

METES AND BOUNDS DESCRIPTION FOR PHASE 1

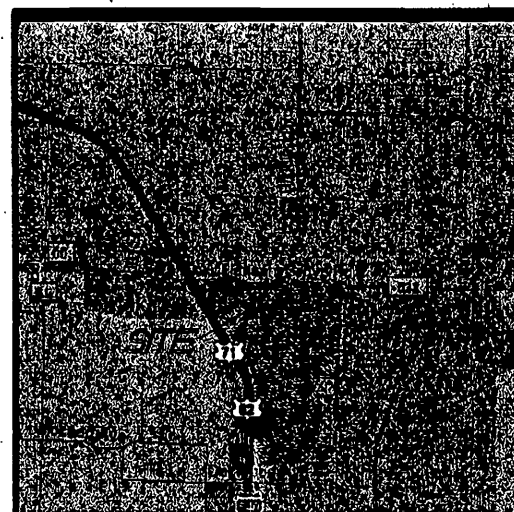
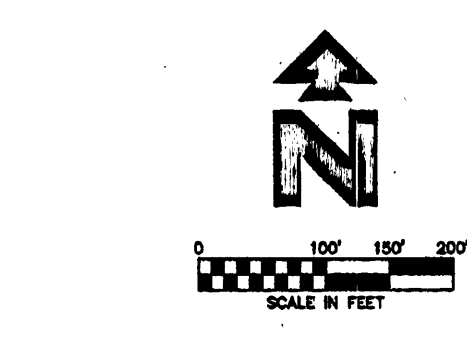
A PART OF THE NORTHEAST QUARTER OF SECTION 34 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, T-18-N, R-30-W, AND ALSO BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, T-18-N, R-30-W BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, POINT BEING A 3" ALUM. MONUMENT, THENCE ALONG CENTER OF SECTION LINE S02°35'33"W 131.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER OF SECTION LINE S02°35'33"W 1829.80 FEET TO A POINT; THENCE LEAVING SAID CENTER OF SECTION LINE N86°57'54"W 578.35 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 880.00 FEET AN ARC LENGTH OF 687.04 FEET AND A CHORD BEARING AND DISTANCE OF N84°33'53"W 688.75 FEET; THENCE S86°40'30"W 857.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY NO. 540; THENCE THE FOLLOWING EIGHT CALLS THROUGH FOUND RIGHT-OF-WAY MONUMENTS N30°22'21"W 288.98 FEET; THENCE N28°11'33"W 500.02 FEET; THENCE N28°08'30"W 354.55 FEET; THENCE N28°11'30"W 246.22 FEET; THENCE N27°15'55"W 233.74 FEET; THENCE N07°10'39"W 188.11 FEET; THENCE N01°30'37"E 417.92 FEET; THENCE N48°40'34"E 52.88 FEET; THENCE LEAVING EASTERLY RIGHT-OF-WAY LINE OF ABOVE DESCRIBED INTERSTATE HIGHWAY NO. 540, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PLEASANT GROVE ROAD S86°57'51"E 311.33 FEET TO A POINT; THENCE N03°29'08"E 49.93 FEET TO A POINT ON THE NORTH LINE OF SECTION 35, SAID POINT ALSO BEING S86°57'51"E 158.47 FEET OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE ALONG SAID NORTH LINE OF SECTION 35, S86°57'51"E 1600.99 FEET TO A POINT, SAID POINT BEING S04°50'47"E 2.90 FEET FROM A FOUND 5/8" REBAR; THENCE LEAVING SAID NORTH LINE OF SECTION 35, N02°22'41"E 25.00 FEET TO A FOUND MAG. NAIL; THENCE N06°24'11"E 210.63 FEET TO A FOUND MAG. NAIL; THENCE S03°01'58"W 301.44 FEET TO A FOUND 5/8" REBAR; THENCE S86°57'54"E 327.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 198.80 FEET, AND A CHORD BEARING AND DISTANCE OF N82°22'23"E 187.29 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PLEASANT GROVE BAPTIST CHURCH PROPERTY; THENCE N67°42'38"E 17.24 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S86°57'51"E 150.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,852,021 SQ. FT. AND 111.33 ACRES MORE OR LESS. ABOVE DESCRIBED PROPERTY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT-OF-WAY THEREOF.

CURVE TABLE					
#	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD
C1	41.00'	17.67'	0.08'	N70°07'17"W	17.73'
C2	35.00'	54.98'	35.00'	S41°57'34"E	48.50'
C3	25.00'	41.09'	28.89'	S48°58'31"W	36.82'
C4	54.00'	40.85'	21.48'	N84°24'17"W	36.88'
C5	28.00'	30.12'	16.58'	N44°14'56"E	28.79'
C6	25.00'	34.86'	20.83'	S47°01'00"E	32.10'
C7	35.00'	54.98'	35.00'	N48°02'28"E	48.50'
C8	25.00'	37.21'	23.02'	N44°19'21"W	33.67'
C9	25.00'	44.30'	30.82'	N42°16'16"E	38.73'
C10	25.00'	40.84'	28.82'	S48°11'22"W	36.45'
C11	25.00'	33.31'	19.65'	S48°47'34"E	30.90'
C12	25.00'	41.84'	27.38'	S45°28'32"W	36.82'
C13	25.00'	39.27'	25.00'	S41°57'34"E	35.38'
C14	25.00'	39.27'	25.00'	N48°02'28"E	35.36'
C15	1040.00'	75.29'	37.88'	S00°58'00"W	75.27'
C16	990.00'	78.18'	38.61'	N00°40'38"E	78.18'
C17	730.00'	68.21'	33.13'	S00°28'32"W	68.19'
C18	400.00'	182.54'	92.89'	S79°58'01"W	180.98'
C19	520.00'	306.89'	159.70'	S89°53'14"E	306.32'
C20	880.00'	524.43'	270.28'	N89°53'14"W	516.70'
C21	890.00'	383.72'	198.98'	N12°53'28"W	378.80'
C22	840.00'	542.49'	175.45'	S13°43'30"E	538.42'
C23	840.00'	812.98'	441.50'	S59°13'59"E	781.82'
C24	1000.00'	802.98'	310.98'	S14°13'56"E	803.67'

LEGEND

- EXISTING
- BOUNDARY LINE
- RIGHT OF WAY LINE
- UTILITY EASEMENT LINE
- SECTION LINE
- DRAINAGE EASEMENT LINE
- CENTERLINE ROAD
- AREA'S TO BE FILED BY SEPARATE DOCUMENT
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- RIGHT-OF-WAY MONUMENT
- PROPOSED STREET LAMPS



Vicinity Map
Not to Scale

2003 939
Recorded in the Above
Plat Book & Page
10-28-2003 11:38:02 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

REVISIONS	
NO.	DESCRIPTION
10/27/03	CORRECTED LEGAL DESCRIPTION AND TITLE BLOCK
10/22/03	CORRECTED LEGAL DESCRIPTION
10/15/03	MOVE LINE BETWEEN LOT 4 & LOT 5, 30' WEST AND ADD LAMPS

SCALE = 1" = 100'

FINAL PLAT
PLEASANT CROSSING PHASE 1

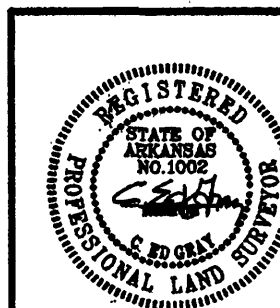
CEI ENGINEERING ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

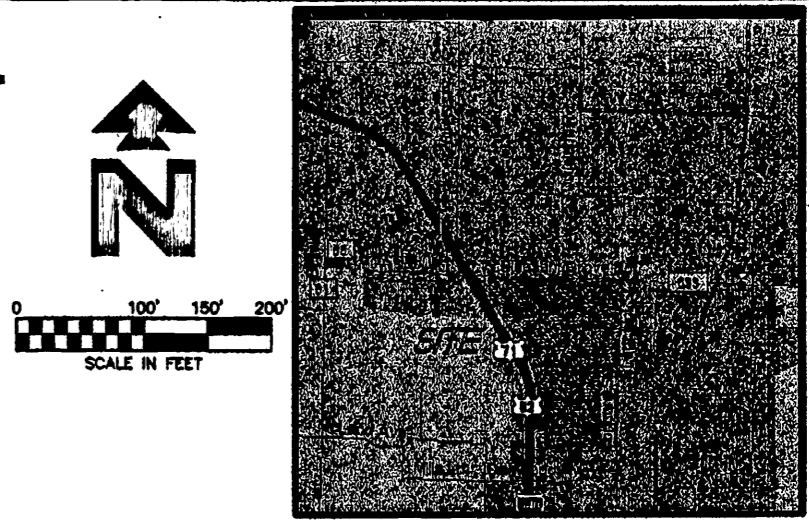
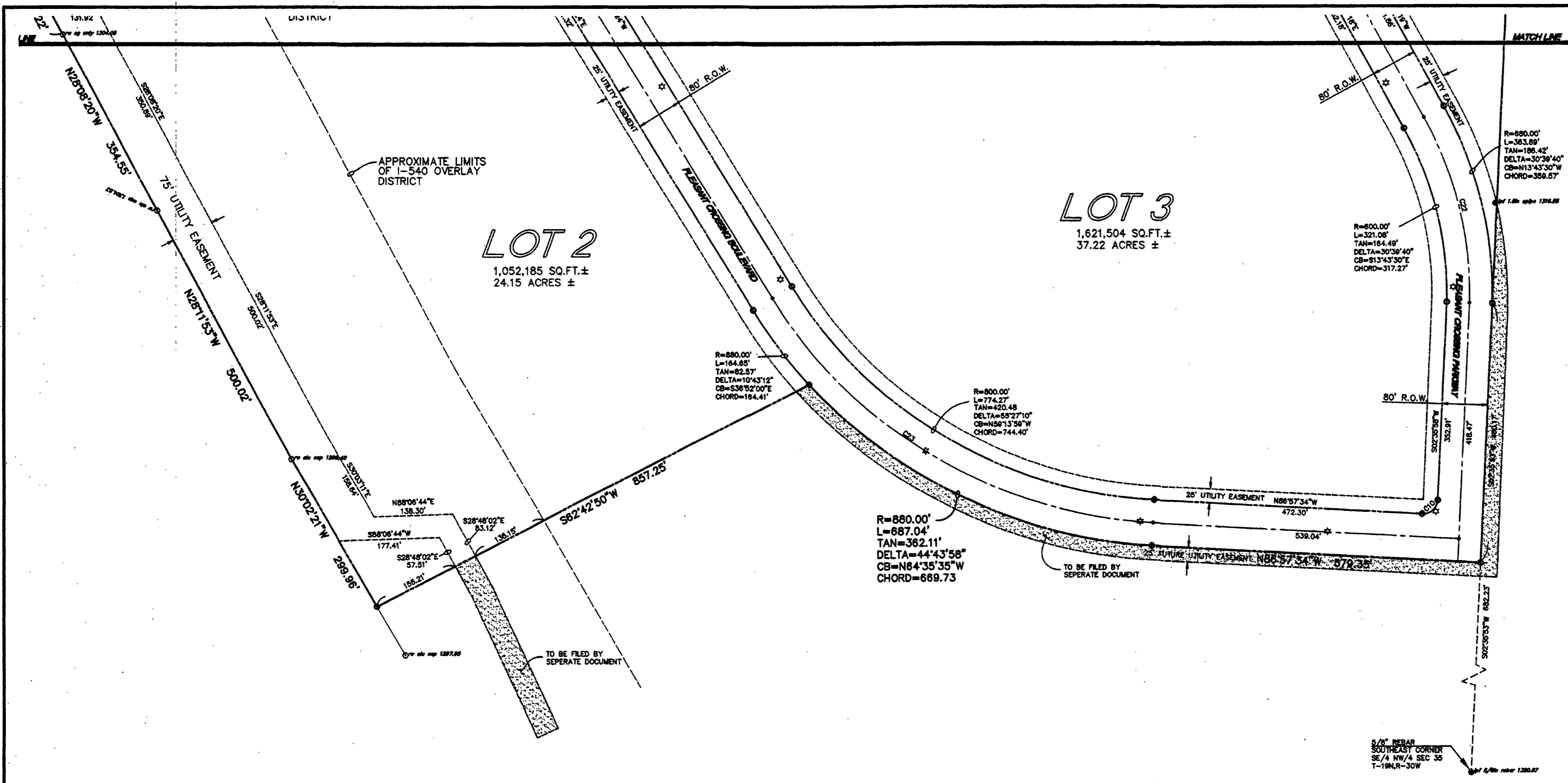
3317 SW 7th Street
Bentonville, AR 72712 (479) 273-9472 FAX (479) 273-0844 JOB NO.: 16317.0 DWG NAME: 6517END

DATE: 10-27-03 SHEET NO.: 1 OF 2
2:28 PM
REV. 0

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN 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 HEREON.

C. E. Rogers
C. E. D. GRAY, SR., PLS. 1002
October 14, 2003
DATE





Vicinity Map
 Not to Scale
 2003 940
 Recorded in the Above
 Plat Book & Page
LEGEND 28-2003 11:48:24 AM
 Brenda Deshaields-Circuit Clerk
 Benton County, AR

- EXISTING**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - UTILITY EASEMENT LINE
 - SECTION LINE
 - DRIVEWAY EASEMENT LINE
 - CENTERLINE ROAD
 - AREA'S TO BE FILED BY SEPARATE DOCUMENT
- FOUND MONUMENT AS NOTED**
- SET MONUMENT AS NOTED
 - RIGHT-OF-WAY MONUMENT
 - ☆ PROPOSED STREET LAMPS

ACCEPTANCE:
 APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY
 PLANNING COMMISSION OF ROGERS, ARKANSAS THIS
 16 DAY OF September 2003
[Signature]
 CHAIRMAN

ACCEPTANCE:
 THIS PLAT IS HEREBY ACCEPTED BY THE ROGERS CITY
 COUNCIL THE 14th DAY OF October 2003
[Signature]
 MAYOR
 SUBSCRIBED AND SWORN BEFORE ME, THIS ____ DAY OF ____ 20__
 NOTARY PUBLIC

OWNER'S CERTIFICATION AND DEDICATION:
 WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE
 SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO
 HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY FOR
 USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF
 UTILITIES
[Signature]
 CHARLES REAVES - GENERAL PARTNER

G.R. REAVES FLP, BENTONVILLE AR
 SUBSCRIBED AND SWORN BEFORE ME, THIS 14th DAY OF
 October 2003
[Signature]
 NOTARY PUBLIC

COVENANTS:
 ALL LOTS IN THIS SUBDIVISION ARE TO BE COVERED BY RESTRICTIVE
 COVENANTS RECORD BOOK ____ PAGE ____ BENTON
 COUNTY RECORDS.

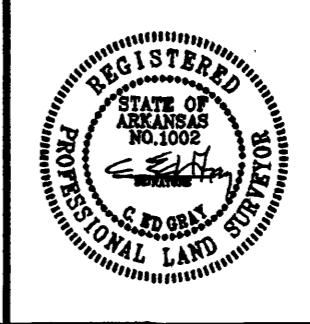
OWNER/DEVELOPER: G.R. REAVES FLP
 C/O MR. CHARLES REAVES
 15130 NATURAL HARBOR WAY
 ROGERS, AR 72758
ENGINEER: CEI ENGINEERING ASSOCIATES, INC.
 C/O M. CHRISTOPHER ROGERS
 P.O. BOX 1408
 BENTONVILLE, AR 72712
 ZONING: PUG, PLANNED UNIT DEVELOPMENT

- Notes:**
- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:
 Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
 - Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
 - Base of Bearings: ARKANSAS STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD 83.
 - This survey is valid only if the drawing includes the seal and signature of the surveyor.
 - This survey meets current ARKANSAS minimum standards for property boundary survey and plats.
 - No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
 - A title search was not conducted by a certified title company. All documents were provided by the client/clients and/or researched by CEI Engineering Associates, Inc., and may be subject to record/introduction; easements, rights of way, covenants, building setback lines, subdivision restrictions, zoning, land regulations or other facts which an accurate and current title search may reveal.
 - Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
 - The hereon described property is closed urban.

10. This property is zoned C-2 commercial building setbacks for zone C-2 are as follows:
DISTRICT C-2 HIGHWAY COMMERCIAL DISTRICT
 SETBACK LINES FOR YARD REQUIREMENTS
- | | |
|---------------------------------|---------|
| FROM STREET R.O.W. | 80 FEET |
| FROM STREET R.O.W. WITH PARKING | 85 FEET |
| FROM SIDE PROPERTY LINE | 15 FEET |
| FROM REAR PROPERTY LINE | 15 FEET |
- INTERSTATE 440 OVERLAY DISTRICT**
 SETBACK LINES FOR YARD REQUIREMENTS
- | | |
|-------------------------|---------|
| FROM STREET R.O.W. | 75 FEET |
| FROM SIDE PROPERTY LINE | 30 FEET |
| FROM REAR PROPERTY LINE | 30 FEET |
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for BENTON COUNTY, ARKANSAS. Map Number 0500700162P. Revised date DEC. 20, 2000.

#	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD	Δ
C1	41.00'	17.87'	9.08'	N70°07'17"W	17.73'	24°58'15"
C2	38.00'	54.98'	35.00'	S41°57'34"E	49.80'	80°00'00"
C3	25.00'	41.09'	26.89'	S48°58'31"W	36.82'	94°09'59"
C4	54.00'	40.85'	21.46'	N84°24'17"W	39.88'	43°20'32"
C5	29.00'	30.12'	16.58'	N44°14'58"E	28.79'	89°30'47"
C6	25.00'	34.86'	20.93'	S47°01'00"E	32.10'	79°53'08"
C7	35.00'	54.98'	35.00'	N48°02'28"E	49.80'	90°00'00"
C8	25.00'	37.21'	23.02'	N44°19'21"W	33.87'	85°18'27"
C9	25.00'	44.30'	30.82'	N42°16'16"E	38.73'	101°32'20"
C10	25.00'	40.84'	26.82'	S48°11'22"W	36.45'	93°39'24"
C11	25.00'	33.31'	19.85'	S48°47'34"E	30.80'	78°20'01"
C12	25.00'	41.54'	27.38'	S48°28'32"W	36.82'	90°11'47"
C13	25.00'	39.27'	25.00'	S41°57'34"E	35.38'	90°00'00"
C14	25.00'	39.27'	25.00'	N48°02'28"E	35.38'	90°00'00"
C15	1,040.00'	75.29'	37.88'	S00°58'00"W	75.27'	04°08'52"
C16	980.00'	79.18'	38.81'	N00°40'39"E	79.18'	04°43'33"
C17	730.00'	68.21'	33.13'	S00°28'32"W	68.19'	05°11'47"
C18	400.00'	182.64'	92.89'	S79°58'01"W	180.98'	28°08'50"
C19	820.00'	309.89'	159.70'	S89°53'14"E	305.32'	34°08'41"
C20	890.00'	524.43'	270.29'	N89°53'14"W	516.70'	34°08'41"
C21	890.00'	383.72'	198.85'	N12°53'28"W	378.80'	31°51'48"
C22	840.00'	342.49'	175.45'	S13°43'30"E	338.42'	30°39'40"
C23	840.00'	812.98'	441.50'	S89°13'59"E	781.82'	65°27'10"
C24	1000.00'	602.98'	310.98'	S14°13'59"E	593.87'	34°32'50"

SURVEYOR'S DECLARATION:
 I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREON 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 HEREON.
[Signature] October 14, 2003
 C. ED GRAY, AR. PLS# 1002 DATE



REV-1 MOVE LINE BETWEEN LOT4 & LOTS 30' WEST AND ADD LAMPS

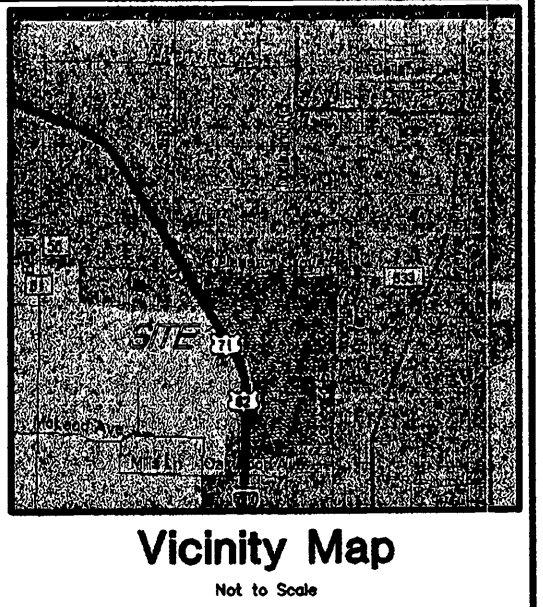
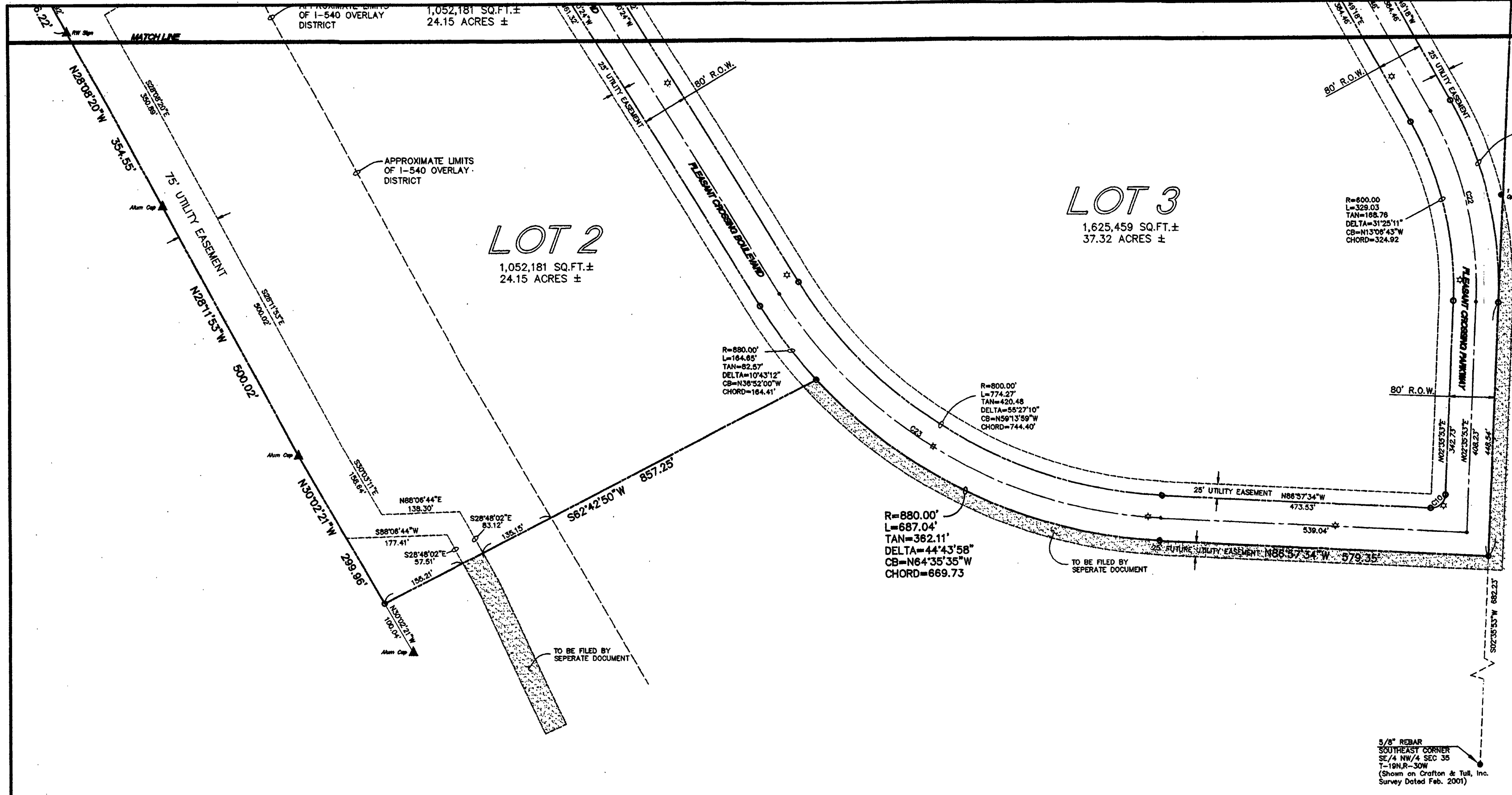
SCALE= 1" = 100'

10-8-03	CEO	RDS
DATE	PLS	DRW

FINAL PLAT
PLEASANT CROSSING PHASE 1

CEI ENGINEERING ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS

3317 SW 7th Street (479) 273-0472 JOB NO.: 18517.0
 Bentonville, AR 72712 FAX (479) 273-0644 BENTONVILLE, AR 72712
 DATE 10-13-03 SHEET NO. 2 OF 2
 PLEASANT CROSSING PHASE 1 12:43 AM
 ROGERS, ARKANSAS ROGERS



LEGEND

EXISTING	
—	BOUNDARY LINE
—	RIGHT OF WAY LINE
—	UTILITY EASEMENT LINE
—	SECTION LINE
—	DRAINAGE EASEMENT LINE
—	CENTERLINE ROAD
■	AREA'S TO BE FILED BY SEPARATE DOCUMENT
●	FOUND MONUMENT AS NOTED
○	SET MONUMENT WITH CAP PLS 1002
○	RIGHT-OF-WAY MONUMENT
☆	PROPOSED STREET LAMPS

ACCEPTANCE APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 24 DAY OF March 2004

CHAIRMAN *[Signature]*

ACCEPTANCE THIS PLAN IS HEREBY ACCEPTED BY THE ROGERS CITY COUNCIL THIS 23rd DAY OF March 2004

MAYOR *[Signature]*

CITY CLERK *[Signature]*

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF 2004

NOTARY PUBLIC MY COMMISSION EXPIRES

OWNER'S CERTIFICATION AND DEDICATION: ME, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREIN PLATTED PROPERTY AND DO HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES

[Signature]
 CHARLES REAVES - GENERAL PARTNER

C.R. REAVES LLP, BENTONVILLE AR
 SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF March 2004

[Signature] MY COMMISSION EXPIRES 11-15-2009

NOTARY PUBLIC

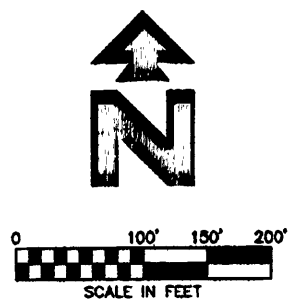
COMMENTS: ALL LOTS IN THIS SUBDIVISION ARE TO BE COVERED BY RESTRICTIVE COVENANTS RECORD BOOK PAGE BENTON COUNTY RECORDS.

OWNER/DEVELOPER: C.R. REAVES LLP
 C/O MR. CHARLES REAVES
 15138 NATURAL HABITAT WAY
 ROGERS, AR 72758
 ENGINEER: CEI ENGINEERING ASSOCIATES, INC.
 C/O M. CHRISTOPHER ROGERS
 P.O. BOX 1408
 BENTONVILLE, AR 72712
 ZONING: PUD, PLANNED UNIT DEVELOPMENT

- Notes:
1. Basis of Bearings: ARKANSAS STATE PLANE COORDINATES SYSTEM, NORTH ZONE, NAD 83.
 2. This plot is valid only if the drawing includes the seal and signature of the surveyor.
 3. This plot meets current ARKANSAS minimum standards for property boundary surveys and plats.
 4. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record which would affect this parcel.
 5. The hereon described property is classed urban.

10. This property is zoned C-2 commercial. Building setbacks for zone C-2 are as follows:
 DISTRICT: C-2 HIGHWAY COMMERCIAL DISTRICT
 SETBACK LINES FOR YARD REQUIREMENTS
 FROM STREET R.O.W. 50 FEET
 FROM STREET R.O.W. WITH PARKING 65 FEET
 FROM SIDE PROPERTY LINE 15 FEET
 FROM REAR PROPERTY LINE 15 FEET
- INTERSTATE 540 OVERLAY DISTRICT:
 SETBACK LINES FOR YARD REQUIREMENTS
 FROM STREET R.O.W. 75 FEET
 FROM SIDE PROPERTY LINE 30 FEET
 FROM REAR PROPERTY LINE 30 FEET
11. No attempt was made to show building setback lines graphically on the survey. Setback dimensions are based on the orientation of the building(s) to be constructed.
12. This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 0500700162P. Revised date DEC. 20, 2000.

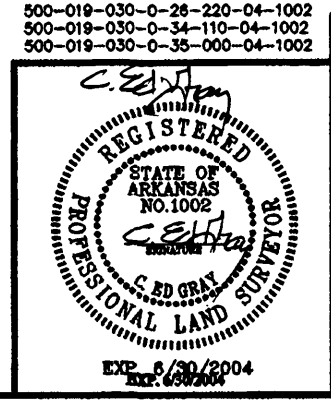
CURVE TABLE						
#	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD	Δ
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C4	54.00'	40.85'	21.48'	N84°24'17"W	30.88'	43°20'32"
C5	28.00'	30.12'	16.56'	N44°14'55"E	26.79'	59°30'47"
C6	25.00'	34.88'	20.93'	S47°01'00"E	32.10'	79°53'08"
C7	35.00'	54.97'	35.00'	N48°02'12"E	49.49'	89°59'31"
C8	25.00'	37.21'	23.02'	N44°19'21"W	33.87'	85°16'27"
C9	25.00'	44.30'	30.62'	N42°16'16"E	38.73'	101°32'20"
C10	25.00'	39.48'	25.19'	S47°49'08"W	35.44'	90°28'53"
C11	25.00'	33.31'	19.85'	S48°47'34"E	30.90'	78°20'01"
C12	25.00'	41.54'	27.38'	S45°26'32"W	36.92'	95°11'47"
C13	25.00'	39.27'	25.00'	S41°57'44"E	35.36'	90°00'20"
C14	25.00'	39.27'	25.00'	N48°02'16"E	35.35'	89°59'40"
C15	1,040.00'	75.28'	37.86'	S00°58'00"W	75.27'	04°08'52"
C16	960.00'	78.18'	39.61'	N00°40'39"E	79.18'	04°43'33"
C17	730.00'	66.21'	33.13'	S00°28'32"W	66.19'	05°11'47"
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C20	880.00'	524.43'	270.28'	N89°53'14"W	516.70'	34°08'41"
C21	890.00'	383.71'	198.98'	N12°53'26"W	378.78'	31°31'44"
C22	640.00'	350.96'	180.01'	S13°06'43"E	346.58'	31°25'11"
C23	840.00'	812.98'	441.50'	S59°13'59"E	781.82'	55°27'10"
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REDUCED

SURVEYOR'S DECLARATION:
 I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE HEREIN 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 HEREON.

[Signature] March 5, 2004
 C. ED. GRAY, JR. PLS# 1002 DATE



500-019-030-0-28-220-04-1002	10-6-03	CEG	RDS
500-019-030-0-34-110-04-1002	DATE	PLS	DRW
500-019-030-0-35-000-04-1002			

SCALE = 1" = 100'

CORRECTION PLAT
PLEASANT CROSSING PHASE 1

CEI ENGINEERING ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS

3317 SW 11th Street (479) 273-8472 JOB NO: 16517.0
 Bentonville, AR 72712 FAX (479) 273-0844 DWG NAME: 88700001A

CORRECTION PLAT
PLEASANT CROSSING PHASE 1
ROGERS, ARKANSAS

DATE 03-05-04 SHEET NO. 2 OF 2
 12:28 AM REV. 3