24-19-30 16T 188

SCHRADER III, SUBDIVISION

BLOCK 1, PHASE 2 - LOTS 6 - 23

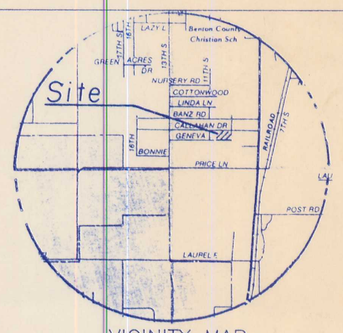
NW CORNER
SE 1/4, SW 1/4
24-19-30

N
W E
S

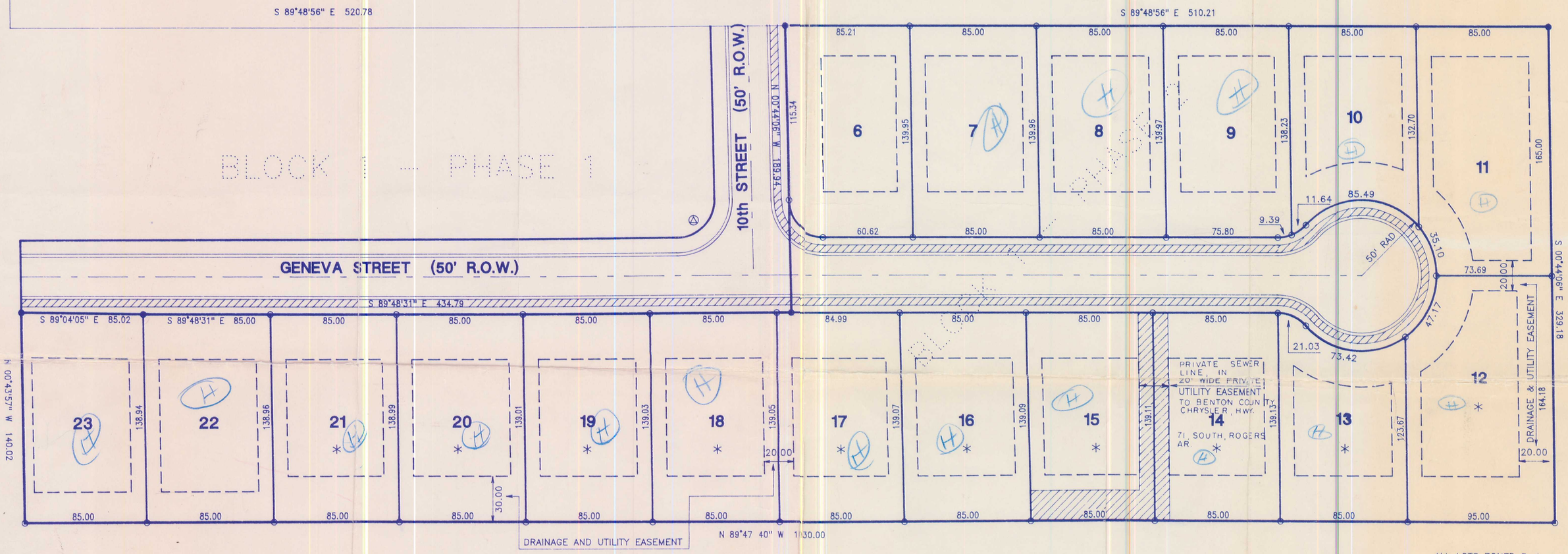
SCALE: 1"=50'
50 25 0 50

LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- SETBACK & UTILITY EASEMENT
  - 30' FRONT
  - 20' REAR
  - 10' SIDE
- SIDEWALK PER ROGERS CITY ORD.
- STREET LIGHT



VICINITY MAP



ALL LOTS ZONED R-1

PROPERTY DESCRIPTION

A PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF THE SE 1/4 OF THE SW 1/4 OF SECTION 24, T-19-N, R-30-W; THENCE S 00-44-06 E 330.18 FEET; THENCE S 89-48-56 E 520.78 FEET TO THE POINT OF BEGINNING; THENCE S 89-48-56 E 510.21 FEET; THENCE S 00-44-06 E 329.18 FEET; THENCE N 89-47-40 W 1030.00 FEET; THENCE N 00-43-57 W 140.02 FEET; THENCE S 89-04-05 E 85.02 FEET; THENCE S 89-48-31 E 434.79 FEET; THENCE N 00-44-06 W 189.94 FEET TO THE POINT OF BEGINNING, CONTAINING 5.51 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 601
BILLY D. COCHRAN

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT CORNERS WERE FOUND OR SET, AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

SIGNED 2-4-92 DATED

OWNERS CERTIFICATION

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, AND ALL UTILITY COMPANIES AND ALL 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.

Walter H Schrader Virginia L Schrader

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF Feb, 1992

OFFICIAL SEAL
CAROL KASSON
NOTARY PUBLIC
BENTON COUNTY
My Commission Expires 1-8-1994

MY COMMISSION EXPIRES Carol Kasson NOTARY PUBLIC

FLOOD ZONE CERTIFICATION

NO PART OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "A" AS SHOWN ON FIRM/FEMA MAP PANEL No. 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

NOTE:

HOUSES CONSTRUCTED ON ANY LOT MARKED WITH "*" MUST HAVE A MIN FLOOR ELEVATION OF 1336.00. ELEVATION TO BEBASED ON THE CENTERLINE INTERSECTION (GENEVA & 10th STREETS) ELEV OF 1336.00

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 18th DAY OF FEBRUARY, 1992, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 25th DAY OF February, 1992, BY THE COUNCIL OF THE CITY OF ROGERS.

MAYOR Sandra Fearman CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

FILED FOR RECORD
At 1:45 O'clock P M
MAR 09 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

PREPARED FOR:
WALTER SCHRADER
RT. 1
LOWELL, AR

coming from 02-02003-001

273-7989 OR 636-7989
CONSULTING INC.
RT. 8 BOX 506
ROGERS, AR 72756

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=50'	1/28/92	91040	1

24-19-30