PATRICK PLACE, PHASE II,

LOTS 5–10, BLOCK 1 – LOTS 1–12, BLOCK 3

PLAT RECORD DOCUMENT NUMBER 4-1-783

PROTECTIVE COVENANTS DOCUMENT NUMBER 98 132956

LEGEND

- ○ FOUND IRON PIN
- ● SET IRON PIN
- × STREET LIGHT
- 1204 STREET ADDRESS

NW CORNER
NW1/4 NW1/4
SECTION 2
T-19-N R-30-W

SCALE IN FEET

60 30 0 60 120

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 20th DAY OF Oct, 1998.

Bill Carmack
CHAIRMAN

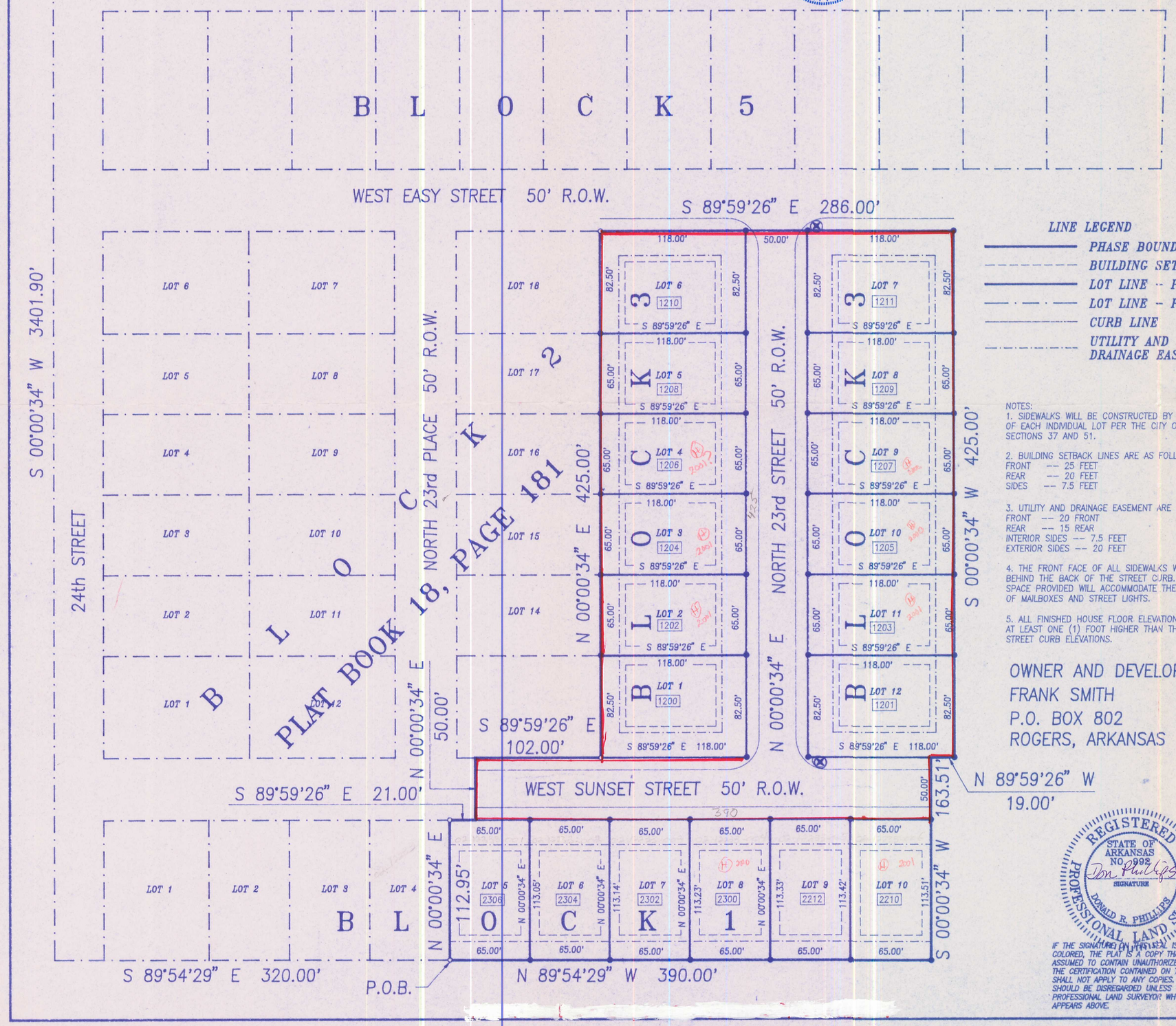
CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF October, 1998. BY THE ROGERS CITY COUNCIL.

John W. Sampin Jr.
MAYOR

CITY OF ROGERS SEAL CITY CLERK

Sandra Fearman
CITY CLERK



LINE LEGEND

- PHASE BOUNDARY LINE
- BUILDING SETBACK LINE
- LOT LINE -- PHASE II
- LOT LINE -- PHASE I
- CURB LINE
- UTILITY AND DRAINAGE EASEMENT

NOTES:

1. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE, SECTIONS 37 AND 51.
2. BUILDING SETBACK LINES ARE AS FOLLOWS :
   FRONT -- 25 FEET
   REAR -- 20 FEET
   SIDES -- 7.5 FEET
3. UTILITY AND DRAINAGE EASEMENT ARE AS FOLLOWS :
   FRONT -- 20 FRONT
   REAR -- 15 REAR
   INTERIOR SIDES -- 7.5 FEET
   EXTERIOR SIDES -- 20 FEET
4. THE FRONT FACE OF ALL SIDEWALKS WILL BE 3 FEET BEHIND THE BACK OF THE STREET CURB. THE GREEN SPACE PROVIDED WILL ACCOMMODATE THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.
5. ALL FINISHED HOUSE FLOOR ELEVATIONS WILL BE AT LEAST ONE (1) FOOT HIGHER THAN THE RELATIVE STREET CURB ELEVATIONS.

OWNER AND DEVELOPER
FRANK SMITH
P.O. BOX 802
ROGERS, ARKANSAS

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

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

PROPERTY DESCRIPTION
PATRICK PLACE, PHASE II

A part of the NW1/4 of the SW1/4 of Section 2, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :
Commencing at the NW Corner of Section 2, T-19-N, R-30-W, as shown in Plat Record Book 18 at Page 181; thence South 00 degrees, 00 minutes, 34 seconds West 3401.90 feet and South 89 degrees, 54 minutes, 29 seconds East 320.00 feet to the TRUE POINT OF BEGINNING; thence North 00 degrees, 00 minutes, 33 seconds East 112.95 feet; thence South 89 degrees, 59 minutes, 26 seconds East 21.00 feet; thence North 00 degrees, 00 minutes, 34 seconds East 50.00 feet; thence South 89 degrees, 59 minutes, 26 seconds East 102.00 feet; thence North 00 degrees, 00 minutes, 34 seconds East 425.00 feet; thence South 89 degrees, 59 minutes, 26 seconds East 286.00 feet; thence South 00 degrees, 00 minutes, 34 seconds West 425.00 feet; thence North 89 degrees, 59 minutes, 26 seconds West 19.00 feet; thence South 00 degrees, 00 minutes, 34 seconds West 163.51 feet; thence North 89 degrees, 54 minutes, 29 seconds West 390.00 feet to the TRUE POINT OF BEGINNING, containing 4.23 acres.

BASIS OF BEARINGS : The Final Plat of Patrick Place, Phase I to the City of Rogers, Arkansas, filed for record on the 16th day of September, 1993 in Plat Record Book 18, at Page 181.

This property does not lie within Flood Zone "A" or Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel Number 005007C0155 E; Effective Date : September 18, 1991.

CERTIFICATE OF 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 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, 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.

11/5/98
DATED

Frank Smith

11-5-98
DATED

Ward L. Smith

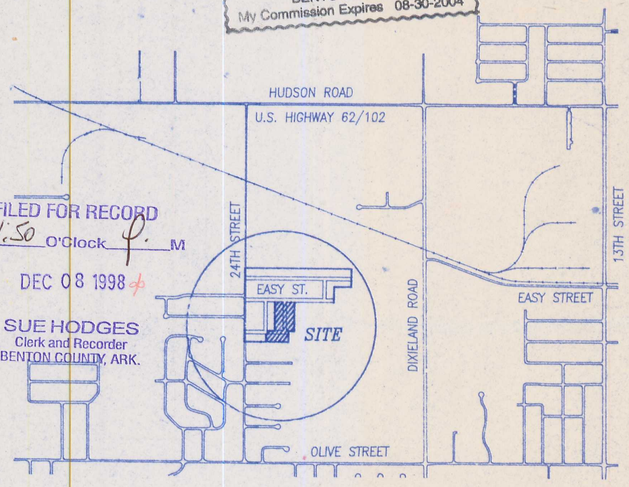
STATE OF ARKANSAS)
COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF November, 1998.

MY COMMISSION EXPIRES : 8-30-04

Official Seal
CHARLOTTE WILLIAMS
Notary Public - Arkansas
BENTON COUNTY
My Commission Expires 08-30-2004

FILED FOR RECORD
At 1:50 O'Clock P. M.
DEC 08 1998
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



VICINITY MAP

FINAL PLAT OF PATRICK PLACE, PHASE II, ~~LOTS 5 TO 10, BLOCK 1~~ OK. AND LOT 1 TO 12, BLOCK 3, TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS

SCALE : 1" = 60'	DATE : SEPTEMBER 14, 1998	DRAWN BY : D.P.
JOB NO.97047FP ZDisk 98-03	WR CONSULTING, INC. 1900 SOUTH WALTON BLVD. BENTONVILLE, ARKANSAS 72712 (501) 273-7989 OR (501) 636-7989	
STATE RECORDING NO. N/A		