.1	70.337	320.000	S.80°28'11.8"W.	137.205
I	[illegible]	157.5	80.396	320.000	S.56°54'11.2"W.	155.849
J	[illegible]	51.1	25.412	50.000	N.15°05'55.8"W.	50.702
K	[illegible]	77.3	40.194	50.000	S.60°04'04.2"W.	70.134
L	[illegible]	78.1	40.620	50.000	S.00°00'00.2"W.	70.483
M	[illegible]	52.5	25.560	50.000	S.74°54'56.8"E.	50.276
N	[illegible]	148.1	75.509	325.000	S.31°46'36.7"W.	147.211
O	[illegible]	151.4	77.462	325.000	S.07°00'00.2"W.	150.343
P	117°45'2"	31.762	82.815	50.00'	S07°05'20.2"E	65.607
Q	57°34'48"	50.287	25.264	50.00'	S82°35'45.0"E	45.08
R	45°55'48"	39.334	20.165	50.00'	S66°18'00.2"E	37.402
T	86°54'1"	44.734	22.392	390.00'	S87°33'46.1"E	44.709
U	20°3'15"	139.049	70.271	390.00'	S73°53'46.2"E	138.316
V	[illegible]	24.2[illegible]	12.308	325.000	S.04°52'00.2"W.	24.759
W	[illegible]	137.1	67.994	325.000	S.00°47'35.4"E.	135.492
X	[illegible]	159.01	80.219	575.000	N.80°54'22.1"W.	158.898
Y	[illegible]	195.547	98.747	575.000	N.69°31'09.8"W.	194.645
Z	[illegible]	[illegible]	[illegible]	[illegible]	N.57°31'[illegible]"W.	131.973

Curve	Delta	Arc	Tan	Rad	Chord Bearing	Dist.
AA	[illegible]	248.757	134.847	220.000	N.71°[illegible]"E	240.947
BB	[illegible]	30.401	15.218	270.000	S.78°54'26.8"E.	30.367
CC	[illegible]	72.473	36.262	765.000	S.76°37'35.4"E.	72.448
DD	[illegible]	176.300	125.000	325.000	S.49°19'06.3"W.	175.777
EE	[illegible]	155.100	85.747	275.000	S.57°52'10.8"E.	154.503
FF	[illegible]	186.129	94.811	795.000	N.57°16'53.7"W.	186.432
GG	[illegible]	92.569	46.626	443.000	N.62°54'05"W.	92.397
HH	[illegible]	116.376	57.532	440.000	N.63°14'0[illegible]"W.	116.054
II	[illegible]	176.350	125.000	325.000	N.49°19'06.3"W.	176.777
JJ	[illegible]	214.616	115.493	275.000	N.22°30'33.1"E.	212.905
KK	[illegible]	61.500	30.775	625.000	S.47°52'10.3"E.	61.476
LL	[illegible]	147.567	74.128	625.000	S.59°30'23.8"E.	147.225
MM	[illegible]	117.367	58.952	625.000	S.60°00'43.3"E.	117.185
NN	[illegible]	129.331	64.934	595.000	N.57°13'01.5"E.	129.199
OO	[illegible]	161.350	80.618	595.000	N.57°15'24.7"E.	161.032
PP	[illegible]	117.432	59.175	395.000	N.33°16'01.8"E.	116.977
QQ	[illegible]	11.879	5.940	395.000	N.46°00'01.8"E.	11.879
RR	[illegible]	21.797	10.901	395.000	N.47°29'11.8"E.	21.791
SS	[illegible]	93.372	46.833	50.000	N.40°04'52.8"E.	69.6[illegible]
TT	[illegible]	84.026	44.033	95.000	N.57°05'27.5"E.	67.695
UU	[illegible]	111.400	56.243	50.000	S.[illegible]"E.	[illegible]
VV	[illegible]	119.534	60.450	47.000	S.[illegible]"E.	1[illegible]
WW	[illegible]	54.436	52.741	175.000	S.[illegible]"E.	54.435
XX	[illegible]	131.241	66.314	175.000	S.[illegible]"E.	130.524
YY	[illegible]	88.527	44.767	175.000	S.[illegible]"E.	85.[illegible]
ZZ	[illegible]	159.432	85.014	175.000	S.[illegible]"E.	157.[illegible]

Curve	Delta	Arc	Tan	Rad	Chord Bearing	Dist.
AAA	[illegible]	54.664	27.567	175.000	S.[illegible]"E.	54.462
BBB	[illegible]	59.5[illegible]	29.870	325.000	S.[illegible]"E.	58.503
CCC	[illegible]	134.5[illegible]	67.[illegible]	325.000	S.[illegible]"E.	133.[illegible]
DDD	[illegible]	[illegible]	[illegible]	325.000	N.[illegible]"E.	13.777
EEE	[illegible]	13.910	6.975	325.000	S.[illegible]"E.	87.[illegible]
FFF	[illegible]	73.906	4.[illegible]	50.000	S.[illegible]"E.	67.[illegible]
GGG	[illegible]	123.[illegible]	62.144	485.000	S.[illegible]"E.	123.[illegible]
HHH	[illegible]	10.000	5.000	125.000	N.[illegible]"E.	10.000

PLANNING COMMISSION ACCEPTANCE
This replat is hereby accepted by the Rogers Planning Commission this 18th day of July 1989
Chairman

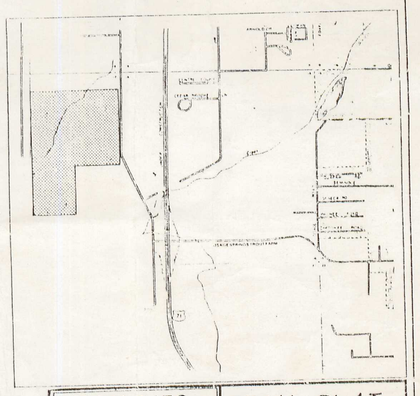
CITY COUNCIL ACCEPTANCE
This replat is hereby accepted by the Rogers City Council this ___ day of _____ 199__

Mayor — Clerk

LAND SURVEYOR'S CERTIFICATION
I hereby certify that on the 21 day of July 1989 the hereon platted survey was completed under my supervision and the iron pins set to the best of my knowledge. All easements and encroachments revealed by the survey are as shown.

TW Copeland

OVERLAND DEVELOPMENT INC.
P.O. BOX 5[illegible] ROGERS, ARK 72756



N 00°23'52"W. 50.50'

F.I.P. NW CORNER SE¼, NE¼ 17-19-30

PLANNING AUTHORITY
FIRE DEPT.
POLICE DEPT.
WATER & SEWER
BLDG. INSPECTOR
STREET DEPT.
AIRPORT MGR.
ELECTRIC CO.
GAS. CO.
TELEPHONE CO.

Note:

The basis of bearings for this plat is the Record Bearing of N00°12'09"W for the West line of this subdivision as recorded in Record Book 14, page 79, on file at the Benton County Courthouse, Bentonville, Arkansas.

ENGINEER'S NOTICE TO CONTRACTOR
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THE DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS. VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THE WORK.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND CONSTANTLY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

HAYNES ASSOCIATES
ARCHITECTURE · ENGINEERING
224 S SECOND ST
ROGERS, ARKANSAS 72756
501/636-5671

FINAL PLAT
PHASE II
OVERLAND SUBDIVISION

Scale	Drawn by	Checked by
NOTED		
Project No	Date	Sheet No
	PHASE 2 5 APRIL 87 PHASE 1 DEC 78	

add to 18 6601 6602