2006-354

FINAL PLAT FOR ROCKY CREEK SUBDIVISION

A PART OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T-19-N, R-30-W,
OF THE FIFTH PRINCIPAL MERIDIAN,
BENTON COUNTY, ARKANSAS. CITY OF ROGERS, ARKANSAS

GENERAL NOTES

1. THIS PROPERTY IS ZONED R-SF, AND LOT SETBACKS ARE AS FOLLOWS:
   FRONT: 25'
   INTERIOR SIDE: 7.5'
   STREET SIDE: 20'
   REAR: 20'
2. ALL SETBACKS SHALL ALSO BE UTILITY/DRAINAGE EASEMENTS.
3. FENCES ARE NOT PERMITTED IN ANY DRAINAGE EASEMENT.
4. THE APPLICANT OF THIS PLAT IS PURSUING A REQUEST FOR A CONDITIONAL LETTER OF MAP REVISION WITH FEMA (FEMA CASE NO.: 05-06-0557R) DURING THE PREPARATION OF THIS PLAT.
5. LOTS 56, 57, & 58 ARE NON-BUILDABLE LOTS.
6. LOTS 1, 28, 29 AND 53 ARE NOT ALLOWED ACCESS TO DODSON ROAD.

SITE AMENITY AGREEMENT

PER THIS AMENITY AGREEMENT THE PROPERTY IS ZONED R-SF WITH MIN. 7,800 SF LOTS AND SETBACKS AS FOLLOWS:
FRONT: 25'
INTERIOR SIDE: 7.5'

ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 7th DAY OF March 2006.

Brenda Shelby
CHAIRMAN

ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED ON THIS 28th DAY OF March 2006 BY THE ROGERS CITY COUNCIL.

MAYOR

Peggy Neal
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, 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, 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.

DEVELOPER — DATE: 3/29/06

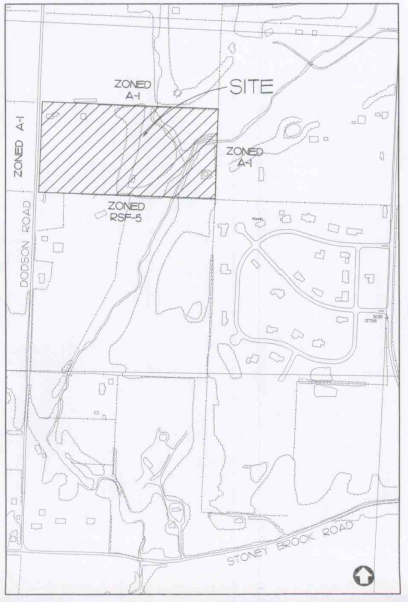
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF March 2006.

Carla Holloway
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-12

Carla Holloway
Notary Public
Arkansas, Benton County
My Comm. Expires August 20, 2012

2006-354



VICINITY MAP
NOT TO SCALE

OWNER:
MR. JEFF SIMPSON/MR. PAT SIMPSON
SHES LIMITED PARTNERSHIP, LLLP
210 N. WALTON BLVD., SUITE 30
BENTONVILLE, AR 72712
(479) 273-5909 PHONE

ENGINEER:
FREELAND-KAUFFMAN & FREDEEN, INC.
1700 W. COMMERCE DRIVE, SUITE A
ROGERS, AR 72756
(479) 621-6699

SUBDIVISION NAME:
ROCKY CREEK SUBDIVISION

PROPERTY ZONING:
R-SF (RESIDENTIAL SINGLE FAMILY)

SURVEYOR:
FREELAND-KAUFFMAN & FREDEEN, INC.
1700 W. COMMERCE DRIVE, SUITE A
ROGERS, AR 72756
(479) 621-6699

SURVEY DESCRIPTION:

A 20.32 ACRE PARCEL LYING IN THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T-19-N, R-30-W, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 17,, THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, S89°26'51"W 20.90 FEET, TO THE POINT OF BEGINNING.
THENCE CONTINUING, S89°26'51"W 1309.49 FEET TO A POINT IN DODSON ROAD, THENCE N00°21'11"W 668.70 FEET,
THENCE N89°43'40"E 241.73 FEET,
THENCE N89°42'50"E 183.81 FEET,
THENCE N89°43'40"E 905.33 FEET,
THENCE S00°18'56"E 641.20 FEET,
THENCE S44°27'26"W 29.75 FEET TO THE POINT OF BEGINNING, CONTAINING 885,300.05 SQUARE FEET OR 20.32 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR OF FACT.

FLOOD CERTIFICATION:

A PORTION OF THE PROPERTY SHOWN HEREON WAS LOCATED WITHIN THE OSAGE TRIBUTARY 1 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS.
MAP NUMBER: 05007C0155 H
MAP REVISED: DECEMBER 20, 2000

THE FINAL PLAT OF ROCKY CREEK SUBDIVISION REFLECTS THE NEW 100-YEAR FLOOD PLAIN AS DELINEATED ON THIS PLAT BASED ON THE CONDITIONAL LETTER OF MAP REVISION (FEMA CASE NO.: 05-06-0557R)

ARKANSAS STATE SURVEY CODE:
500-19N-30W-0-17-140-04-1370

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY 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. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

REGISTERED STATE OF ARKANSAS NO. 1370 ROBERT J. CASTER PROFESSIONAL LAND SURVEYOR SIGNATURE

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE: 3/21/06

0 60 120
SCALE 1" = 60 FEET

2006-354

RECORDING INFORMATION
2006 354
Recorded in the Above
Plat Book & Page
03-29-2006 03:28:32 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks...
FKF
Civil Engineers · Landscape Architects · Land Surveyors
Freeland · Kauffman & Fredeen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-6699
Fax 479-621-0602
Affiliates Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT FOR ROCKY CREEK SUBDIVISION
ROGERS, BENTON COUNTY, AR
SHES LIMITED PARTNERSHIP, LLLP
(479) 273-5909

DRAWN	SAB
CHECKED	KHN
DATE	02/03/2006
SCALE	1"=50'
JOB No.	2004-148
SHEET	1 OF 3 SHEETS

2006-355

17-19-30

JACK AND PATRICIA YATES
W.D. 1999 6808
PN: 02-01671-510
ZONED A-1

MYER MULTIFAMILY DEVEL. CO., INC.
MEMORANDUM OF AGREEMENT
TO GRANT EASEMENT
2004 93581
PN: 02-01671-501
ZONED A-1

THIS UTILITY EASEMENT MUST NOT BE FENCED. IT MUST REMAIN OPEN FOR MAINTENANCE PURPOSES.

25' U.E.

N: 732546.712
E: 664996.999

N 89°43'40" E 241.73' N 89°42'50" E 183.81' N 89°43'40" E

S 89°43'16" W W. WILLOW ST. 866.08'

N00°21'11"W 668.70'

DODSON RD. (B.C. 226)

JESS AND TINA YATES
W.D. 289 368
PN: 02-01671-514
ZONED A-1

ANDREW WILLIAM YATES
W.D. 2003 39811
PN: 02-01671-522

N 89°43'16" E 208.62' N 89°43'16" E 340.00' W. REDBUD ST. N 89°43'16" E 245.52'

S 89°26'51"W

N: 731919.867
E: 664983.006

EXISTING 40' ACCESS EASEMENT TO BE VACATED PER THIS PLAT

HALES BROS. DEVELOPMENT
W.D. 2001 9010
PN: 02-01671-502
ZONED RSF-5

CITY OF ROGERS
CORRECTION QUIT CLAIM DEED
2003 31041
ZONED RSF-5

MATCH LINE SHT. 3 OF 3

EXISTING LEGEND

- FOUND BRASS CAP (IN CONC)
- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, PLS 1370
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE

PROPOSED LEGEND

- 1302.00 MIN. FFE — APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1800 — STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- POINT OF CURVATURE
- POINT OF INTERSECTION
- STREET LIGHT
- STOP SIGN
- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING 500-YEAR FLOOD PLAIN
- REVISED 100 YEAR FLOOD PLAIN
- REVISED 500 YEAR FLOOD PLAIN
- EXISITNG FLOODWAY
- REVISED FLOODWAY

ABBREVIATIONS

U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT

ARKANSAS STATE SURVEY CODE:

500-19N-30W-0-17-140-04-1370

SURVEYOR'S DECLARATION:

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REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1370 — ROBERT J. CASTER — SIGNATURE

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE 3-21-06

0 60 120
SCALE 1" = 60 FEET

2006-355

RECORDING INFORMATION

2006 355
Recorded in the Above
Plat Book & Page
03-29-2006 03:34:35 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks...

F K F

Civil Engineers - landscape Architects - Land Surveyors

Freeland - Kauffman & Fredeen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-1666
Fax 479-621-0602

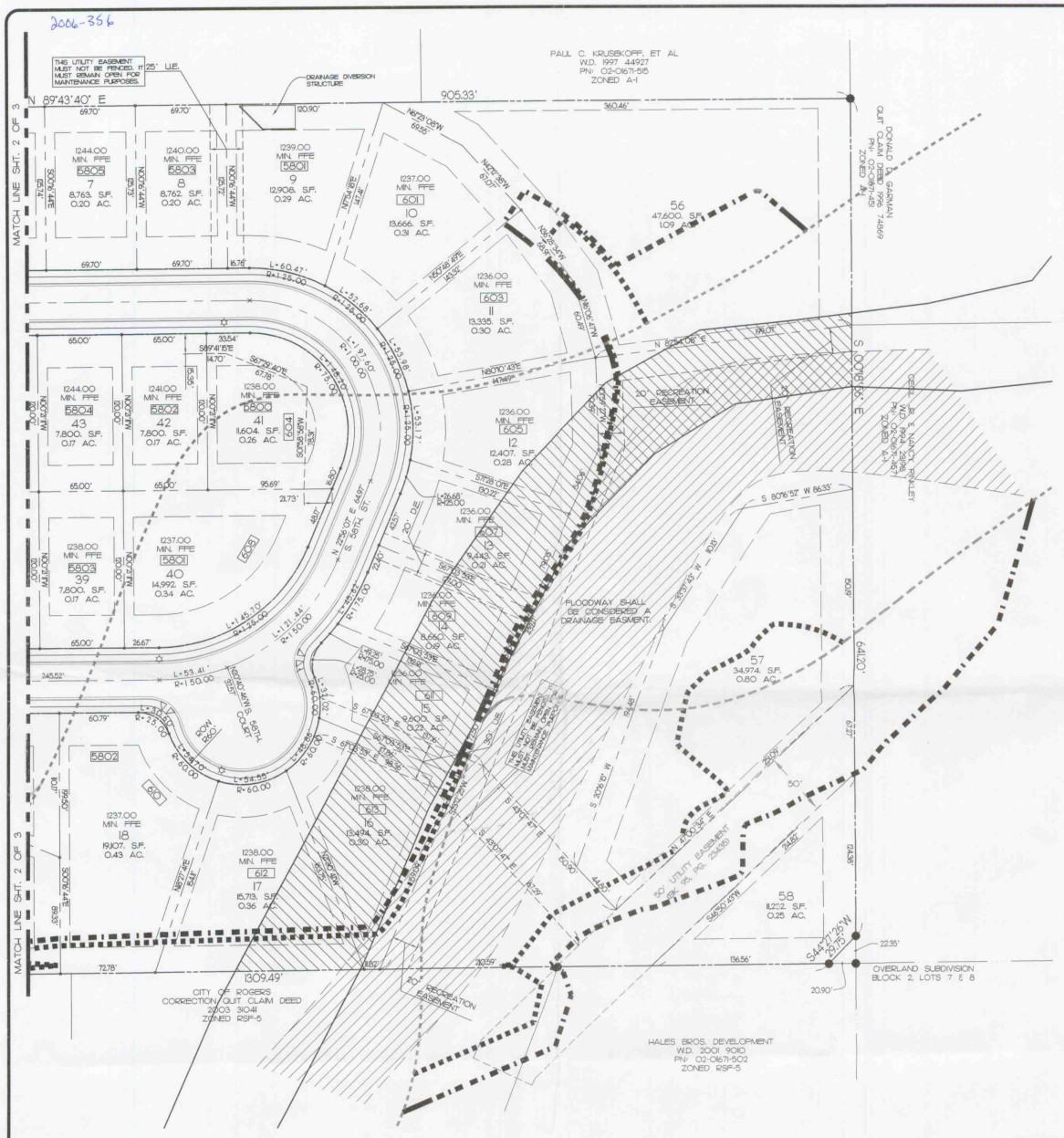
Affiliate Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT FOR ROCKY CREEK SUBDIVISION
ROGERS, BENTON COUNTY, AR
SHES LIMITED PARTNERSHIP, LLLP
(479) 273-5909

DRAWN	SAB
CHECKED	KHN
DATE	02/03/2006
SCALE	1"=50'
JOB No.	2004-148
SHEET	2
OF	3 SHEETS

2006-355

2006-356



EXISTING LEGEND

- ⊗ FOUND BRASS CAP (IN CONC)
- ● FOUND REBAR/PIPE (AS NOTED)
- o SET 1/2" REBAR W/CAP, PLS 1370
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE

PROPOSED LEGEND

- 1302.00 MIN. FFE — APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1800 — STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- POINT OF CURVATURE
- POINT OF INTERSECTION
- STREET LIGHT
- STOP SIGN
- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING 500-YEAR FLOOD PLAIN
- REVISED 100 YEAR FLOOD PLAIN
- REVISED 500 YEAR FLOOD PLAIN
- EXISITNG FLOODWAY
- REVISED FLOODWAY

ABBREVIATIONS

U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT

ARKANSAS STATE SURVEY CODE:

500-19N-30W-0-17-140-04-1370

SURVEYOR'S DECLARATION:

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REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1370 — ROBERT J. CASTER — SIGNATURE

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE 3-21-06

0 60 120

SCALE 1" = 60 FEET

2006-356

RECORDING INFORMATION

2006 356
Recorded In the Above
Plat Book & Page
03-29-2006 03:43:07 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks

FKF

Civil Engineers · landscape Architects · Land Surveyors

Freeland · Kauffman & Freeborn, Inc.
1700 W. Commons Drive, Suite A
Rogers, Arkansas 72756
Telephone 479-621-0600
Fax 479-621-0602

Affiliate: Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT FOR ROCKY CREEK SUBDIVISION
ROGERS, BENTON COUNTY, AR
SH&S LIMITED PARTNERSHIP, LLLP
(479) 273-5909

DRAWN	SAB
CHECKED	KJH
DATE	02/03/2006
SCALE	1"=50'
JOB No.	2004-148
SHEET	3 OF 3 SHEETS

2006-356

N

0' 30' 60' 90'

SCALE: 1" = 60'

LEGEND

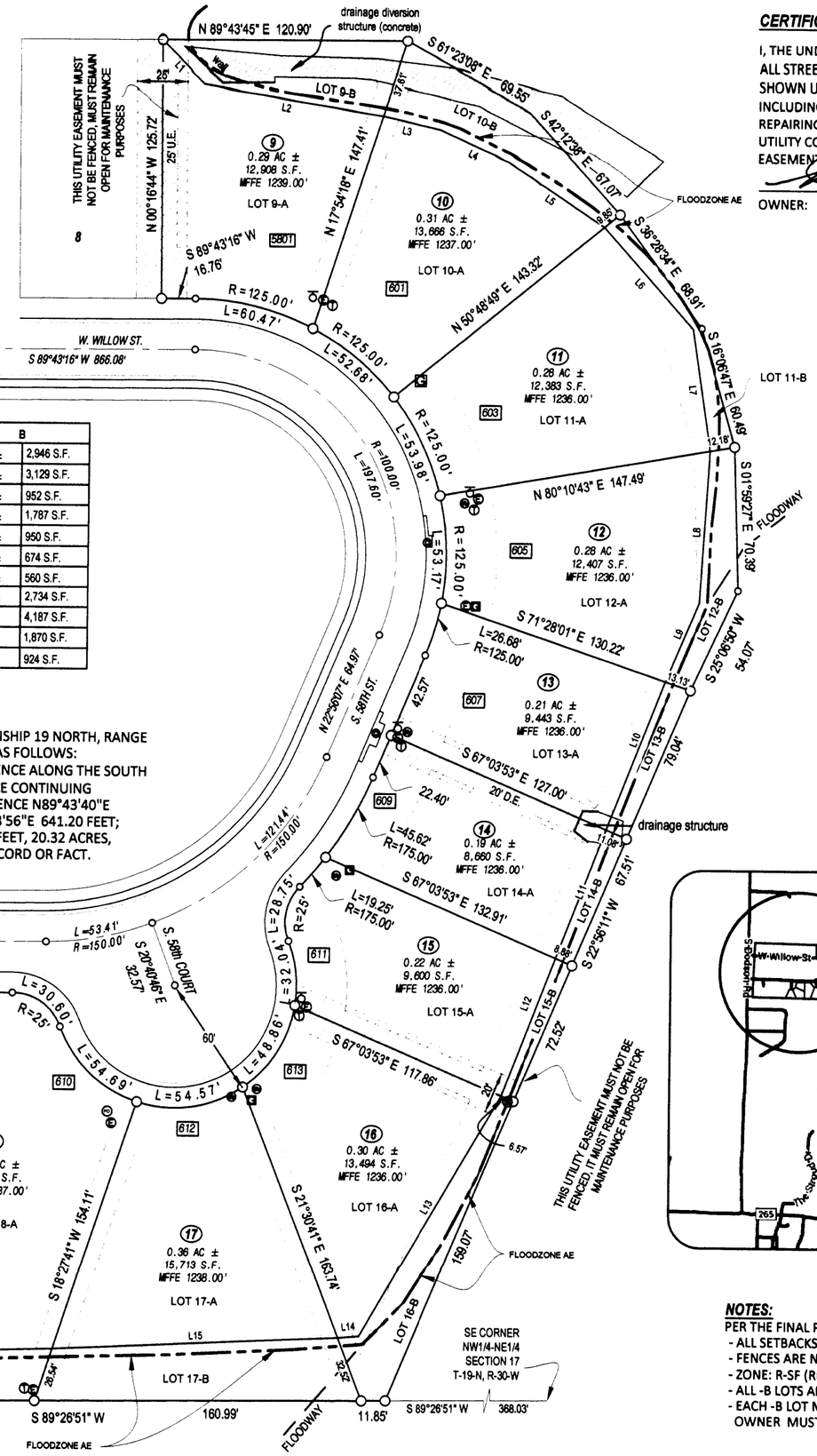
- ZONE AE FLOODWAY
- CENTERLINE
- LOT LINE
- FLOODWAY
- BUILDING SETBACK
- ZONE AE LIMITS
- BEARING CHANGE
- FOUND IRON PIN
- SET WOODEN STAKE
- CABLE RISER
- FIRE HYDRANT
- STORM INLET
- LIGHT POLE
- SANITARY SEWER
- ELECTRIC RISER
- TELEPHONE RISER
- WATER METER/VALVE
- GAS METER/VALVE
- FIBER OPTIC

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°29'46" E	29.47'
L2	S 80°54'19" E	89.81'
L3	S 77°05'00" E	29.36'
L4	S 65°22'10" E	36.74'
L5	S 56°41'50" E	57.48'
L6	S 41°45'18" E	66.57'
L7	S 08°37'22" E	60.40'
L8	S 03°31'39" W	74.79'
L9	S 23°03'39" W	41.74'
L10	S 21°27'34" W	78.18'
L11	S 21°04'11" W	67.42'
L12	S 21°06'50" W	72.66'
L13	S 30°26'08" W	136.82'
L14	S 85°18'52" W	10.40'
L15	S 87°18'00" W	140.81'
L16	S 88°21'21" W	81.33'
L17	S 83°31'14" W	17.79'
L18	S 71°30'44" W	28.64'
L19	S 32°12'31" W	15.32'

AREA TABLE

	A		B	
LOT 9	0.23 AC ±	9,963 S.F.	0.07 AC ±	2,946 S.F.
LOT 10	0.24 AC ±	10,540 S.F.	0.07 AC ±	3,129 S.F.
LOT 11	0.28 AC ±	12,383 S.F.	0.02 AC ±	952 S.F.
LOT 12	0.24 AC ±	10,620 S.F.	0.04 AC ±	1,787 S.F.
LOT 13	0.19 AC ±	8,493 S.F.	0.02 AC ±	950 S.F.
LOT 14	0.18 AC ±	7,988 S.F.	0.02 AC ±	674 S.F.
LOT 15	0.21 AC ±	9,043 S.F.	0.01 AC ±	560 S.F.
LOT 16	0.25 AC ±	10,764 S.F.	0.06 AC ±	2,734 S.F.
LOT 17	0.26 AC ±	11,527 S.F.	0.10 AC ±	4,187 S.F.
LOT 18	0.40 AC ±	17,237 S.F.	0.04 AC ±	1,870 S.F.
LOT 20	0.31 AC ±	13,538 S.F.	0.02 AC ±	924 S.F.



ORIGINAL SUBDIVISION DESCRIPTION PER ROCKY CREEK FINAL PLAT:

A 20.32 ACRE PARCEL LYING IN THE SOUTH 1/2 OF THE NW1/4 OF THE NE1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 17, THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NE1/4 S89°26'51" W 20.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°26'51"W 1309.49 FEET TO A POINT IN DODSON ROAD; THENCE N00°21'11"W 668.70 FEET; THENCE N89°43'40"E 241.73 FEET; THENCE N89°42'50"E 183.81 FEET; THENCE N89°43'40"E 905.33 FEET; THENCE S00°18'56"E 641.20 FEET; THENCE S44°28'26"W 29.75 FEET TO THE POINT OF BEGINNING. CONTAINING 885,300.05 SQUARE FEET, 20.32 ACRES, MORE OR LESS. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1647
SIGNATURE
DAN W. JENKINS

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HERE BY 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 BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES. 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.

OWNER: DATE: 1.28.15

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2015/87
Term/Cashier: CASH4/Susan Holt
02/12/2015 1:03:14PM
Tran: 319356
Total Fees: $15.00

ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED ON THIS _____ DAY OF _____ 20____ BY THE ROGERS CITY COUNCIL.

CHAIRMAN

Book 2015 Page 87
Recorded in the Above
PLAT Book & Page
02/12/2015

ROGERS PLANNING COMMISSION ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS.

CHAIRMAN: DATE: 1-29-15

NOTARY

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF January, 20 15.

Donna K. Johnston
NOTARY PUBLIC
MY COMMISSION EXPIRES: March 28, 2024

DONNA K. JOHNSTON
BENTON COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires March 28, 2024
Commission No. 12397899

FLOOD CERTIFICATION

PORTIONS OF THE HEREIN PLATTED LOTS ARE SITUATED IN FLOOD ZONE AE PER FIRM PANEL 05007C0255K EFFECTIVE DATE 6/05/12, BENTON COUNTY ARKANSAS.

BASIS OF BEARINGS

FINAL PLAT OF THE ROCKY CREEK SUBDIVISION, BENTON COUNTY ARKANSAS, FILED IN BOOK 2006, AT PAGES 354-356 IN THE OFFICE OF THE CIRCUIT CLERK.

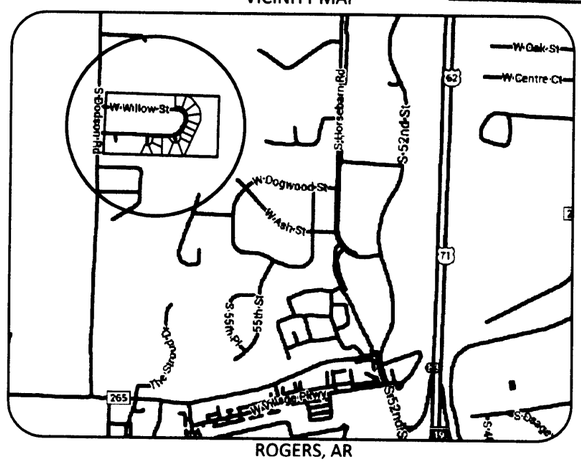
BUILDING SETBACKS

FRONT - 25'
SIDES - 7.5'
STREET SIDE - 20'
REAR - 20'

SITE AMENITY AGREEMENT

PER THIS AMENITY AGREEMENT THE PROPERTY IS ZONED R-SF LOTS AND SETBACKS AS FOLLOWS:
FRONT - 25'
INTERIOR SIDE - 7.5'

VICINITY MAP



ROGERS, AR

NOTES:

PER THE FINAL PLAT OF ROCKY CREEK SUBDIVISION
- ALL SETBACKS SHALL ALSO BE DRAINAGE EASEMENTS.
- FENCES ARE NOT PERMITTED IN ANY DRAINAGE EASEMENTS.
- ZONE: R-SF (RESIDENTIAL SINGLE FAMILY).
- ALL -B LOTS ARE DRAINAGE EASEMENTS AND UNBUILDABLE.
- EACH -B LOT MUST CONVEY WITH ITS CORRESPONDING -A LOT AND OWNER MUST MAINTAIN -B LOT.

REPLAT
LOTS 9-18, 20 OF THE ROCKY CREEK SUBDIVISION

JENKINS SURVEYING
1552 CEDAR ST.
FAYETTEVILLE, AR 72703
P/F 479-521-5231

DATE:	1/26/15
DRAWN BY:	DWJ
SCALE:	1" = 60'
JOB NO.:	14-073