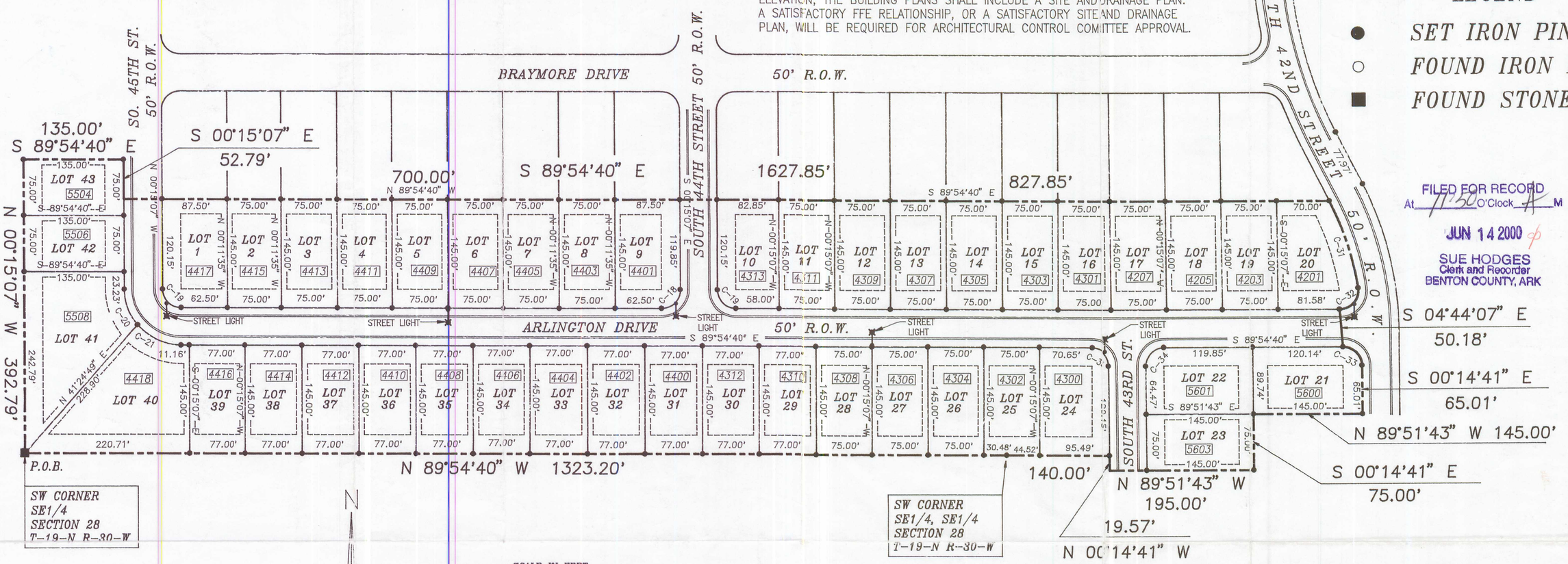
This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel NO. 050419 0165 E; Effective Date: September 18, 1991.

COVENANTS AND FINAL PLAT SHALL SPECIFY THAT BUILDING PLANS WITH A FINISHED FLOOR ELEVATION (FFE) RELATIVE TO THE STREET CURB ELEVATION BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL. IF THE FFE IS NOT AT LEAST ONE (1) FOOT HIGHER THAN THE STREET CURB ELEVATION, THE BUILDING PLANS SHALL INCLUDE A SITE AND DRAINAGE PLAN. A SATISFACTORY FFE RELATIONSHIP, OR A SATISFACTORY SITE AND DRAINAGE PLAN, WILL BE REQUIRED FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL.



LEGEND

● SET IRON PIN

○ FOUND IRON PIN

■ FOUND STONE

FILED FOR RECORD
At 11:50 O'Clock A M
JUN 14 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

SCALE IN FEET

100 50 0 100 200

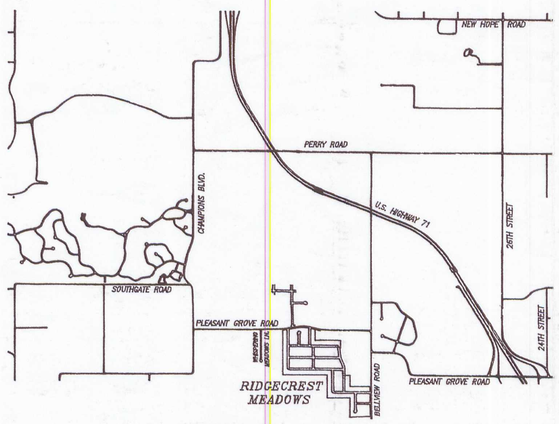
ALL SIDEWALKS WILL BE CONTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE, SECTION 37 AND 51.

FRONT FACE OF ALL SIDEWALKS WILL BE 3 FEET BEHIND BACK OF STREET CURBS, GREEN SPACE PROVIDED WILL ACCOMMODATE PLACEMENT OF MAILBOXES.

BUILDING SETBACK REQUIREMENTS FOR ZONE R-1A.

ALL SETBACK LINES ARE ALSO DRAINAGE AND UTILITY EASEMENTS.
UNLESS OTHERWISE NOTED ALL BUILDING SETBACKS ARE AS FOLLOW:

FRONT YARD SETBACK -- 25 FEET
REAR YARD SETBACK -- 20 FEET
INTERIOR SIDE YARD SETBACK -- 7.5 FEET
EXTERIOR SIDE YARD SETBACK -- 25 FEET



VICINITY MAP

PROPERTY DESCRIPTION – RIDGECREST MEADOWS, PHASE 4

A part of the SE1/4 of Section 28 and a part of the NE1/4 of the NE1/4 of Section 33, all in Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows : Commencing at a stone found for the SW Corner of the SE1/4 of Section 28, Township 19 North, Range 30 West, said stone also being the TRUE POINT OF BEGINNING; thence North 00 degrees, 15 minutes, 07 seconds West 392.79 feet; thence South 89 degrees, 54 minutes, 40 seconds East 135.00 feet; thence South 00 degrees, 15 minutes, 07 seconds East 52.79 feet; thence South 89 degrees, 54 minutes, 40 seconds East 1627.85 feet; thence along a curve to the right with a delta angle of 18 degrees, 24 minutes, 16 seconds, having a radius of 381.72 feet and a arc length of 122.61 feet, with a chord bearing and distance of South 17 degrees, 38 minutes, 10 seconds East 122.09 feet; thence along a curve to the right with a delta angle of 98 degrees, 31 minutes, 22 seconds, having a radius of 25.00 feet and a arc length of 42.99 feet, with a chord bearing and distance of South 40 degrees, 49 minutes, 39 seconds West 37.88 feet; thence South 04 degrees, 44 minutes, 07 seconds East 50.18 feet; thence along a curve to the right with a delta angle of 89 degrees, 39 minutes, 59 seconds, having a radius of 25.00 feet and a arc length of 39.12 feet, with a chord bearing and distance of South 45 degrees, 04 minutes, 40 seconds, East 35.25 feet; South 00 degrees, 14 minutes, 41 seconds East 65.01 feet; thence North 89 degrees, 51 minutes, 43 seconds West 145.00 feet; thence South 00 degrees, 14 minutes, 41 seconds East 75.00 feet; thence North 89 degrees, 51 minutes, 43 seconds West 195.00 feet; thence North 00 degrees, 14 minutes, 41 seconds West 19.57 feet; thence North 89 degrees, 54 minutes, 40 seconds West 140.00 feet; thence North 89 degrees, 54 minutes, 40 seconds West 1323.20 feet to the TRUE POINT OF BEGINNING, containing 14.05 acres.

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 6th DAY OF June, 2000.

Bill Carmack
CHAIRMAN

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 13th DAY OF June, 2000, BY THE ROGERS CITY COUNCIL.

MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS ARKANSAS SEAL CITY CLERK

OWNER AND DEVELOPER :
REAVES FAMILY LIMITED PARTNERSHIP
15138 NATURAL HABITAT WAY
ROGERS, ARKANSAS 72758
(501) 925-3789

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.

6/6/2000 — Charles R. Reaves
DATED

DATED

STATE OF ARKANSAS)
COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF June, 2000.

MY COMMISSION EXPIRES : 10/27/2006

Nadine McConnell
NOTARY PUBLIC

OFFICIAL SEAL
Nadine McConnell
Notary Public Arkansas
Washington County
My Commission Expires 10/27/2006

LINE LEGEND

PHASE 4 BOUNDARY LINE
LOT LINE
BUILDING SETBACK AND UTILITY AND DRAINAGE EASEMENT LINE

CURVE DATA

C-18 Radius = 25.00' Delta = 90°20'27" Length = 39.42' Chord = 35.46' Chd.Brg. = N 44°55'07"E	C-19 Radius = 25.00' Delta = 89°39'33" Length = 39.12' Chord = 35.25' Chd.Brg. = N 45°04'53"W	C-20 Radius = 75.00' Delta = 39°32'58" Length = 51.77' Chord = 50.75' Chd.Brg. = N 20°01'36"W	C-21 Radius = 75.00' Delta = 50°06'34" Length = 65.59' Chord = 63.52' Chd.Brg. = N 64°51'22"W
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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.

– FINAL PLAT –
RIDGECREST MEADOWS, PHASE 4 – Rogers
ROGERS, BENTON COUNTY, ARKANSAS

SCALE : 1" = 100'	DATE : MAY 2, 2000	DRAWN BY : D.P.
JOB NO. RIDGE4FP.DWG ZDISK 2000-2	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754) E-mail : dphillips@mc2k.com	
STATE RECORDING NO. N/A		

P3 73

This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel NO. 050419 0165 E; Effective Date: September 18, 1991.

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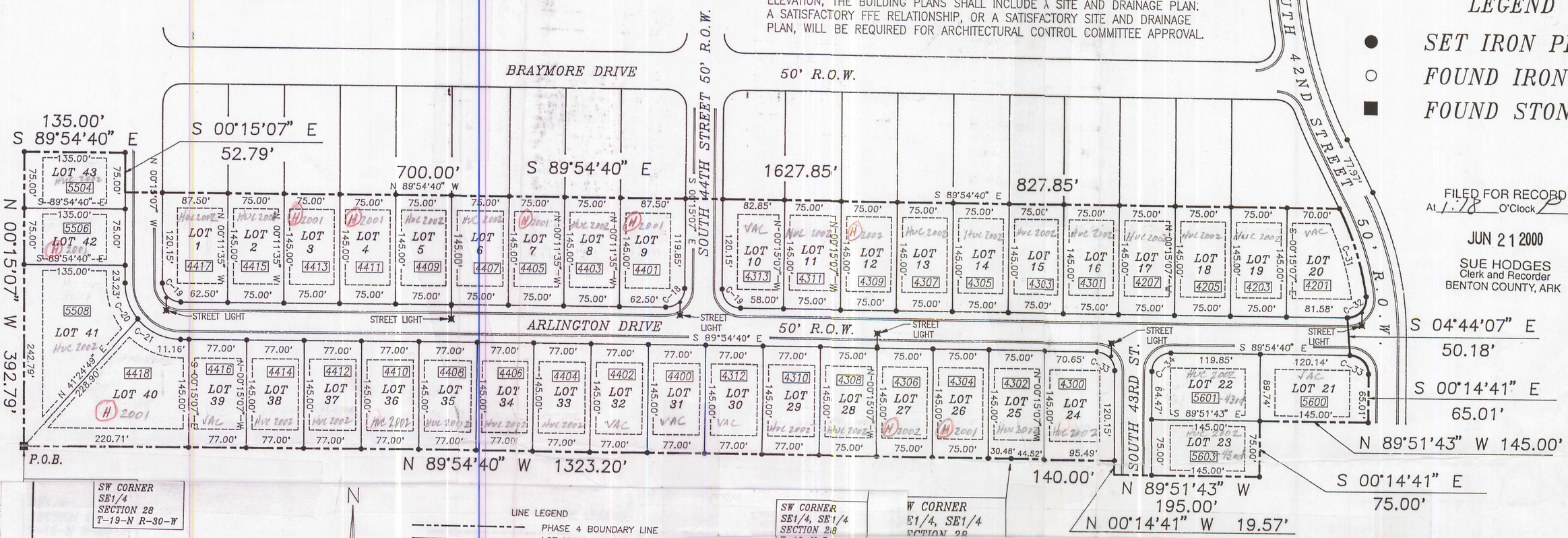

LEGEND

- ● SET IRON PIN
- ○ FOUND IRON PIN
- ■ FOUND STONE

FILED FOR RECORD
AT 1:18 O'Clock P M
JUN 21 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

SW CORNER
SE1/4
SECTION 28
T-19-N R-30-W

ALL SIDEWALKS WILL BE CONTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE, SECTION 37 AND 51.

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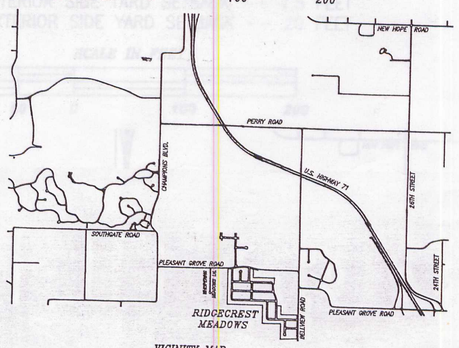
SCALE IN FEET
100 50 0 100 200



VICINITY MAP

LINE LEGEND

- PHASE 4 BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK AND UTILITY AND DRAINAGE EASEMENT LINE

PROPERTY DESCRIPTION – RIDGECREST MEADOWS, PHASE 4

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SW CORNER
SE1/4, SE1/4
SECTION 28
T-19-N R-30-W

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS _____ DAY OF _____, 2000.

CHAIRMAN _____

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____, 2000, BY THE ROGERS CITY COUNCIL.

MAYOR _____

CITY CLERK _____

SEE PLAT P3-73 FOR CITY SIGNATURES

OWNER AND DEVELOPER :
REAVES FAMILY LIMITED PARTNERSHIP
15138 NATURAL HABITAT WAY
ROGERS, ARKANSAS 72758
(501) 925-3789

CERTIFICATE OF DEDICATION

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OWNER 6/15/00 DATE

OWNER DATE

OWNER DATE

OWNER DATE

OWNER DATE

OWNER DATE

OWNER DATE

OWNER DATE

STATE OF ARKANSAS)
COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 15th DAY OF June, 2000.

MY COMMISSION EXPIRES : 10/27/2006

NOTARY PUBLIC

OFFICIAL SEAL
Nadine McConnell
Notary Public Arkansas
Washington County
My Commission Expires 10/27/2006

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

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CURVE DATA

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CORRECTION PLAT

THIS PLAT CORRECTS PLAT P3-73 MOVING THE EXTERIOR SIDE BUILDING SETBACK LINES FROM 25 FEET TO 20 FEET AS REQUIRED BY THE CITY OF ROGERS ZONING FOR R-1A

– FINAL PLAT –
RIDGECREST MEADOWS, PHASE 4
ROGERS, BENTON COUNTY, ARKANSAS

SCALE : 1" = 100'	DATE : MAY 2, 2000	DRAWN BY : D.P.
JOB NO. RIDGE4FP.DWG ZDISK 2000-2	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754) E-mail : dphillips@mc2k.com	
STATE RECORDING NO. N/A		

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DATE

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DATE

DATE

AY OF June, 2000.

Nadine McConnell

OFFICIAL SEAL
Nadine McConnell
Notary Public Arkansas
Washington County
My Commission Expires 10/27/2006

TION PLAT

P3-83

P3