17-117

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- UTILITY EASEMENT UNLESS SHOWN 20' FRONT 15' REAR
- XX SIDE UTILITY EASEMENTS SHOWN ARE 5'
- SETBACK LINE 25' FRONT 25' REAR 7.5' SIDE
- STREET LIGHTS
- SIDEWALKS

SCALE: 1"=100'

FLOOD CERTIFICATION

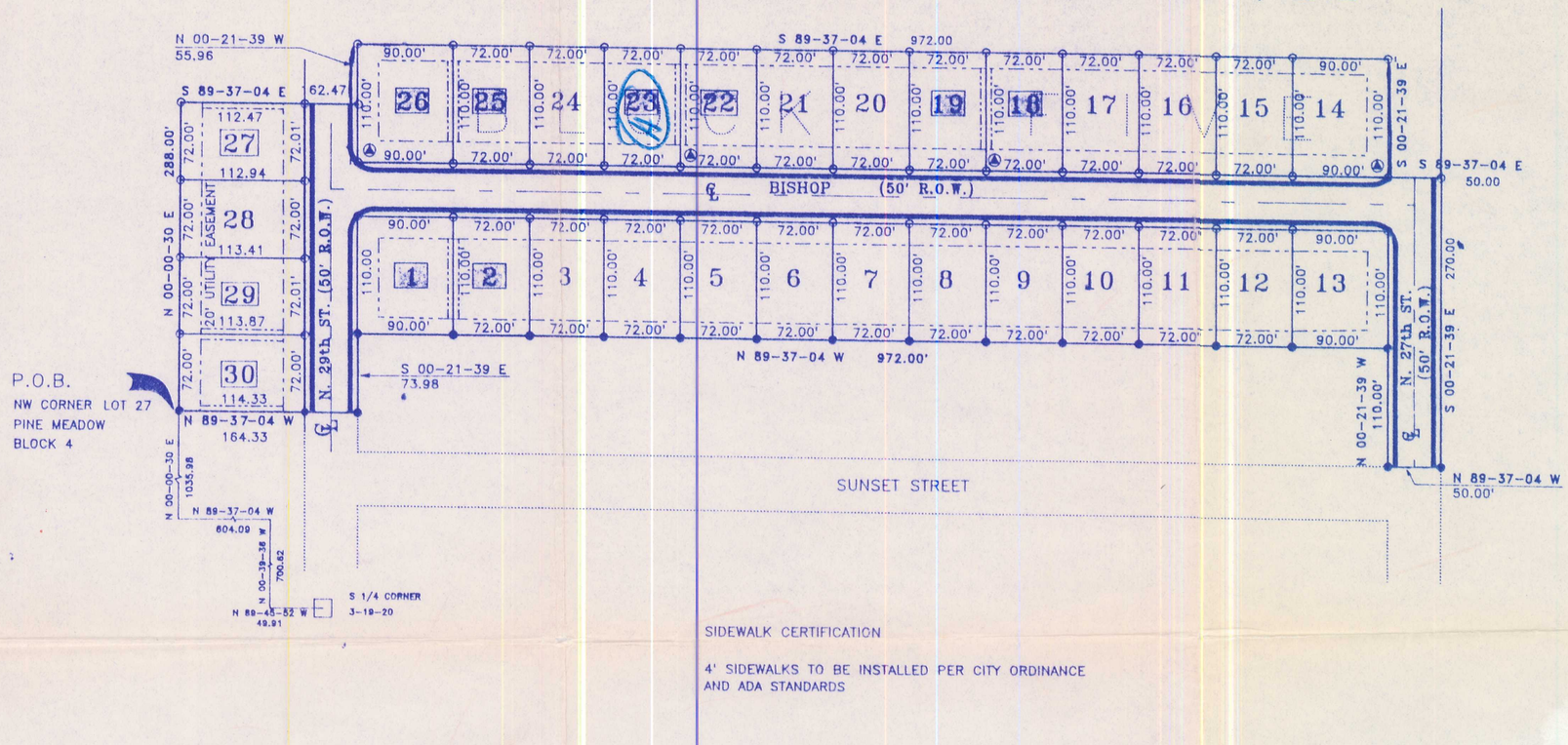
NO PORTION OF ANY LOT IS IN A KNOWN FLOOD ZONE

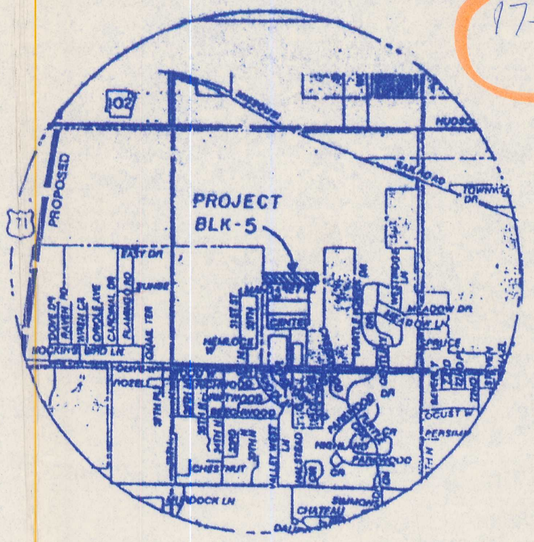
ZONING CERTIFICATION

ALL LOTS ARE ZONED R-1A

BASIS OF BEARING

BOOK 14, PAGE 162





VICINITY PLAN

SIDEWALK CERTIFICATION

4' SIDEWALKS TO BE INSTALLED PER CITY ORDINANCE AND ADA STANDARDS

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 N. Charles Peggy I. David

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

OFFICIAL SEAL
PEGGY I. DAVID
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires June 3, 2001

SUBSCRIBED AND SWORN BEFORE ME THIS 12th DAY OF October, 1992.

June 3, 2001 Peggy I. David
MY COMMISSION EXPIRES NOTARY PUBLIC

PROPERTY DESCRIPTION

A PART OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION 3; THENCE N 89-45-52 W 49.91 FEET; THENCE N 00-39-36 W 700.62 FEET; THENCE N 89-37-04 W 604.09 FEET; THENCE N 00-00-30 E 1035.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NW CORNER OF LOT 27, BLOCK 4, OF THE PINE MEADOW ADDITION;
THENCE N 00-00-30 E 288.00 FEET; THENCE S 89-37-04 E 162.47 FEET;
THENCE N 00-21-39 W 55.96 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 00-21-39 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 N 00-21-39 W 73.98 FEET; THENCE N 89-37-04 W 164.33 FEET
TO THE POINT-OF-BEGINNING, CONTAINING 7.21 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 12 DAY OF OCT 1992, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W. Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944

REGISTERED STATE OF ARKANSAS NO. 944 SIGNATURE THOMAS W. COPELIN PROFESSIONAL LAND SURVEYOR

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 20th DAY OF OCT 1992. BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 13th DAY OF Oct. 1992. BY THE COUNCIL OF THE CITY OF ROGERS.

MAYOR PRO TEM Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

FILED FOR RECORD
At 9:10 O'clock A M
OCT 20 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Came from 03-00858-001

PINE MEADOW ADDITION

BLOCK 5 — LOTS 1 - 30

PREPARED FOR

CHARLTON CONSTRUCTION CO.
2705 WEST OLIVE
ROGERS, ARKANSAS 72756

273-7989 or 636-7989
CONSULTING INC.
RT. 8 BOX 508
ROGERS, AR 72756

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=100'	10/6/92	92054	1

500-19N-30W-0-3-240-04-0944
310