2004 1100

SHADOW VALLEY PHASE [redacted] 6 ROGERS, ARKANSAS

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	DEGREE	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	25.00	39.27	25.00	229°10'59"	N 42°28'09" W	35.36
C2	90°00'00"	25.00	39.27	25.00	229°10'59"	N 47°31'51" E	35.36
C3	11°08'13"	250.00	48.59	24.37	22°55'06"	S 86°57'45" W	48.52
C4	18°41'09"	250.00	81.53	41.13	22°55'06"	S 72°03'04" W	81.17
C5	09°35'06"	290.00	48.51	24.31	19°45'26"	S 87°44'18" W	48.46
C6	16°33'37"	290.00	83.82	42.20	19°45'26"	S 74°39'56" W	83.53
C7	03°40'38"	290.00	18.61	9.31	19°45'26"	S 64°32'49" W	18.61
C8	119°49'21"	20.00	41.83	34.52	286°28'44"	N 57°22'50" W	34.61
C9	63°18'18"	47.00	51.93	28.97	121°54'21"	N 85°41'03" W	49.33
C10	48°04'41"	47.00	39.44	20.96	121°54'21"	N 29°59'33" W	38.29
C11	78°15'11"	47.00	64.19	38.23	121°54'21"	N 33°10'23" E	59.32
C12	69°46'07"	25.00	30.44	17.43	229°10'59"	N 37°24'55" E	28.60
C13	90°00'00"	25.00	39.27	25.00	229°10'59"	N 42°28'09" W	35.36
C14	63°03'30"	25.00	27.51	15.34	229°10'59"	N 34°03'37" E	26.15
C15	26°56'29"	25.00	11.76	5.99	229°10'59"	N 79°03'36" E	11.65
C16	90°00'00"	25.00	39.27	25.00	229°10'59"	S 42°28'09" E	35.36
C17	60°30'27"	65.00	68.64	37.91	88°08'50"	S 57°12'55" E	65.50
C18	29°29'33"	65.00	33.46	17.11	88°08'50"	S 12°12'55" E	33.09
~~C19~~	~~12°40'03"~~	~~65.00~~	~~14.49~~	~~7.27~~	~~88°08'50"~~	~~S 03°51'14" E~~	~~14.46~~
C20	90°00'00"	25.00	39.27	25.00	229°10'59"	S 47°31'51" W	35.36
C21	90°00'00"	25.00	39.27	25.00	229°10'59"	N 42°28'09" W	35.36
C22	51°19'04"	25.00	22.39	12.01	229°10'59"	N 61°48'37" W	21.65
C23	42°45'09"	47.00	35.07	18.40	121°54'21"	N 57°31'40" W	34.26
C24	45°36'34"	47.00	37.41	19.76	121°54'21"	S 78°17'29" W	36.43
C25	52°57'21"	47.00	43.44	23.41	121°54'21"	S 29°00'31" W	41.91
C26	52°57'21"	47.00	43.44	23.41	121°54'21"	S 23°56'50" E	41.91
C27	45°36'34"	47.00	37.41	19.76	121°54'21"	S 73°13'47" E	36.43
C28	42°45'09"	47.00	35.07	18.40	121°54'21"	N 62°35'21" E	34.26
C29	51°19'04"	25.00	22.39	12.01	229°10'59"	N 66°52'19" E	21.65
C30	51°30'29"	80.00	71.92	38.59	71°37'11"	S 66°46'36" W	69.52
C31	91°39'59"	25.00	40.00	25.74	229°10'59"	S 01°07'41" E	35.87
C32	52°15'38"	120.00	109.45	58.87	47°44'47"	S 66°24'02" W	105.70
C33	92°46'07"	25.00	40.48	26.24	229°10'59"	S 86°39'16" W	36.20
C34	10°50'05"	240.00	45.38	22.76	23°52'24"	S 41°32'38" E	45.32
C35	25°55'09"	240.00	108.57	55.23	23°52'24"	S 23°10'01" E	107.65
C36	20°11'25"	240.00	84.57	42.73	23°52'24"	S 00°06'44" E	84.14
C37	08°07'43"	230.00	32.63	16.34	24°54'40"	S 05°55'07" W	32.60
C38	25°17'35"	230.00	101.53	51.61	24°54'40"	S 10°47'32" E	100.71
C39	06°35'18"	230.00	26.45	13.24	24°54'40"	S 26°43'59" E	26.43
C40	48°40'09"	230.00	195.37	104.02	24°54'40"	S 54°21'43" E	189.55
C41	20°14'22"	230.00	81.25	41.05	24°54'40"	S 88°48'58" E	80.82
C42	19°23'12"	230.00	77.82	39.29	24°54'40"	N 71°22'15" E	77.45
C43	03°46'47"	520.00	34.30	17.16	11°01'06"	N 63°34'03" E	34.30
C44	09°32'19"	520.00	86.57	43.38	11°01'06"	N 70°13'36" E	86.47
C45	09°03'23"	520.00	82.19	41.18	11°01'06"	N 79°31'26" E	82.11
C46	08°28'43"	520.00	76.95	38.55	11°01'06"	N 88°17'29" E	76.88
C47	90°00'00"	25.00	39.27	25.00	229°10'59"	N 47°31'51" E	35.36

LOT SCHEDULE

NAME	SQUARE FEET	ACRES
1	11574.70	0.27
2	11590.14	0.27
3	11605.59	0.27
4	11621.03	0.27
5	11621.10	0.27
6	11501.34	0.27
7	11356.19	0.27
8	11218.70	0.27
9	13031.75	0.30
10	11200.00	0.26
11	10537.90	0.24
12	11893.03	0.27
13	13750.12	0.32
14	13870.39	0.32
15	11906.89	0.27
16	10537.90	0.24
17	11200.00	0.26
18	13165.87	0.30
19	13165.87	0.30
20	11200.00	0.26
21	11264.98	0.26
22	12386.81	0.28
23	18175.41	0.42
24	12141.92	0.28
25	10595.59	0.24
26	11480.15	0.26
27	12198.92	0.28
28	12164.09	0.28
29	12421.48	0.29
30	23145.84	0.53
31	25103.38	0.58
32	23600.00	0.54
33	24600.00	0.56
34	19400.00	0.45
35	21865.87	0.50
36	25597.14	0.59
37	16928.82	0.39
38	14847.30	0.34
39	16020.47	0.37
40	17305.85	0.40
41	16653.65	0.38
42	21978.94	0.50

SHORT COURSE TABLE

NUMBER	BEARING	DISTANCE
L1	N 87°28'09" W	3.33'
L2	S 61°40'39" W	9.05'
L3	S 78°41'47" E	11.48'
L4	S 09°58'59" W	14.07'
L5	S 42°30'35" W	3.46'

NOTES

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL OR PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH A COPY OF A GRADING PLAN FOR EACH LOT THAT CANNOT MEET THIS REQUIREMENT.

SIDEWALKS MUST BE BUILT ON EACH LOT BY THE BUILDER TO MEET CITY CODE AND RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS.

SIDEWALKS MUST BE A MINIMUM OF FOUR FEET IN WIDTH AND THREE FEET BEHIND THE CURB. TRUNCATED DOMES ARE REQUIRED AT HANDICAP RAMPS.

MINIMUM BUILDING SQUARE FOOTAGE ON LOTS 1-42 IS 2,200 SQUARE FEET.

BASIS OF BEARINGS: STATE PLANE NAD 83

ZONING: P.U.D.

OWNER – C.R. REAVES FLP

TOTAL ACREAGE IN DEVELOPMENT: 17.13 ACRES

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 14 DAY OF SEPT 20 04 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION.

STATE OF ARKANSAS RICHARD P. WRIGHT 1086 REGISTERED LAND SURVEYOR

RICHARD WRIGHT Signature R.L.S. #1086

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 7th DAY OF SEPT 20 04.

CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 7th DAY OF September 20 04 BY THE ROGERS CITY COUNCIL.

CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

MAYOR

DESCRIPTION PHASE 6

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

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE/4 SW/4, THENCE N 02°31'51" E 674.41 FEET ALONG THE EAST LINE THEREOF; THENCE N 02°01'12" W 18.23 FEET; THENCE N 01°29'53" E 220.04 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF LOT 11, SHADOW VALLEY PHASE III; THENCE N 87°28'09" W 144.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE N 02°31'51" E 45.00 FEET; THENCE N 87°28'09" W 40.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF OSAGE CREEK ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWELVE COURSES; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT WITH A S 47°31'51" W 35.36 FOOT CHORD; THENCE N 87°28'09" W 73.33 FEET; THENCE 280.02 FEET ALONG A CURVE TO THE LEFT WITH A S 77°06'15" W 276.64 FOOT CHORD; THENCE S 61°40'39" W 67.28 FEET; THENCE 159.07 FEET ALONG A CURVE TO THE RIGHT WITH A S 81°29'26" W 155.92 FOOT CHORD; THENCE N 78°41'47" W 57.12 FEET; THENCE 195.37 FEET ALONG A CURVE TO THE RIGHT WITH A N 54°21'43" W 189.55 FOOT CHORD; THENCE N 30°01'38" W 35.93 FEET; THENCE 160.61 FEET ALONG A CURVE TO THE RIGHT WITH A N 10°01'20" W 157.37 FOOT CHORD; THENCE N 09°58'59" E 182.95 FEET; THENCE 238.53 FEET ALONG A CURVE TO THE LEFT WITH A N 18°29'21" W 228.83 FOOT CHORD; THENCE N 46°57'40" W 103.43 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ROAD 6-1; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES; THENCE 40.48 FEET ALONG A CURVE TO THE LEFT WITH A N 86°39'16" E 36.20 FOOT CHORD; THENCE 109.45 FEET ALONG A CURVE TO THE RIGHT WITH A N 66°24'02'E 105.70 FOOT CHORD; THENCE S 87°28'09" E 825.66 FEET; THENCE 68.64 FEET ALONG A CURVE TO THE RIGHT WITH A S 57°12'55"E 65.50 FOOT CHORD; THENCE S 87°28'09" E 147.25 FEET; THENCE S 01°13'54" W 292.72 FEET; THENCE S 02°40'09" W 364.99 FEET TO THE POINT OF BEGINNING, CONTAINING 17.13 ACRES MORE OR LESS.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR RAINBOW ROAD AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS, THE DEVELOPER, SHADOW VALLEY P.O.A 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, THE DEVELOPER, SHADOW VALLEY P.O.A AND 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.

DATED 9/14/04 C.R. REAVES FLP Charles R. Reaves

2004 1100
Recorded in the Above
Plat Book & Page
09-17-2004 10:20:43 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

ON THIS 14th DAY OF September 20 04, THERE BEFORE ME, PERSONALLY APPEARED CHARLES R. REAVES WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF C.R. REAVES FLP,AND HE SWORE THAT HE WAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICER AND DID SO IN MY PRESENCE.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

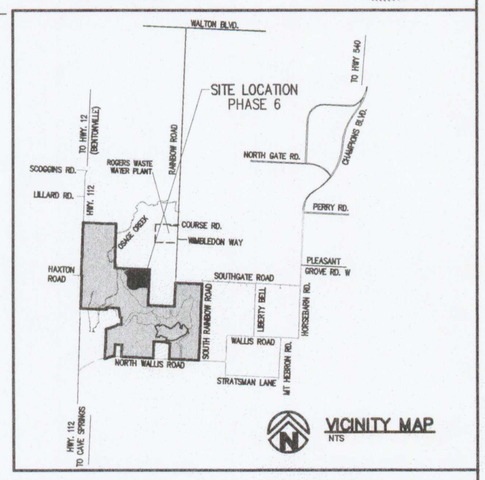
MY COMMISSION EXPIRES: Deborah Reel

NOTARY PUBLIC

DEBORAH REEL COM. EXP. NOTARY PUBLIC 05-01-2013 BENTON COUNTY, AR

LEGEND

- SET IRON PIN
- FOUND IRON PIN
- BUILDING SETBACK, UTILITY , & DRAINAGE ESMT. (25' FRONT, 20' BACK, 7.5 SIDES EXCEPT WHERE NOTED) SIDE SETBACKS ARE UTILITY ESMTS FOR ARKANSAS WESTERN GAS AND ROGERS WATER UTILITIES AND DRAINAGE ESMTS. ONLY WHERE NOTED.
- PROPERTY LINE
- SECTION LINE
- RIGHT OF WAY LINE
- INDICATES SCENIC LOT — 1 — LOT NUMBER; 6500/5225 STREET ADDRESS (MAIN/SIDE); 1250 MINIMUM FINISHED FLOOR ELEV. (SEE MIN. F.F.E. NOTE, SHT. 1)
- STREET LIGHT
- STOP SIGN



VICINITY MAP
NTS

FINAL PLAT 2004 1100
SHADOW VALLEY P.U.D.
PHASE 6 LOTS 1-42
Prepared For
C.R. REAVES FLP

DATE	BY	DESCRIPTION

REVISIONS

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DRAWN: ET	DATE: JULY '04	PROJECT NO. 001070-00
CHECKED:	SHEET NO.: 1 OF 2	

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.636.4838 FAX: 479.631.6224 www.craftull.com
Architects, Engineers & Surveyors

Time: 11:27am Tab Name: Layout1 (2)
Scale: 1=60 Drawing Name: G:\001070-00\phase 6\eng\dwg\FINAL PLAT.dwg (etimm)
Date: 9/14/2004 Xrefs Used: 001070bs6; 001070bs2; SUR1; TOPO; water sewer base 3; street topo; water sewer base; CTA1824

2004 1100

2004 1101

ORIGINAL IF EMBOSSED IN RED

S 87°28'09" E 825.66'

INGLEWOOD ROAD

S 87°28'09" E 147.25'

S 01°13'54" W 292.71'

S 02°40'09" W 364.99'

N 87°28'09" W 144.59'

INGLEWOOD COURT

INGLEWOOD DRIVE

OSAGE CREEK ROAD

SHADOW VALLEY PHASE 3

Lot	Area	Elevation
** 36	5103	1163.9
** 35	7022	1195.35
37	5105	1163.4
** 34	7020	1198.88
38	5107	1162.9
** 33	7018	1200.96
39	5109	1162.4
** 32	7016	1203.89
40	5111	1161.5
** 31	7014	1209.07
41	5113	1161.4
** 42	5115	1161.9
** 30	7012	1209.71
** 29	7010	1211.69
** 28	7008	1216.08
** 27	7006	1225.23
** 26	7004	1234.28
** 25	7002	1242.09
** 24	7000	1247.12
** 13	7009	1223.90
** 12	7006	1223.90
** 11	7005	1227.82
** 10	7003	1236.57
** 9	7001	1241.39
14	7008	1225.59
15	7006	1228.18
16	7004	1230.41
17	7002	1236.57
18	7000	1241.39
23	7009	1218.88
22	7007	1225.48
21	7005	1234.29
20	7003	1242.09
19	7001	1247.12
8	4901	1231.1
7	4903	1238.6
6	4905	1245.3
5	4907	1250.7
4	4909	1253.3
3	4911	1250.1
2	4913	1245.8
1	4915	1244.1

2004 1101
Recorded in the Above
Plat Book & Page
09-17-2004 10:24:34 AM
Brenda DeShields-Circuit Clerk
Benton County, AR DP

P.O.B.

N 01°29'53"W 220.04'

N 02°01'12" W 18.23'

N 02°31'51" E 67.41'

SE CORNER
NE 1/4, SW 1/4
SECTION 30
T-19-N, R-30-W

S 87°28'09" E 70.00'

N 87°28'09" W 40.00'

N 02°31'51" W 45.00'

60 50 0 60

DATE	BY	DESCRIPTION

REVISIONS

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DRAWN: ET
DATE: JULY '04
PROJECT NO. 001070-00
CHECKED:
SHEET NO.: 2 OF 2

FINAL PLAT
SHADOW VALLEY P.U.D.
PHASE 6 LOTS 1-42
Prepared For
C.R. REAVES FLP

2004 1101

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Architects, Engineers & Surveyors

Time: 11:04am
Scale: 1=60
Date: 9/14/2004
Tab Name: Layout1
Drawing Name: G:\001070-00\phase 6\eng\dwg\FINAL PLAT.dwg (etimm)
Xrefs Used: 001070bs6; 001070bs2; SURI; TOPO; water sewer base 3; street topo; water sewer base; CTA1824

2004 1101