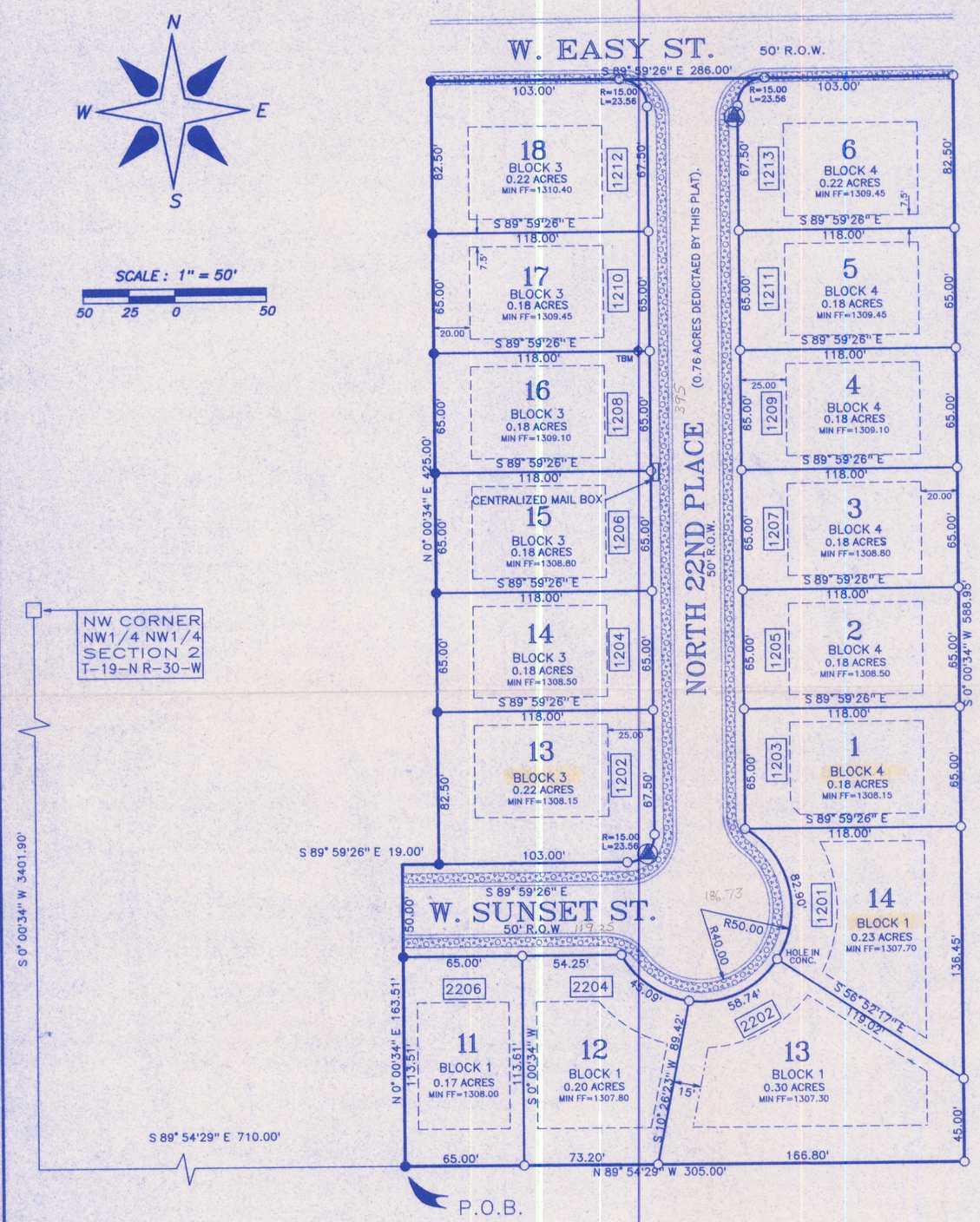
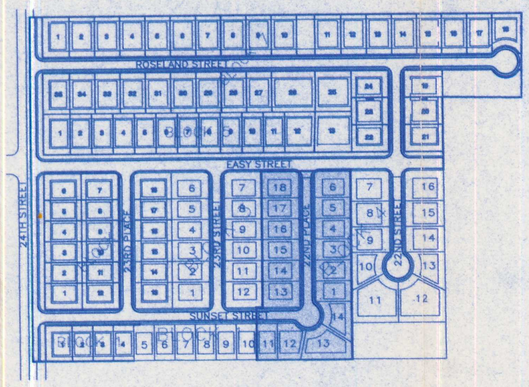
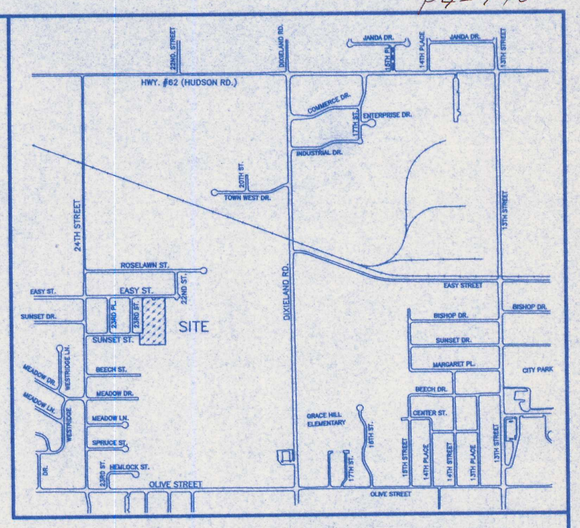
P4-140

P4/740





PATRICK PLACE SUBDIVISION



FILED FOR RECORD
At 4:50 O'Clock P M
MAY 24 2002
SUE HODGES
Clerk and Recorder
Benton County, ARK.

LEGEND
ZONED R-1A

- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  - 25' FRONT
  - 7.5' SIDE
  - 20' REAR
- SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT
- SIDEWALKS PER ROGERS AND ADA SPECIFICATIONS
- STREET LIGHTS
- XXXX STREET ADDRESSES
- TBM – TOP FH BETWEEN LOTS 16 & 17, BLOCK 3
  ELEV = 1311.65
- MIN FF=XXXX.XX MINIMUM FINISH FLOOR ELEVATION

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE ALONG THE WEST LINE OF SAID SECTION 2, S 0°00'34"W 3401.90 FEET; THENCE S 89°54'29"E 710.00 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE N 0°00'34"E 163.51 FEET; THENCE S 89°59'26"E 19.00 FEET TO AN IRON PIN; THENCE N 0°00'34"E 425.00 FEET TO AN IRON PIN; THENCE S 89°59'26"E 286.00 FEET TO AN IRON PIN; THENCE S 0°00'34"W 588.95 FEET TO AN IRON PIN; THENCE N 89°54'29"W 305.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.94 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR FACT.

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.

OWNER'S CERTIFICATION & 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, 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.

Frank M Bowell Rev Tr — Wanda L Bowell
Frank M Bowell Trs — Secretary

STATE OF ARKANSAS }
COUNTY OF BENTON } SS
SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF May, 2002.
11/30/02 — MY COMMISSION EXPIRES
Juanita Bradley — NOTARY PUBLIC

Juanita Bradley
Notary Public – Arkansas
County of Benton
My Commission Exp. 11/30/2010

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 7 DAY OF May, 2002.
BY THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS.
CHAIRMAN

CITY COUNCIL ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 14th DAY OF May, 2002.
BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS.
Jack M Hardy — MAYOR
Sandra Fermon — CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

PATRICK PLACE PH -III

LOTS 11-14, BLOCK 1 – LOTS 13-18, BLOCK 3 – LOTS 1-6, BLOCK 4

FLOOD CERTIFICATION :
THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0152 H, EFFECTIVE DATE : DECEMBER 20, 2000.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
SIGNATURE
G.E. BUESCHER

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS 23 DAY OF MAY, 2002 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, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT.

Eric E Buescher

FINAL PLAT	REVISIONS		
	DATE	BY	DESCRIP.
PREPARED FOR: FRANK SMITH DEVELOPMENT, INC. 3704 MOCKINGBIRD ROGERS, ARKANSAS 631-1387			
	DRAWN BY JD/DP		DATE 05/02/02
273-7989 OR 636-7989 — CONSULTING INC. — 1900 S. WALTON BLVD. BENTONVILLE, AR 72712	CHECKED BY		JOB NO. 01057
	SCALE 1"=50'		SHEET 1

STATE RECORDING # 500-19N-30W-0-02-340-04-1181

P4-140

P4-140