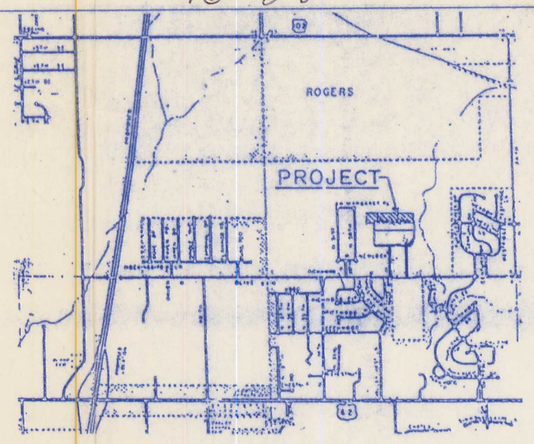
16-28

FILED FOR RECORD
At 9:35 O'clock A M
APR 26 1991
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



VICINITY MAP

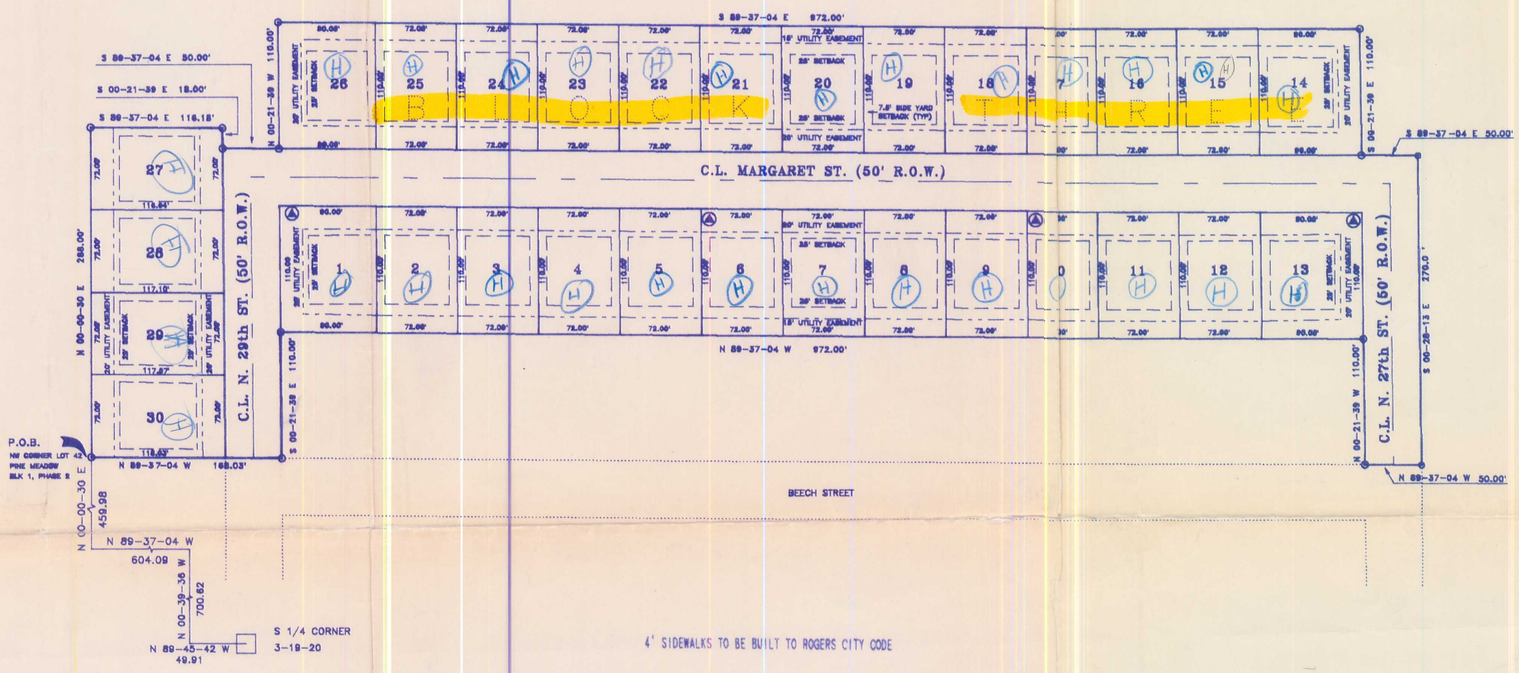
SCALE: 1"=100'

LEGEND
- FOUND IRON PIN
- SET IRON PIN
- UTILITY EASEMENT
- SETBACK LINE
- STREET LIGHTS

FLOOD CERTIFICATI
NO PORTION OF ALOT IS IN A KNOWN FLOOD ZONE A

ZONING CERTIFICATI
ALL LOTS ARE ZON R-1A

BASIS OF BEARING
BOOK 14, PAGE 1



PROPERTY DESCRIPTION

A PART OF THE W 1/2 OF THE W 1/2 OF THE SE 1/4 [illegible] AND A PART OF THE E 1/2 OF THE E 1/2 OF THE SW 1/4 [illegible] ALL BEING LOCATED WITHIN SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 3; THENCE N 89-45-52 W 49.91 FEET; THENCE N 00-39-36 W 700.63 FEET; THENCE N 89-37-04 W 604.09 FEET; THENCE N 00-00-30 E 459.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NW CORNER OF LOT 42, BLOCK 1, PHASE 2, OF THE PINE MEADOW ADDITION;
THENCE N 00-00-30 E 288.00 FEET; THENCE S 89-37-04 E 116.18 FEET;
THENCE S 00-21-39 E 18.00 FEET; THENCE S 89-37-04 E 50.00 FEET;
THENCE N 00-21-39 W 110.00 FEET; THENCE S 89-37-04 E 972.00 FEET;
THENCE S 00-21-39 E 110.00 FEET; THENCE S 89-37-04 E 50.00 FEET;
THENCE S 00-28-13 E 270.00 FEET; THENCE N 89-37-04 W 50.00 FEET;
THENCE N 00-21-39 W 110.00 FEET; THENCE N 89-37-04 W 972.00 FEET;
THENCE S 00-21-39 E 110.00 FEET; THENCE N 89-37-04 W 168.03 FEET
TO THE POINT-OF-BEGINNING, CONTAINING 7.42 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

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 KNOWLDGE AND ABILITY.

SIGNED April 25, 1991
DATED

REGISTERED STATE OF ARKANSAS NO. 601 BILLY D. COCHRAN PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 4112 WILLIAM R. PLATZ

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.

John W. Charlton Mary Lou Charlton

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

OFFICIAL SEAL
KATHERINE M. CHARLTON
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
My Commission Expires 7-21-96

SUBSCRIBED AND SWORN BEFORE ME THIS 24th DAY OF April, 1991

7-21-96 Katherine M. Charlton
MY COMMISSION EXPIRES NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 16th DAY OF APRIL, 1991, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 23rd DAY OF April, 1991, BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sampson Jr. Sandra Fearman
MAYOR CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

PINE MEADOW ADDITION

BLOCK 3 — LOTS 1 — 30

PREPARED FOR

CHARLTON CONSTRUCTION CO.
2705 WEST OLIVE
ROGERS, ARKANSAS 72756

92-00858-1

Pine Meadow Addition Blk 3 Lots 1-30

273-7989 OR 636-7989
CONSULTING INC.
RT. 8 BOX 506 ROGERS, AR 72756

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=100'	4/1/91	90083	1