

At 330 O'clock \_M

JUN 28 1994

FILED FOR RECORD

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

# ROHRBOUGH SUBDIVISION PROPERTY DESCRIPTION

A part of the SW1/4 of the NE1/4 of Section 16, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows:

Beginning at the NW Corner of the SW1/4 of the NE1/4 of Section 16, T-19-N, R-29-W, said point being an existing Fence Corner and also being the TRUE POINT OF BEGINNING; thence S 85 35 49 E 552.94 feet to a found iron pin; thence S 25 56 35 E 342.86 feet to a found iron pin; thence S 2 46 39 E 188.33 feet to a point on the centerline of Pleasant Ridge Road; thence along said centerline, N 72 11 08 W 43.68 feet to a set nail; thence along said centerline, N 67 04 49 W 146.68 feet to a set nail; thence along said centerline, N 72 24 40 W 98.07 feet to a set nail; thence along said centerline, N 81 10 50 W 60.50 feet to a set nail; thence along said centerline, S 86 25 26 W 51.22 feet to a set nail; thence along said centerline, S 75 28 15 W 65.77 feet to a set nail; thence along said centerline, S 71 22 44 W 299.89 feet to a set nail; thence leaving said centerline, N 1 56 42 E 545.24 feet to the TRUE POINT OF BEGINNING, containing 6.86 acres and being subject to the Right of Way of Pleasant Ridge Road and to an overhead powerline along the South side thereof.

THIS PROPERTY DOES NOT LIE WITHIN FLOOD ZONE "A" OR ZONE "AE" AS ESTABLISHED BY THE FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

COMMUNITY PANEL NO. 050419 0160 E; EFFECTIVE DATE: SEPTEMBER 18, 1991

#### LAND SURVEYOR'S CERTIFICATION

I hereby certify that on the 16TH day of May, 1994, the hereon platted and described survey was completed under my supervision and the property corners were found or set, as shown, to the best of my professional knowledge and belief.

DON PHILLIPS

R.L.S. NO.992

#### COUNTY COURT'S CERTIFICATION

Lands dedicated for easements, rights—of—way and other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights—of—way.

COUNTY JUDGE

DATE

#### PLANNING BOARD CERTIFICATION

This plat has been reviewed by the Benton County Planning Board in accordance with the Benton County Subdivision Regulations and meets all applicable requirements of those regulations.

M SERVICE OFFICER

6-21-94

## ACCEPTANCE OF ROADS FOR MAINTENANCE

Roads and drainage systems in rights—of—way dedicated to the Public have been inspected and are hereby accepted for maintenance by the County Highway Department.

COUNTY JUDGE

DATE

### OWNER'S CERTIFICATION

As owner, we hereby certify that we have caused the land described to be surveyed, divided, platted, dedicated and access rights reserved as

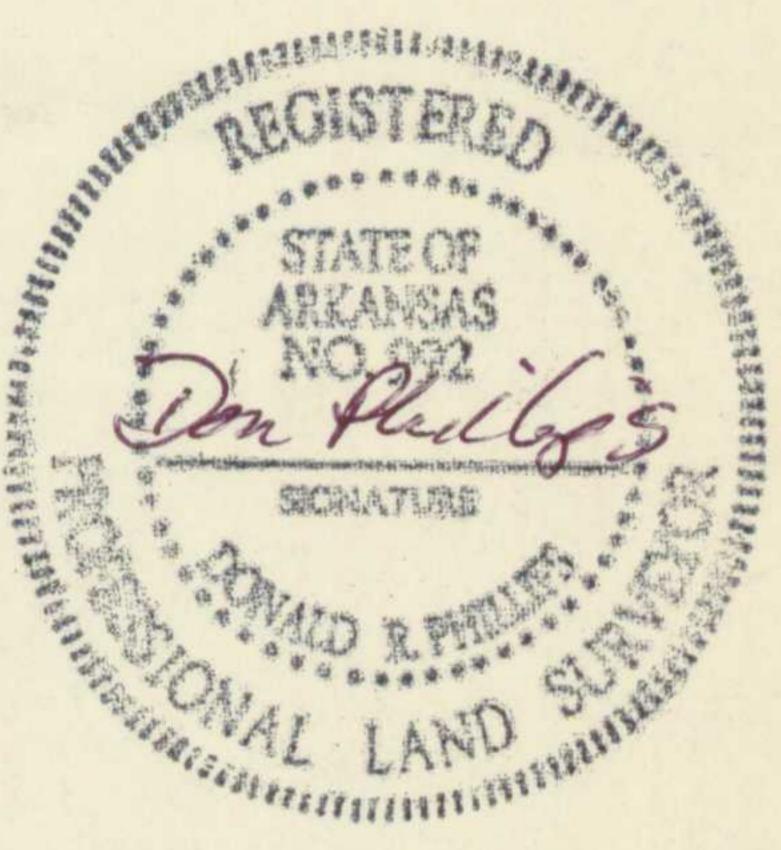
WINER'S SIGNATURE COMMON (-2594)

OWNER'S SIGNATURE COMMON (-2594)

OWNER'S SIGNATURE OF THE COMMON (-2594)

#### OWNER & DEVELOPER:

ROBERT S. & EFFIE FAY ROHRBOUGH 14076 PLEASANT RIDGE ROAD ROGERS, ARKANSAS



\$1030 From 18-3520

FINAL PLAT
ROHRBOUGH SUBDIVISION
BENTON COUNTY, ARKANSAS

