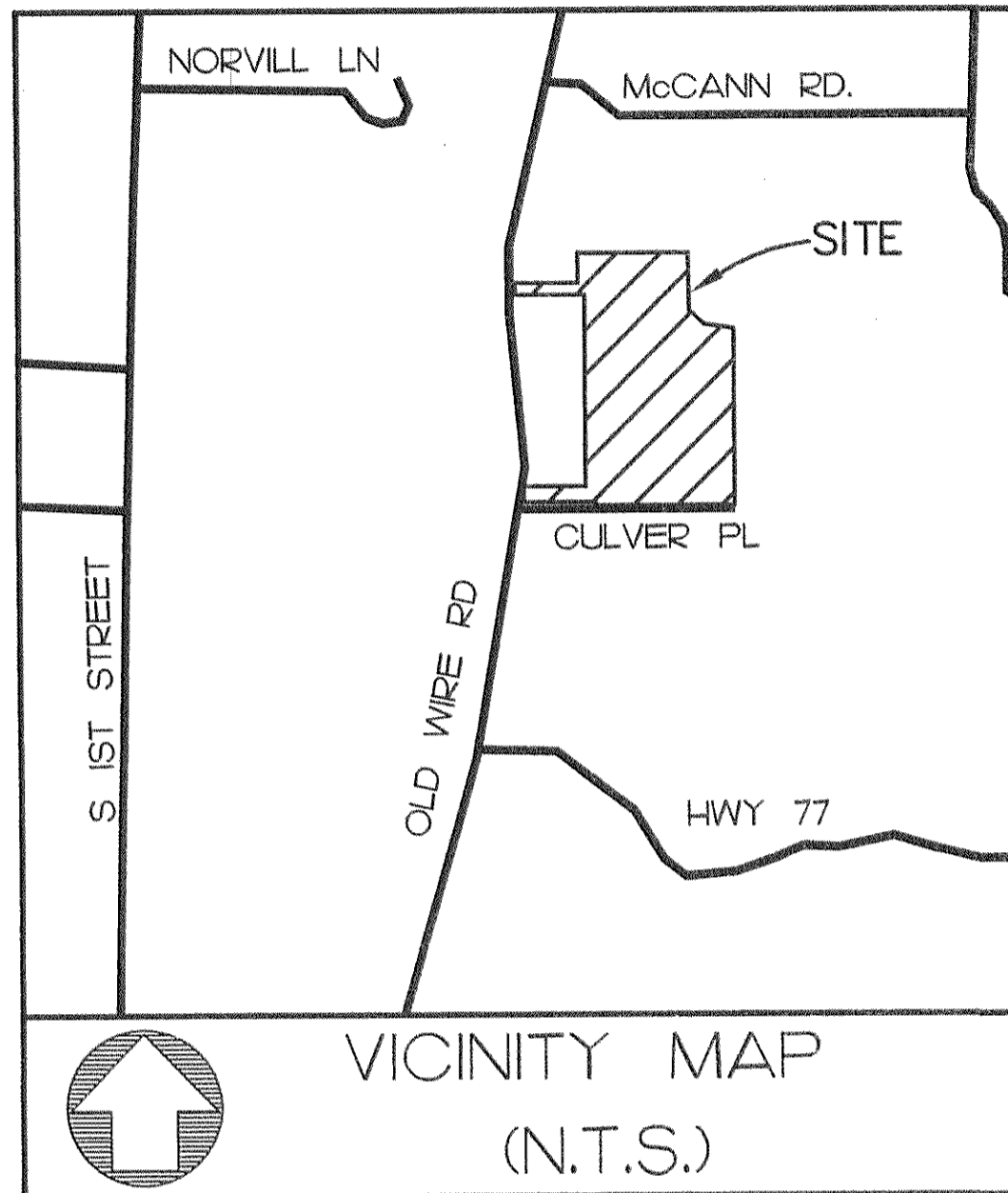


CORRECTION PLAT FOR ROLLER'S RIDGE SUBDIVISION

A SUBDIVISION OF A PART OF NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 29 WEST,
AND
A PART OF SW 1/4 OF THE SE 1/4 AND A PART OF SE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 19N, RANGE 29 WEST
OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. CITY OF ROGERS, ARKANSAS



EXISTING LEGEND

- ⊗ FOUND BRASS CAP (IN CONO)
- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CA², PLS 1370

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE OF ROAD

PROPOSED LEGEND

- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1300 STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- X POINT OF CURVATURE
- △ POINT OF INTERSECTION
- ☆ STREET LIGHT
- STOP SIGN

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- R.W.U. ROGERS WATER UTILITIES
- R.O.W. RIGHT OF WAY
- B.O.C. BACK OF CURB
- P.D.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT

OWNER:
MR. BARRY HAEST
RIVER VALLEY HOMES, INC.
100 PARKWOOD, SUITE "C"
LOWELL, AR 72745
(479) 927-2500

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

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

SITE BENCHMARK:
TOP OF COTTON PICKER SPINDLE
41.0 FEET WEST OF THE EAST
EDGE OF PAVEMENT OF OLD WIRE
ROAD. ELEVATION = 1353.02 FEET
(NGVD 1929 DATUM).

FLOOD CERTIFICATION:

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 AND INCORPORATED AREAS.

MAP NUMBER: 05007CO162 F
MAP REVISED: DECEMBER 20, 2000

NOTE: THE PROPERTY IS LOCATED IN ZONE "X"—DESCRIBED ON FLOOD MAP AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN

GENERAL SITE NOTES

1. THE PROPERTY IS ZONED R-SF & R-SF5. LOT SETBACKS ARE AS FOLLOWS:

R-SF:	R-SF 5:
FRONT: 30'	FRONT: 25'
INTERIOR SIDE: 10'	INTERIOR SIDE: 7.5'
STREET SIDE: 30'	STREET SIDE: 25'
REAR: 20'	REAR: 20'

2. THIS PROPERTY IS DIVIDED INTO THREE ZONING DISTRICTS AS FOLLOWS:

LOTS 1-23, R-SF
LOTS 24-134, R-SF-5
LOT 136, RMF-12B

NOTE: LOT 119 SHALL BE DEDICATED TO ROGERS WATER UTILITY AS A UTILITY MAINTENANCE AREA.

3. ALL FRONT AND SIDE YARD SETBACKS SHALL BE DEDICATED AS UTILITY DRAINAGE EASEMENTS, WITH 15' DRAINAGE/ UTILITY EASEMENTS ALONG ALL REAR LOT LINES OR AS SPECIFICALLY DIMENSIONED.

4. FENCES ARE NOT PERMITTED IN ANY DRAINAGE EASEMENT. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB, LOT LINE, CENTER OF RIGHT-OF-WAY, OR CENTERLINE UNLESS OTHERWISE SHOWN.

6. LOTS 102 AND 120 WILL REQUIRE ENGINEERED FOOTINGS OR PIERS DOWN TO EXISTING GROUND LEVEL.

ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 21st DAY OF March, 2006.

Rhonda Hartog
CHAIRMAN

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 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.

Bik
RIVER VALLEY HOMES (OWNER/DEVELOPER)

4/13/06
DATE

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 13th DAY OF

April, 2006.

Valerie Learned
NOTARY PUBLIC

OFFICIAL SEAL
VALERIE LEARNED
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires 04/30/2008

MY COMMISSION EXPIRES: 05-09-06

ROGERS CITY COUNCIL ACCEPTANCE:

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

Peggy David
MAYOR
[Signature]
CITY CLERK



SURVEY DESCRIPTION:

A PART OF THE NW 1/4 OF THE NE 1/4 AND A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 30, A PART OF THE SW 1/4 OF THE SE 1/4 AND A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 19, ALL IN TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 30, SAID POINT BEING A FOUND 5/8" REBAR, THENCE ALONG THE NORTH LINE OF SAID SECTION 30 S88°21'03"E 2069.30 FEET TO THE CENTERLINE OF OLD ROAD, SAID POINT BEING A FOUND MAGNETIC NAIL, THENCE LEAVING THE NORTH LINE OF SAID SECTION 30 AND ALONG THE CENTERLINE OF OLD WIRE ROAD N132°25'E 50.70 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING A FOUND MAGNETIC NAIL, THENCE ALONG SAID CENTERLINE N132°25'E 48.75 FEET TO A FOUND COTTON PICKER SPINDLE, THENCE LEAVING SAID CENTERLINE S88°11'47"E 471.34 FEET TO A FOUND 5/8" REBAR, THENCE N01°25'04"E 209.08 FEET TO A FOUND 5/8" REBAR, THENCE S88°12'E 862.24 FEET TO A FOUND 5/8" REBAR, THENCE S02°30'35"E 497.50 FEET TO A FOUND 5/8" REBAR, THENCE S37°21'38"E 199.63 FEET TO A FOUND 5/8" REBAR, THENCE S80°07'21"E 342.42 FEET TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 30, SAID POINT BEING A FOUND 5/8" REBAR, THENCE ALONG SAID EAST LINE S02°20'19"W 951.60 FEET TO THE SE CORNER OF THE NW 1/4 OF SAID SECTION 30, SAID POINT BEING A FOUND 5/8" REBAR, THENCE LEAVING SAID EAST LINE N87°44'07"W 1268.40 FEET TO A FOUND 5/8" REBAR, THENCE N02°18'06"E 40.23 FEET TO A FOUND 5/8" REBAR, THENCE N88°03'34"W 562.21 FEET TO THE CENTERLINE OF OLD WIRE ROAD, SAID POINT BEING A SET MAGNETIC NAIL, THENCE ALONG SAID CENTERLINE N10°28'57"E 55.85 FEET TO A FOUND MAGNETIC NAIL, THENCE LEAVING SAID CENTERLINE S88°03'34"E 501.59 FEET TO THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 30, SAID POINT BEING A FOUND 1/2" REBAR, THENCE ALONG SAID WEST LINE N02°44'26"E 1236.90 FEET TO THE NE CORNER OF THE NW 1/4 OF SAID SECTION 30, SAID POINT BEING A FOUND 5/8" REBAR, THENCE ALONG THE WEST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 19 N01°39'24"E 499.95 FEET TO A FOUND 1/2" REBAR, THENCE LEAVING SAID WEST LINE N88°21'03"W 533.94 FEET TO THE POINT OF BEGINNING, CONTAINING 43.9599 ACRES MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF OLD WIRE ROAD ALONG THE WEST SIDE OF THE PROPERTY AND SUBJECT TO A 50 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT FROM OLD WIRE ROAD TO THE 7/2 ACRE TRACT NEAR THE NORTH-EASTERN CORNER OF THIS PROPERTY, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

ARKANSAS STATE SURVEY CODE:

500-19N-29W-O-30-401-04-1370
500-19N-29W-O-19-203-04-1370

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.

[Signature]
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS

4-12-06
DATE

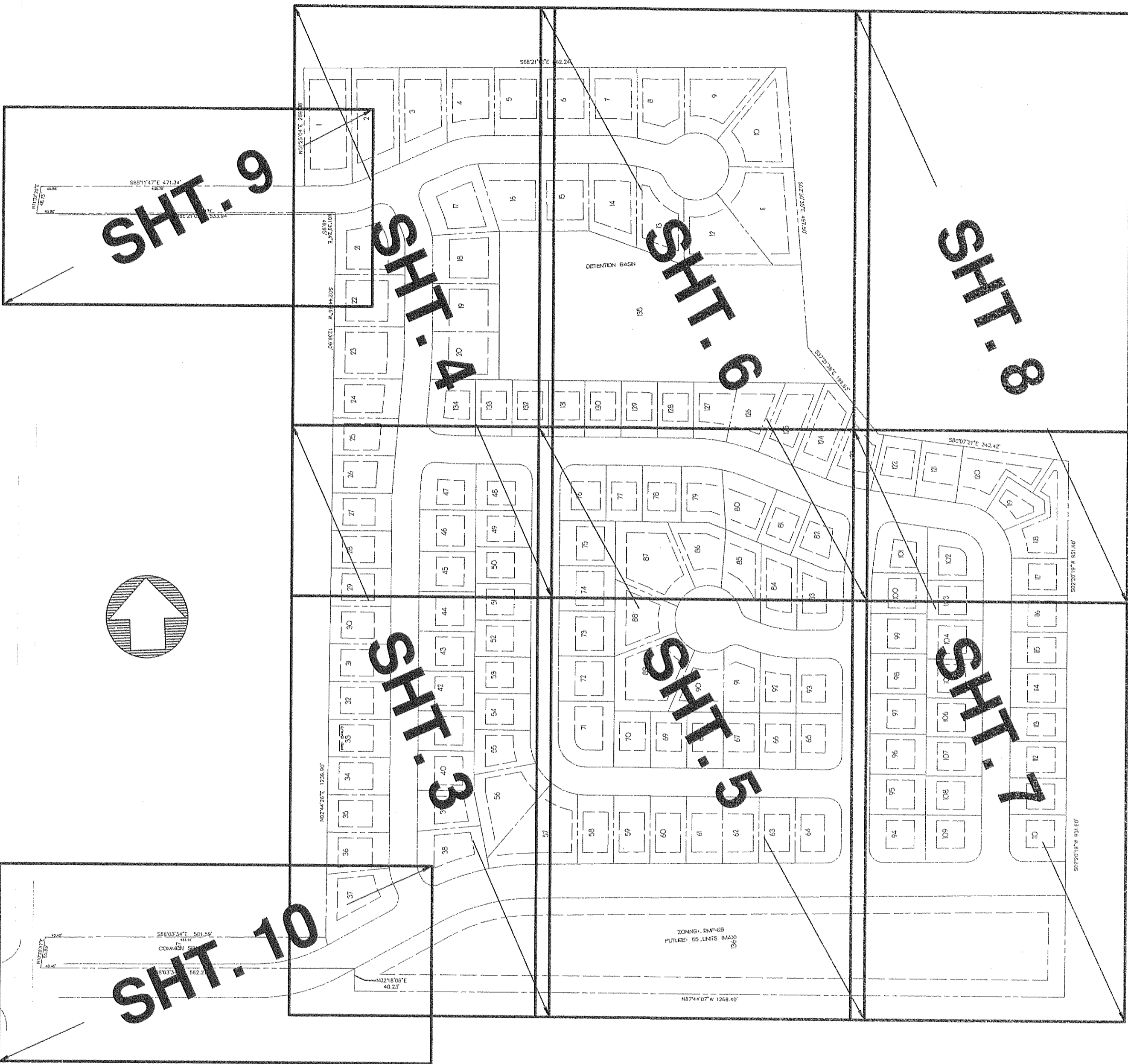
2006 467
Recorded on the Above
Plat Page
04-18-2006 10:25:56 AM
Brandi Desjardins-Circuit Clerk
Benton County, AR

The essential building blocks...
RFI
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
Affiliate: Freeland and Kauffman, Inc. Greenville, SC

FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
ROGERS, BENTON COUNTY, AR
RIVER VALLEY HOMES, INC.
(479) 927-2500

DRAWN	SAB
CHECKED	
131N	
DATE	02/27/2006
SCALE	1"=50'
JOB No.	2004-164
SHEET	1

OF 10 SHEETS



- EXISTING LEGEND**
- ⊗ FOUND BRASS CAP (IN CONO)
 - FOUND REBAR/PIPE (AS NOTED)
 - SET 1/2" REBAR W/CAP, PLS 1370
 - x — x — WIRE FENCE
 - □ — □ — WOOD FENCE
 - — — — — PROPERTY LINE
 - · — · — RIGHT-OF-WAY LINE
 - · — · — SETBACK LINE
 - · — · — EASEMENT LINE
 - — — — — CENTERLINE OF ROAD
- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - R.W.U. ROGERS WATER UTILITIES
 - R.O.W. RIGHT OF WAY
 - B.O.C. BACK OF CURB
 - P.D.A.E. PEDESTRIAN ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT

- PROPOSED LEGEND**
- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
 - 1600 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

ARKANSAS STATE SURVEY CODE:
 500-19N-29W-0-30-40-04-1370
 500-19N-29W-0-19-203-04-1370
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.

Robert J. Caster
 ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
 DATE 4-12-06

SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 ±10 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION = 1353.02 FEET
 (NGVD 1929 DATUM).

**FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500**

RECORDING INFORMATION
 2006 APR 10 10:29:22 AM
 Benton County, AR

FINF
 The Essential Building Process
 Civil Engineers - Landscape Architects - Land Surveyors
 Freeland - Kauffman & Freeland, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72756
 Telephone 479-621-6999
 Fax 479-621-0902
 Affiliate: Freeland and Kauffman, Inc. Greenville, SC

DRAWN	SAB
CHECKED	K-N
DATE	04/27/2006
SCALE	N/A
JOB NO.	2004-154
SHEET	2
SHEETS	10

MATCH LINE SHT. 10

EXISTING LEGEND

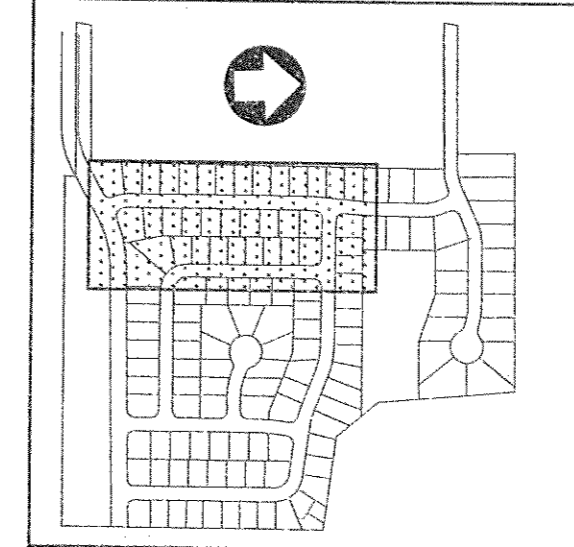
- ⊗ FOUND BRASS CAP (IN CONC)
- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, PLS 1370
- X — WIRE FENCE
- □ — WOOD FENCE
- — — PROPERTY LINE
- — — RIGHT-OF-WAY LINE
- — — SETBACK LINE
- — — EASEMENT LINE
- — — CENTERLINE OF ROAD

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- R.W.L. ROGERS WATER UTILITIES
- R.O.W. RIGHT OF WAY
- B.O.C. BACK OF CURB
- P.D.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT

PROPOSED LEGEND

- FFE: 1302 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



SHEET LEGEND N.T.S.

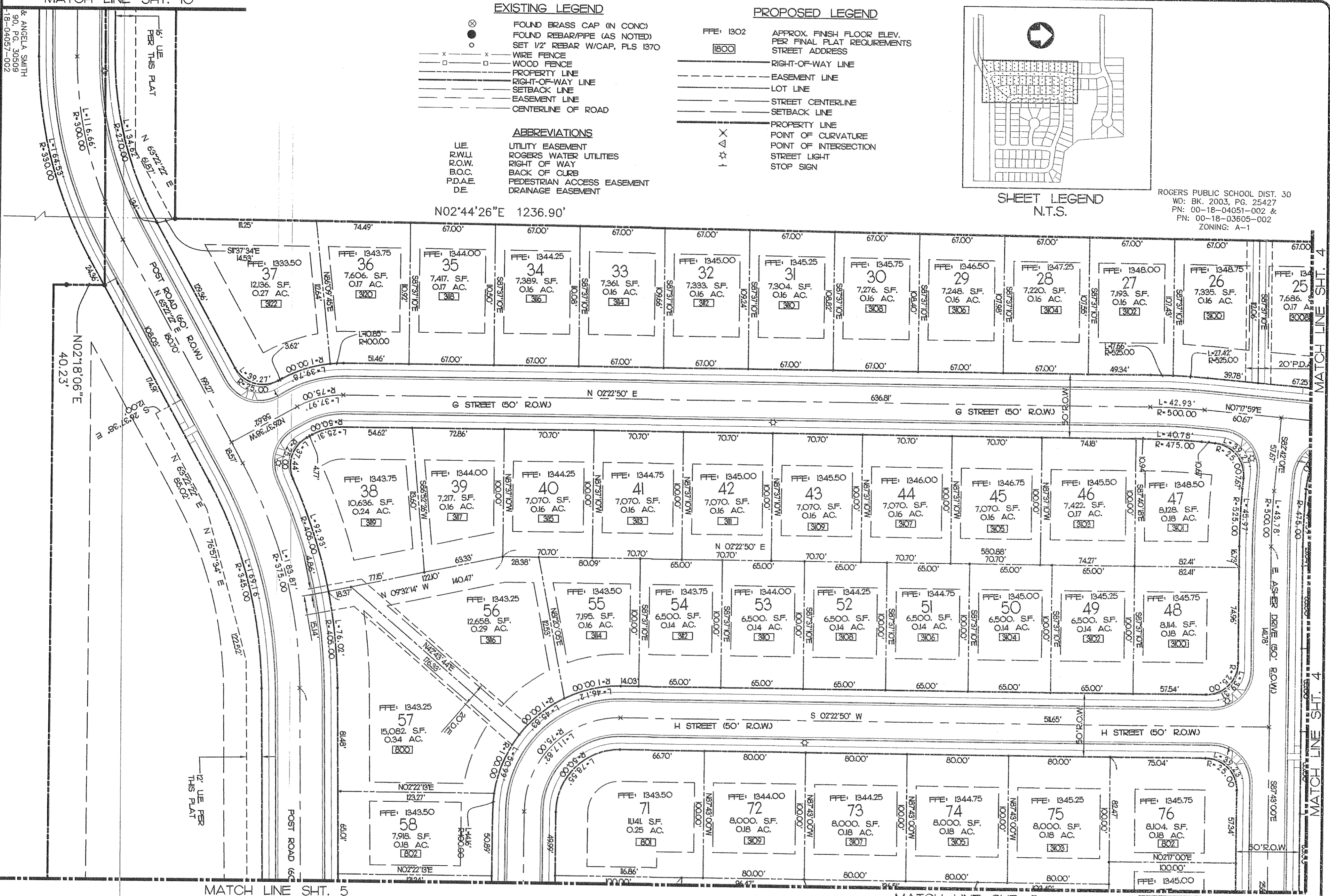
ROGERS PUBLIC SCHOOL DIST. 30
 WD: BK. 2003, PG. 25427
 PN: 00-18-04051-002 &
 PN: 00-18-03605-002
 ZONING: A-1

RECORDING INFORMATION
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 by DeShields-Circuit Clerk
 on County, AR

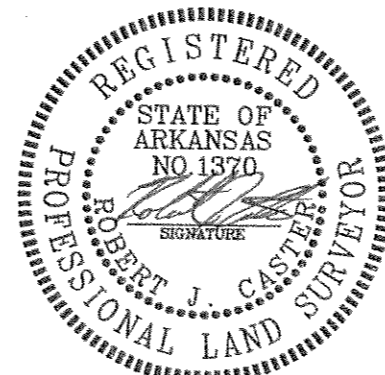
FINF
 The essential building blocks...
 Civil Engineers - Landscape Architects - Land Surveyors
 Freeland & Kauffman & Freeland, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72756
 Telephone: 479-631-6699
 Fax: 479-631-6602
 Affiliate: Freeland and Kauffman, Inc., Greenville, SC

FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500

DRAWN
 SAE
 CHECKED
 KAN
 DATE
 02/27/2006
 SCALE
 1"=50'
 JOB NO.
 2004-184
 SHEET
 3
 OF 10 SHEETS



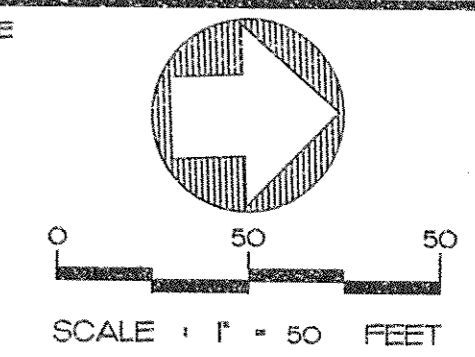
ARKANSAS STATE SURVEY CODE:
 500-19N-29W-0-30-401-04-1370
 500-19N-29W-0-19-203-04-1370
 SURVEYOR'S DECLARATION:



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.

ROBERT J. CASTER, PLS. NO.1370, ARKANSAS
 DATE

SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 41.0 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION = 1353.02 FEET
 (NGVD 1929 DATUM).



ANGELA SMITH
 90, P.G. 30509
 18-04057-002

MATCH LINE SHT. 5

MATCH LINE SHT. 5

MATCH LINE SHT. 4

MATCH LINE SHT. 4

EXISTING LEGEND

PROPOSED LEGEND

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

- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 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

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- R.W.U. ROGERS WATER UTILITIES
- R.O.W. RIGHT OF WAY
- B.O.C. BACK OF CURB
- P.D.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT

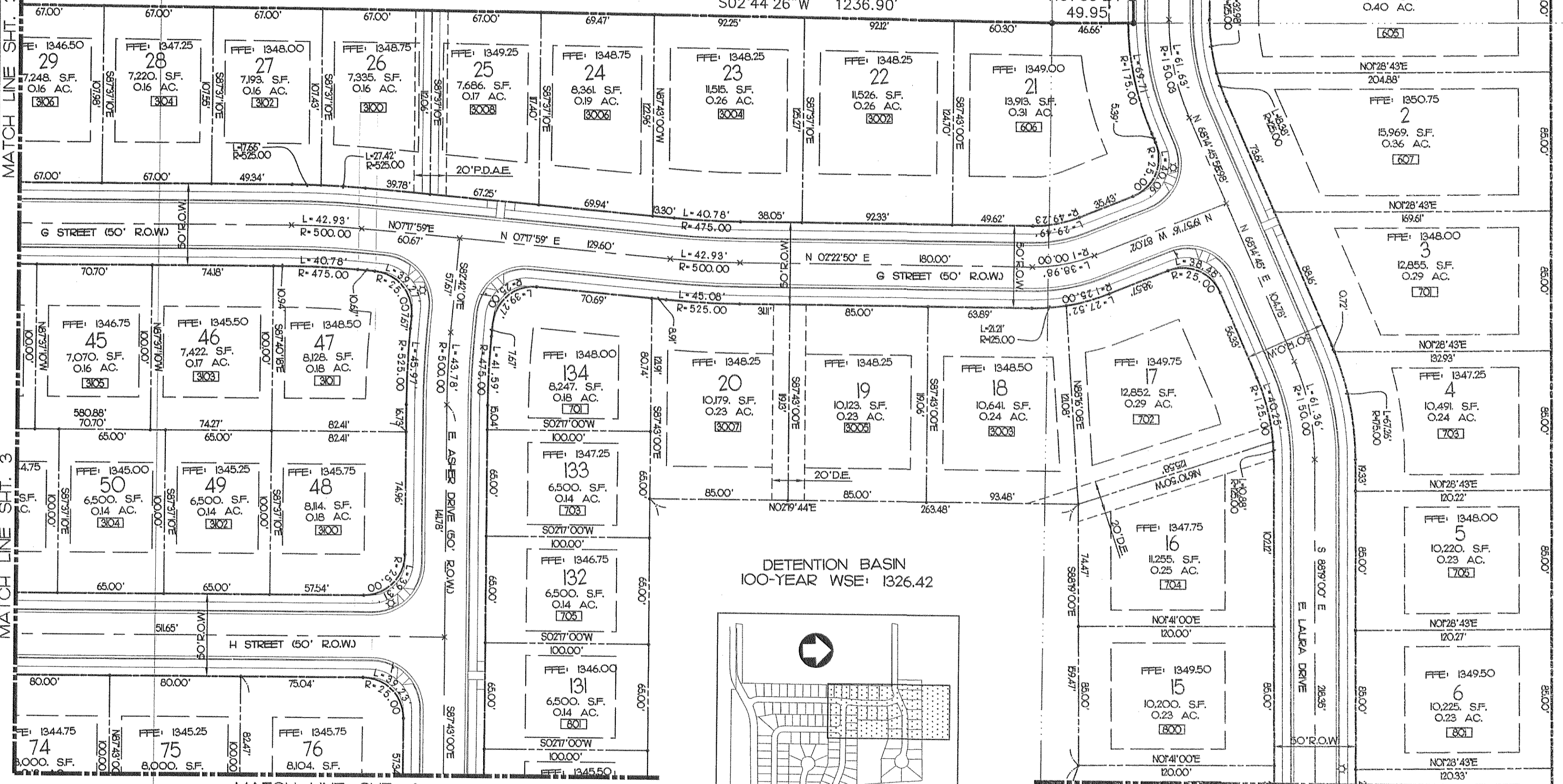
ROGERS PUBLIC SCHOOL DIST. 30
 WD: BK. 2003, PG. 25427
 PN: 00-18-04051-002 &
 PN: 00-18-03605-002
 ZONING: A-1

MATCH LINE SHT. 9

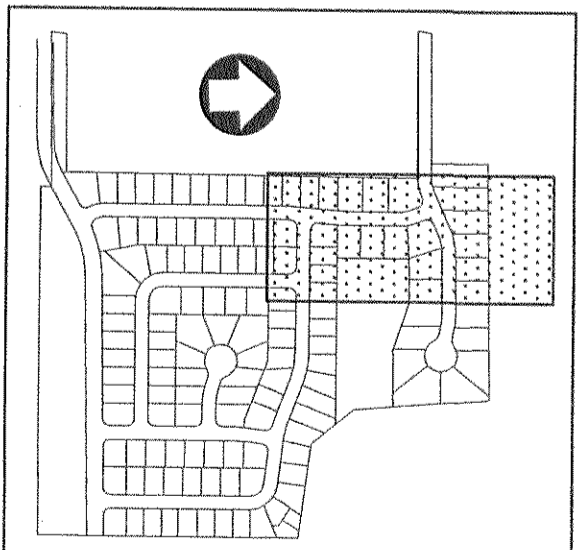
MATCH LINE SHT. 3

MATCH LINE SHT. 3

MATCH LINE SHT. 6



DETENTION BASIN
 100-YEAR WSE: 1326.42



SHEET LEGEND
 N.T.S.

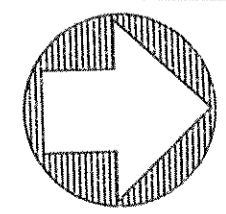
ARKANSAS STATE SURVEY CODE:
 500-19N-29W-0-30-401-04-1370
 500-19N-29W-0-19-203-04-1370
 SURVEYOR'S DECLARATION:

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.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS



SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 41.0 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION = 1353.02 FEET
 (NGVD 1929 DATUM).



SCALE: 1" = 50 FEET

RECORDING INFORMATION
 2004-11-04 470
 Recorded in the Above
 Plat Book & Page
 04-11-2006 10:34:35 AM
 Brent Shields-Circuit Clerk
 Benton County, AR

FINF
 The essential building blocks.
 Civil Engineers - Landscape Architects - Land Surveyors
 Freedland - Kauffman & Freedland, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72755
 Telephone 479-621-6699
 Fax 479-621-0692
 Affiliate: Freedland and Kauffman, Inc. Greenville, SC

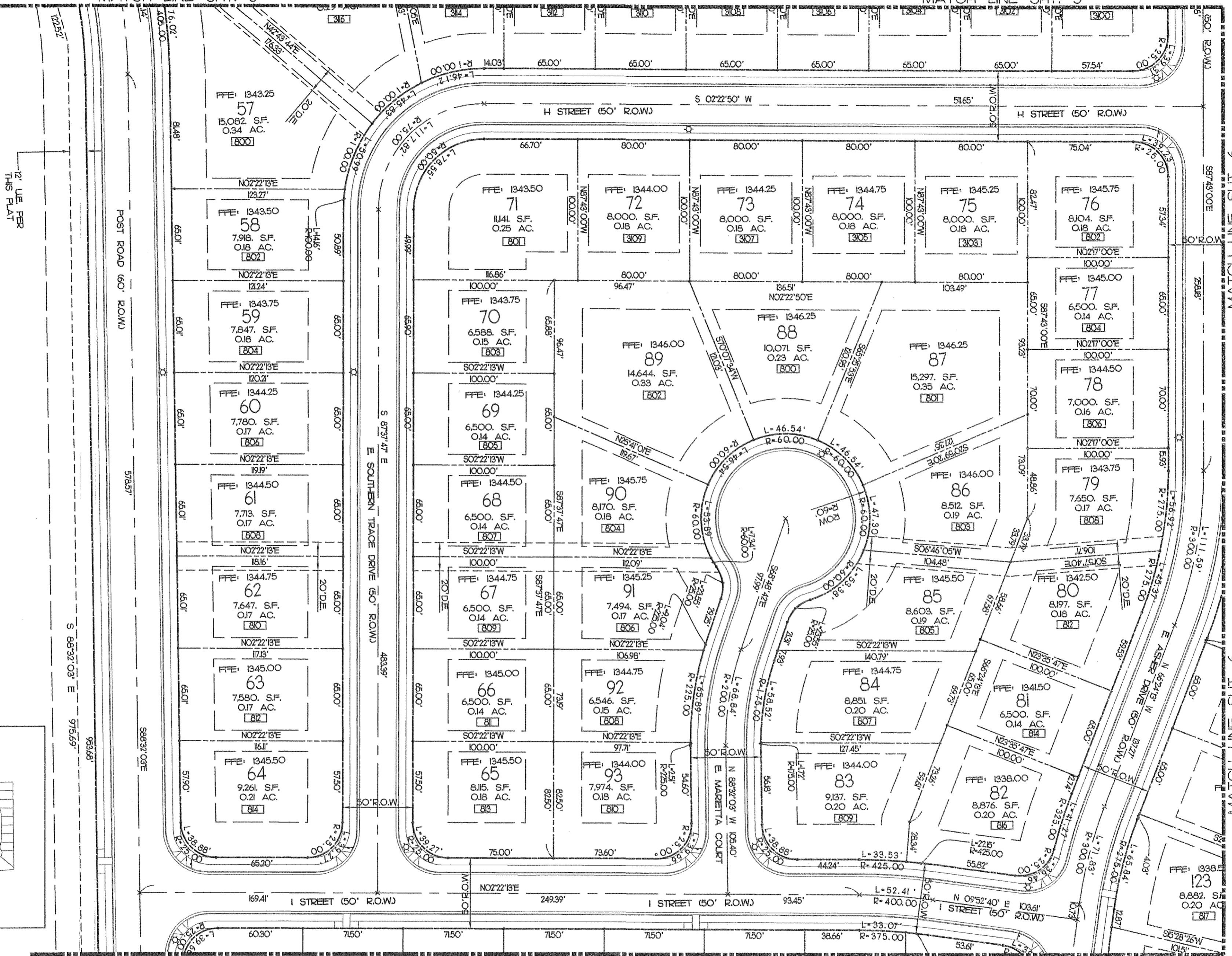
FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500

DRAWN	SAB
CHECKED	
ISSN	
DATE	02/27/2006
SCALE	1"=50'
JOB No.	2004-184
SHEET	4

OF 10 SHEETS

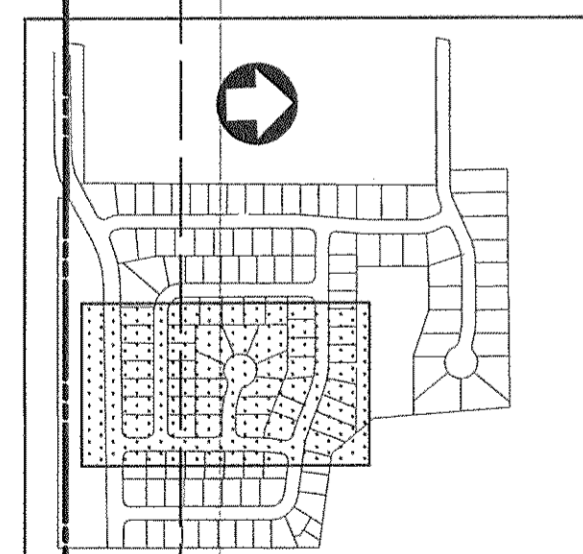
MATCH LINE SHT. 3

MATCH LINE SHT. 3



ZONING: RMF-12B
 FUTURE: 55 UNITS (MAX)
 136
 202906 S.F.
 4.65 AC.

WINFORD & SHIRLEY CUYLER
 P.L.S. NO. 1370
 P.N.: 89-18-04052-000
 COUNTY



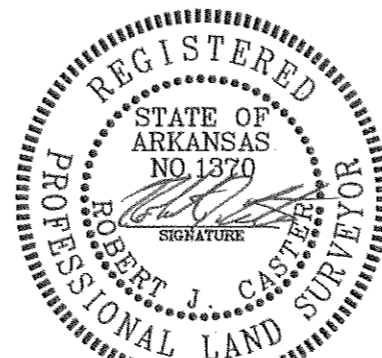
- EXISTING LEGEND**
- ⊗ FOUND BRASS CAP (IN CONC)
 - FOUND REBAR/PIPE (AS NOTED)
 - SET 1/2" REBAR W/CAP, PLS 1370
 - WIRE FENCE
 - WOOD FENCE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EASEMENT LINE
 - CENTERLINE OF ROAD
- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - R.W.U. ROGERS WATER UTILITIES
 - R.O.W. RIGHT OF WAY
 - B.O.C. BACK OF CURB
 - P.D.A.E. PEDESTRIAN ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT

- PROPOSED LEGEND**
- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
 - 1300 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

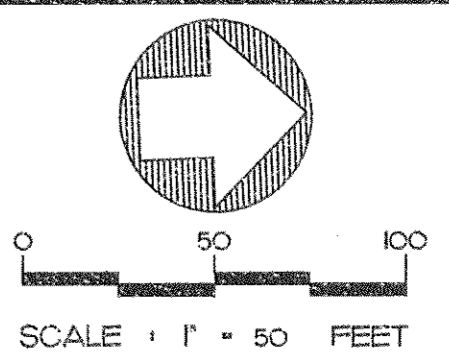
SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 40 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION = 1353.02 FEET
 (NGVD 1929 DATUM).

ARKANSAS STATE SURVEY CODE:
 500-19N-29W-0-30-401-04-1370
 500-19N-29W-0-19-203-04-1370
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.



ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
 DATE 4/10/06



RECORDING INFORMATION

2006 471
 Recorded in the Above
 Plat Book & Page
 04-2006 10:37:14 AM
 Book DeShields-Circuit Clerk
 Benton County, AR

F&H
 The essential building blocks.
 Civil Engineers - Landscape Architects - Land Surveyors
 Freedman & Kauffman, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72756
 Telephone 479-621-6699
 Fax 479-621-0802
 Affiliate Freedman and Kauffman, Inc. Greenville, SC

**FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500**

DRAWN SAB
CHECKED KHN
DATE 02/27/2006
SCALE 1"=50'
JOB No. 2004-184
SHEET 5
 OF 10 SHEETS

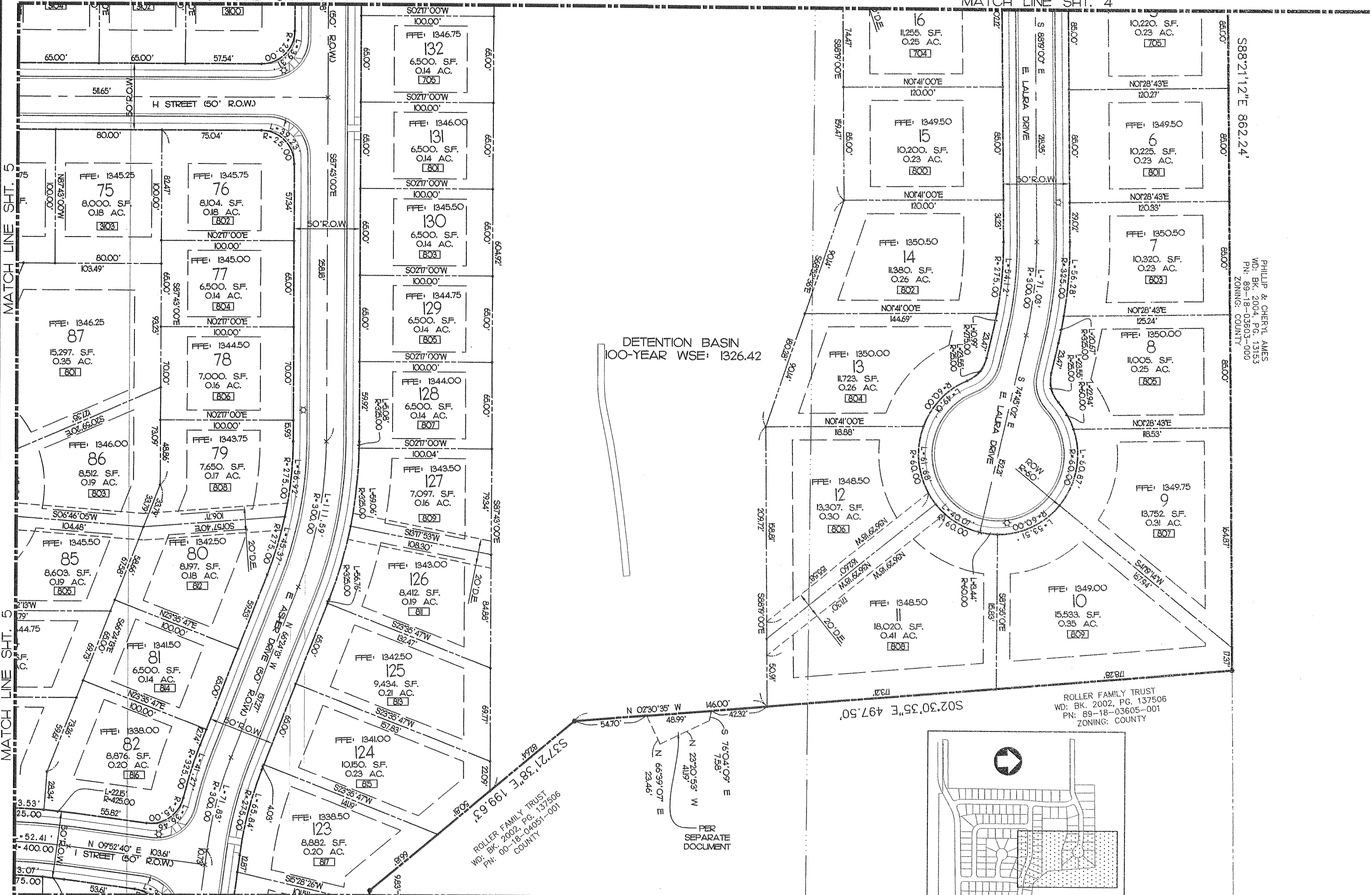
MATCH LINE SHT. 4

MATCH LINE SHT. 4

MATCH LINE SHT. 5

MATCH LINE SHT. 5

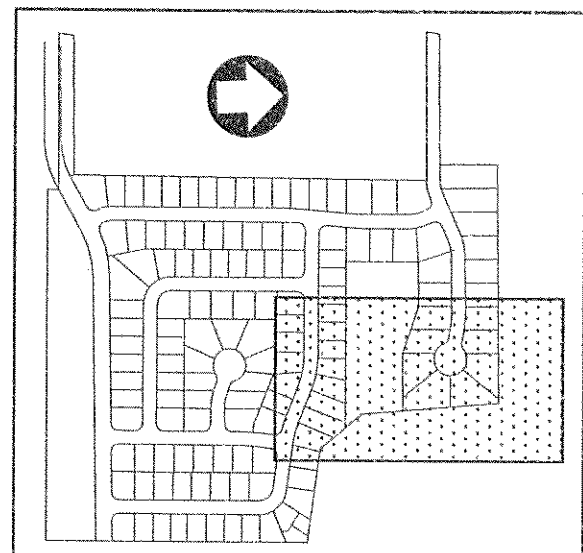
MATCH LINE SHT. 7



DETENTION BASIN
100-YEAR WSE: 1326.42

ROLLER FAMILY TRUST
WD: BK. 2002, PG. 137506
PN: 89-18-03605-001
ZONING: COUNTY

ROLLER FAMILY TRUST
WD: BK. 2002, PG. 137506
PN: 00-18-04031-001
COUNTY

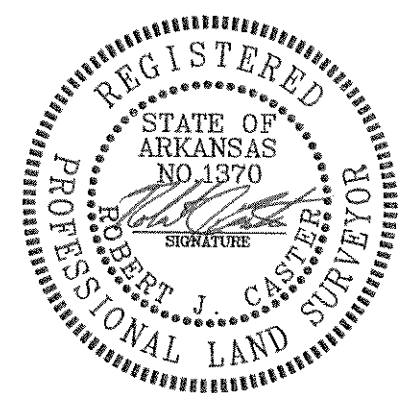


SHEET LEGEND
N.T.S.

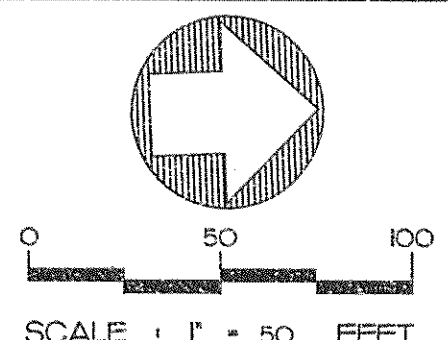
ARKANSAS STATE SURVEY CODE:
500-19N-29W-0-30-401-04-1370
500-19N-29W-0-19-203-04-1370
SURVEYOR'S DECLARATION:

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.

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
DATE



SITE BENCHMARK:
TOP OF COTTON PICKER SPINDLE
41.0 FEET WEST OF THE EAST
EDGE OF PAVEMENT OF OLD WIRE
ROAD. ELEVATION = 1353.02 FEET
INGVD 1929 DATUM.



EXISTING LEGEND

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

PROPOSED LEGEND

- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1300 STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- X POINT OF CURVATURE
- ☆ POINT OF INTERSECTION
- STREET LIGHT
- STOP SIGN

ABBREVIATIONS

- UE. UTILITY EASEMENT
- R.W.U. ROGERS WATER UTILITIES
- R.O.W. RIGHT OF WAY
- B.O.C. BACK OF CURB
- P.D.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT

RECORDING INFORMATION
472
Record in the Above
Book & Page
04-10-2006 10:39:50 AM
Benton County, AR

PHILLIP & CHERYL AMES
WD: BK. 2004, PG. 13153
PN: 89-18-03603-000
ZONING: COUNTY

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

FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
ROGERS, BENTON COUNTY, AR
RIVER VALLEY HOMES, INC.
(479) 927-2500

DRAWN: SAB
CHECKED: KAN
DATE: 02/27/2006
SCALE: 1"=50'
JOB NO.: 2004-184
SHEET: 6
OF 10 SHEETS

MATCH LINE SHT. 5

MATCH LINE SHT. 5

MATCH LINE SHT. 8

MATCH LINE SHT. 8

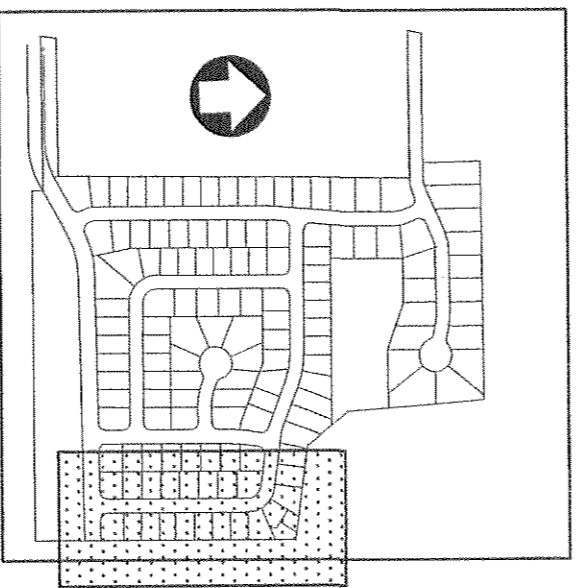
12' U.E. PER THIS PLAT

S02°20'19"W 951.60'

CATHY R. HUDSON QCD: BK. 90, PG. 37891

S02°20'19"W 951.60'

CATHY R. HUDSON QCD: BK. 90, PG. 37891



SHEET LEGEND N.T.S.

EXISTING LEGEND

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

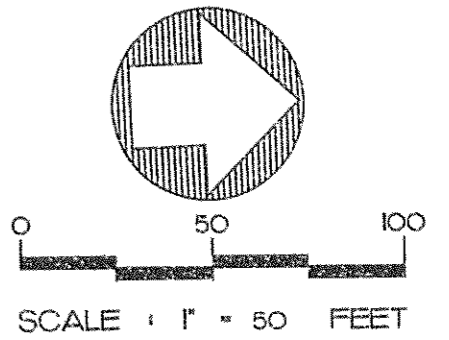
PROPOSED LEGEND

- FFE: 1302 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

ABBREVIATIONS

- U.E. UTILITY EASEMENT
- R.W.U. ROGERS WATER UTILITIES
- B.O.C. RIGHT OF WAY
- P.D.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT

SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 41.0 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION = 1353.02 FEET
 (NGVD 1929 DATUM).



ARKANSAS STATE SURVEY CODE:

500-19N-29W-0-30-401-04-1370
 500-19N-29W-0-19-203-04-1370

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.



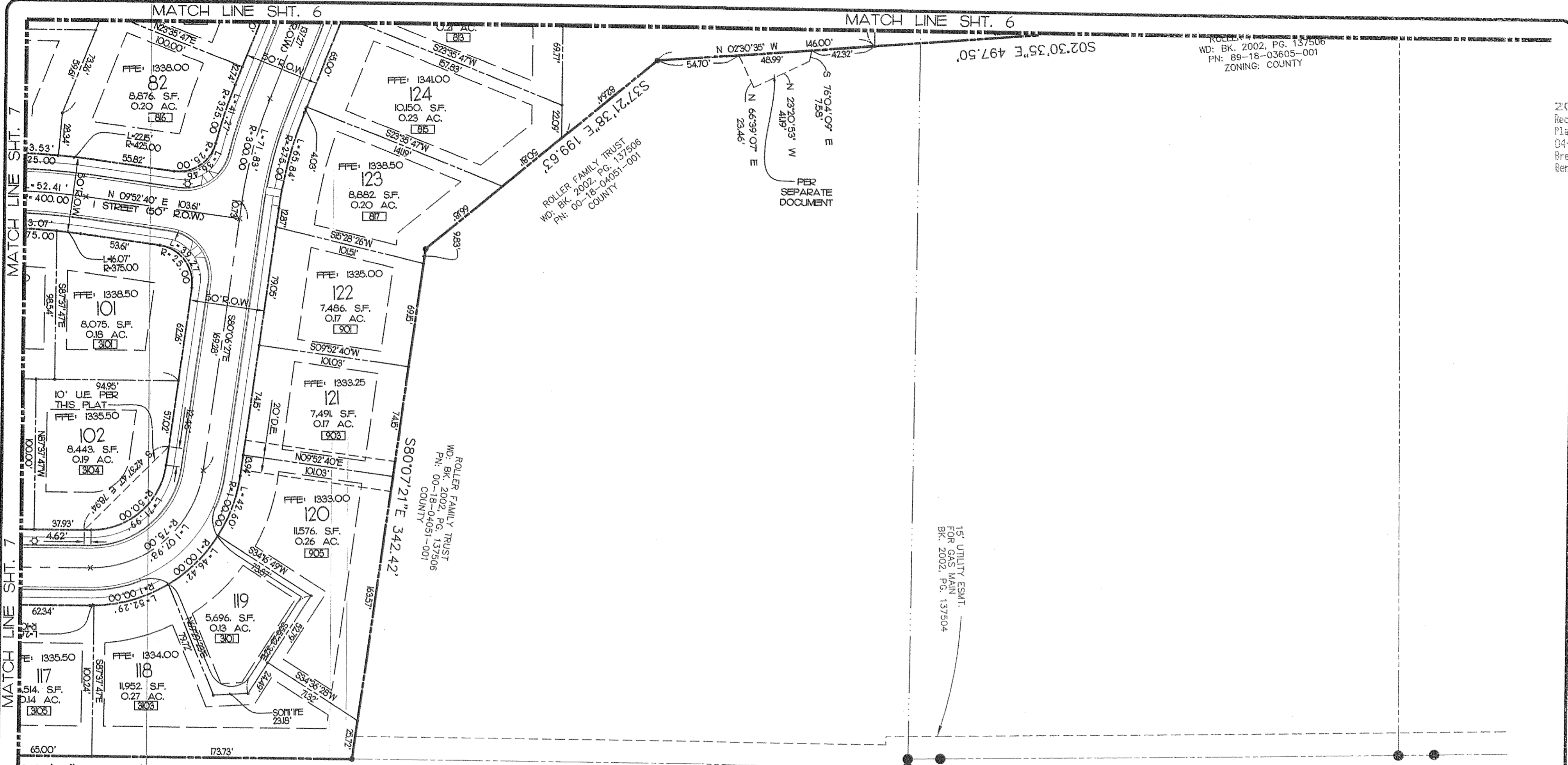
ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS
 DATE

RECORDING INFORMATION
 473
 in the Above
 10:42:16 AM
 Shields-Circuit Clerk
 Benton County, AR

The essential building blocks.
F N S
 Civil Engineers - Landscape Architects - Land Surveyors
 Freeland - Kauffman & Fredeen, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72756
 Telephone 479-621-6599
 Fax 479-621-0502
 Affiliate: Freeland and Kauffman, Inc., Greenville, SC

**FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500**

DRAWN	SAB
CHECKED	
IN	
DATE	02/27/2006
SCALE	1"=50'
JOB No.	2004-484
SHEET	7
OF	10 SHEETS



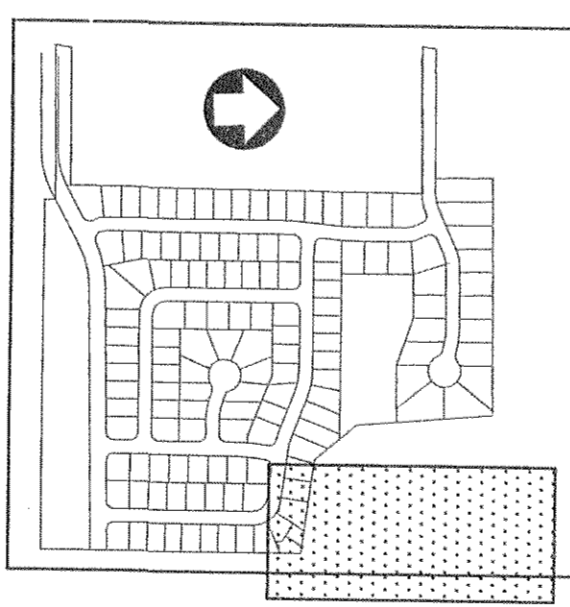
ROLLER FAMILY TRUST
 WD: BK. 2002, PG. 137506
 PN: 89-18-03605-001
 ZONING: COUNTY

ROLLER FAMILY TRUST
 WD: BK. 2002, PG. 137506
 PN: 00-18-04051-001
 COUNTY

PER SEPARATE DOCUMENT

15' UTILITY ESMT.
 FOR GAS MAIN
 BK. 2002, PG. 137504

CATHY R. HUDSON
 QCD: BK. 90, PG. 37891
 PN: 89-18-04050-000



SHEET LEGEND
 N.T.S.

EXISTING LEGEND

- ⊗ FOUND BRASS CAP (IN CONC)
 - FOUND REBAR/PIPE (AS NOTED)
 - SET 1/2" REBAR W/CAP, PLS 1370
 - x — WIRE FENCE
 - □ — WOOD FENCE
 - — — PROPERTY LINE
 - — — RIGHT-OF-WAY LINE
 - — — SETBACK LINE
 - — — EASEMENT LINE
 - — — CENTERLINE OF ROAD
- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - R.W.L. ROGERS WATER UTILITIES
 - R.O.W. RIGHT OF WAY
 - B.O.C. BACK OF CURB
 - P.D.A.E. PEDESTRIAN ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT

PROPOSED LEGEND

- FFE: 1302 APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1300 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

ARKANSAS STATE SURVEY CODE:

500-19N-29W-0-30-401-04-1370
 500-19N-29W-0-19-203-04-1370

SURVEYOR'S DECLARATION:

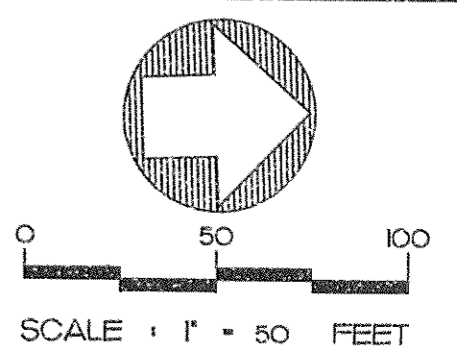
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PER THE STATE OF ARKANSAS.



ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS

4-12-06
 DATE

SITE BENCHMARK:
 TOP OF COTTON PICKER SPINDLE
 ±10 FEET WEST OF THE EAST
 EDGE OF PAVEMENT OF OLD WIRE
 ROAD. ELEVATION - 1353.02 FEET
 (NGVD 1929 DATUM.)



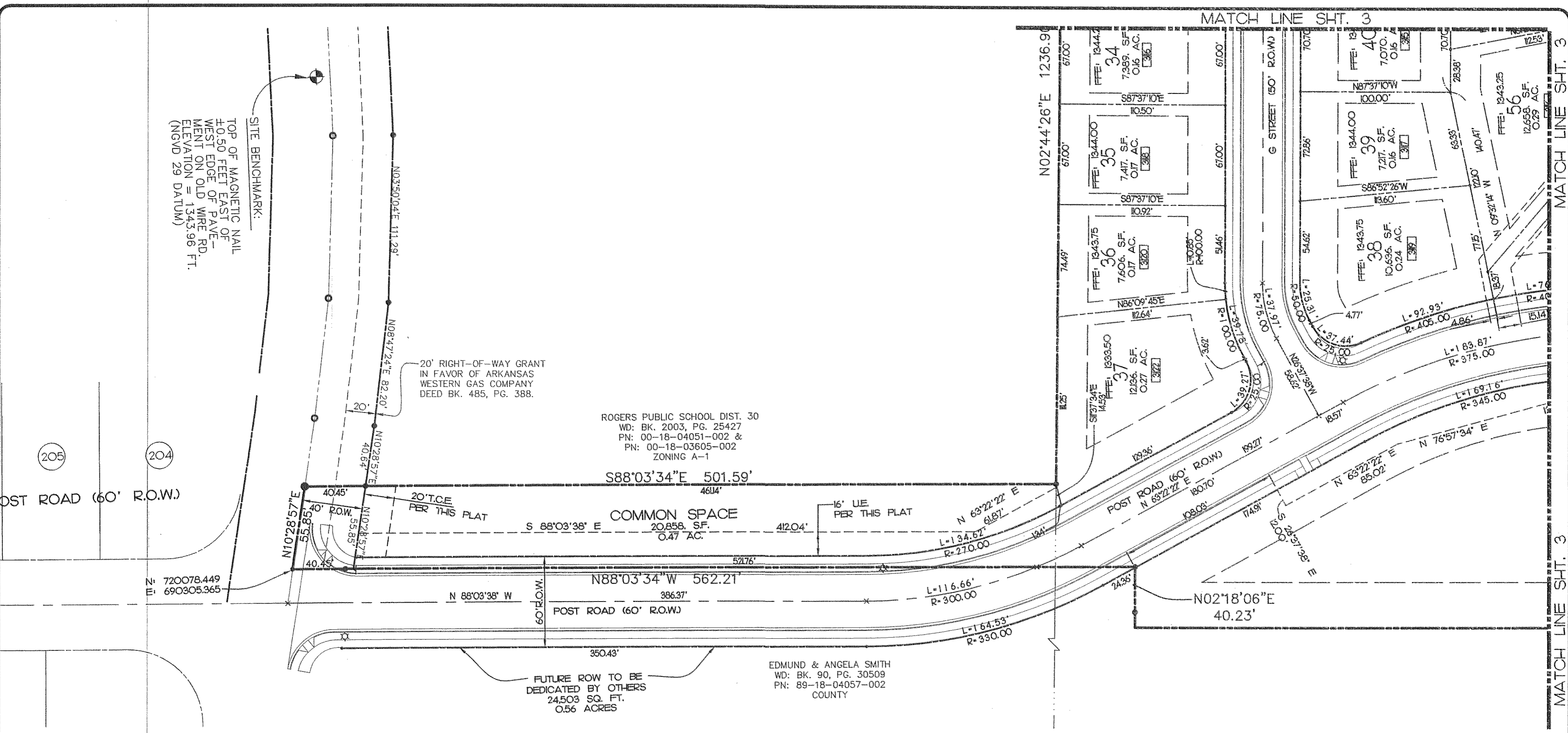
SCALE 1" = 50 FEET

2006-04-12 10:44:12 AM
 Brenda L. Shields-Circuit Clerk
 Benton County, AR

The essential building blocks...
FNF
 Civil Engineer - Landscape Architects - Land Surveyors
 Freeland - Kauffman & Freeland, Inc.
 1700 W. Commerce Drive, Suite A
 Rogers, AR 72726
 Telephone: 479-621-6689
 Fax: 479-621-1502
 Affiliate: Freeland and Kauffman, Inc., Greenville, SC

**FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
 ROGERS, BENTON COUNTY, AR
 RIVER VALLEY HOMES, INC.
 (479) 927-2500**

DRAWN	SAB
CHECKED	RSN
DATE	02/27/2006
SCALE	1"=50'
JOB No.	2004-484
SHEET	10



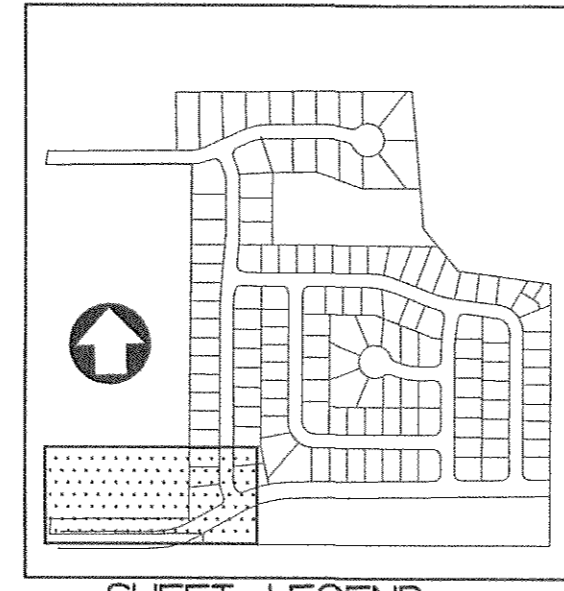
TOP OF MAGNETIC NAIL
10.50 FEET EAST OF
WEST EDGE OF PAVEMENT
ON OLD WIRE RD.
ELEVATION = 1343.98 FT.
(NGVD 29 DATUM)

20' RIGHT-OF-WAY GRANT
IN FAVOR OF ARKANSAS
WESTERN GAS COMPANY
DEED BK. 485, PG. 388.

ROGERS PUBLIC SCHOOL DIST. 30
WD: BK. 2003, PG. 25427
PN: 00-18-04051-002 &
PN: 00-18-03605-002
ZONING A-1

EDMUND & ANGELA SMITH
WD: BK. 90, PG. 30509
PN: 89-18-04057-002
COUNTY

FUTURE ROW TO BE
DEDICATED BY OTHERS
24,503 SQ. FT.
0.56 ACRES



SHEET LEGEND
N.T.S.

- EXISTING LEGEND**
- ⊗ FOUND BRASS CAP (IN CONC)
 - FOUND REBAR/PIPE (AS NOTED)
 - SET 1/2" REBAR W/CAP, PLS 1370
 - x—x— WIRE FENCE
 - WOOD FENCE
 - — — — — PROPERTY LINE
 - · — · — RIGHT-OF-WAY LINE
 - · — · — SETBACK LINE
 - · — · — EASEMENT LINE
 - · — · — CENTERLINE OF ROAD
- ABBREVIATIONS**
- U.E. UTILITY EASEMENT
 - R.W.U. ROGERS WATER UTILITIES
 - R.O.W. RIGHT OF WAY
 - B.O.C. BACK OF CURB
 - P.D.A.E. PEDESTRIAN ACCESS EASEMENT
 - D.E. DRAINAGE EASEMENT

- PROPOSED LEGEND**
- FFE: 1302 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



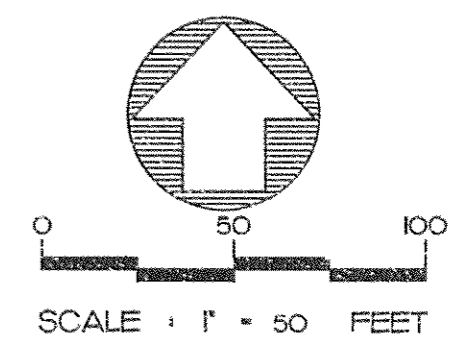
ARKANSAS STATE SURVEY CODE:
500-19N-29W-0-30-401-04-1370
500-19N-29W-0-19-203-04-1370
SURVEYOR'S DECLARATION:

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ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS

4-12-06
DATE

SITE BENCHMARK:
TOP OF COTTON PICKER SPINDLE
31.0 FEET WEST OF THE EAST
EDGE OF PAVEMENT OF OLD WIRE
ROAD. ELEVATION = 1353.02 FEET
(NGVD 1929 DATUM).



RECORDING INFORMATION
06 476
Recorded in the Above
Book & Page
06-2006 10149:21 AM
Clerk of the Circuit Court
Benton County, Ark.

The essential building blocks.

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
Affiliate: Freeland and Kauffman, Inc. Greenville, SC

**FINAL PLAT FOR ROLLER'S RIDGE SUBDIVISION
ROGERS, BENTON COUNTY, AR
RIVER VALLEY HOMES, INC.
(479) 927-2500**

DRAWN SAB	DATE 02/21/2006
CHECKED KJN	SCALE 1"=50'
JOB NO. 2004-184	SHEET 10
OF 10 SHEETS	