

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C???	36.13'	23.00'	89°59'59"	N47° 01' 13"E	32.53'
C1	29.58'	170.00'	9°58'14"	S77° 24' 47"W	29.55'
C2	27.36'	80.00'	19°35'33"	S82° 13' 26"W	27.22'
C3	75.57'	170.00'	25°28'05"	S79° 17' 10"W	74.94'
C4	117.52'	130.00'	51°47'43"	N87° 33' 01"W	113.56'
C5	15.56'	60.00'	14°51'26"	N54° 13' 26"W	15.51'
C6	31.12'	120.00'	14°51'26"	N54° 13' 26"W	31.03'
C7	25.93'	100.00'	14°51'26"	N54° 13' 26"W	25.86'
C8	20.74'	80.00'	14°51'26"	N54° 13' 26"W	20.69'
C9	123.10'	1294.12'	5°27'00"	S29° 25' 18"W	123.05'
C10	49.65'	1294.12'	2°11'54"	S31° 02' 51"W	49.65'
C11	73.45'	1294.12'	3°15'06"	S28° 19' 21"W	73.44'
C12	136.61'	120.00'	65°13'33"	S30° 35' 33"E	129.35'
C13	81.81'	120.00'	39°03'44"	S43° 40' 28"E	80.24'
C14	46.88'	120.00'	22°22'59"	S12° 57' 07"E	46.58'
C15	7.92'	120.00'	3°46'50"	S0° 07' 48"W	7.92'
C16	32.27'	23.00'	80°22'40"	S42° 12' 33"W	29.68'
C17	98.96'	63.00'	90°00'00"	S47° 01' 13"W	89.10'
C18	98.96'	63.00'	90°00'00"	N42° 58' 47"W	89.10'
C19	91.07'	80.00'	65°13'33"	S30° 35' 33"E	86.23'
C20	63.60'	320.00'	11°23'16"	S57° 30' 42"E	63.50'
C21	3.11'	960.00'	0°11'08"	S38° 05' 23"W	3.11'
C22	36.13'	23.00'	90°00'00"	S42° 58' 47"E	32.53'
C23	36.13'	23.00'	89°59'59"	N47° 01' 13"E	32.53'
C24	46.35'	23.00'	115°28'05"	N55° 42' 50"W	38.90'
C25	153.68'	170.00'	51°47'43"	N87° 33' 01"W	148.50'
C26	55.65'	280.00'	11°23'16"	S57° 30' 42"E	55.56'
C28	36.13'	23.00'	90°00'00"	N47° 01' 13"E	32.53'
C30	36.13'	23.00'	90°00'00"	S42° 58' 47"E	32.53'
C32	26.68'	23.00'	66°27'55"	S35° 15' 10"W	25.21'
C33	53.40'	130.00'	23°32'05"	S80° 15' 10"W	53.02'
C35	36.13'	23.00'	90°00'00"	N42° 58' 47"W	32.53'
C36	15.17'	280.00'	3°06'15"	N61° 39' 12"W	15.17'
C37	40.48'	280.00'	8°17'01"	N55° 57' 34"W	40.45'
C38	69.94'	63.00'	63°36'33"	N29° 47' 03"W	66.41'
C39	29.02'	63.00'	26°23'27"	N74° 47' 03"W	28.76'
C40	24.92'	63.00'	22°39'51"	S80° 41' 18"W	24.76'
C41	24.56'	63.00'	22°20'09"	S58° 11' 18"W	24.40'
C42	24.56'	63.00'	22°20'09"	S35° 51' 09"W	24.40'
C43	24.92'	63.00'	22°39'51"	S13° 21' 09"W	24.76'
C44	31.33'	170.00'	10°33'39"	N66° 55' 59"W	31.29'
C45	47.63'	170.00'	16°03'13"	N80° 14' 25"W	47.48'
C46	55.90'	170.00'	18°50'23"	S82° 18' 47"W	55.65'
C47	18.81'	170.00'	6°20'27"	S69° 43' 21"W	18.80'

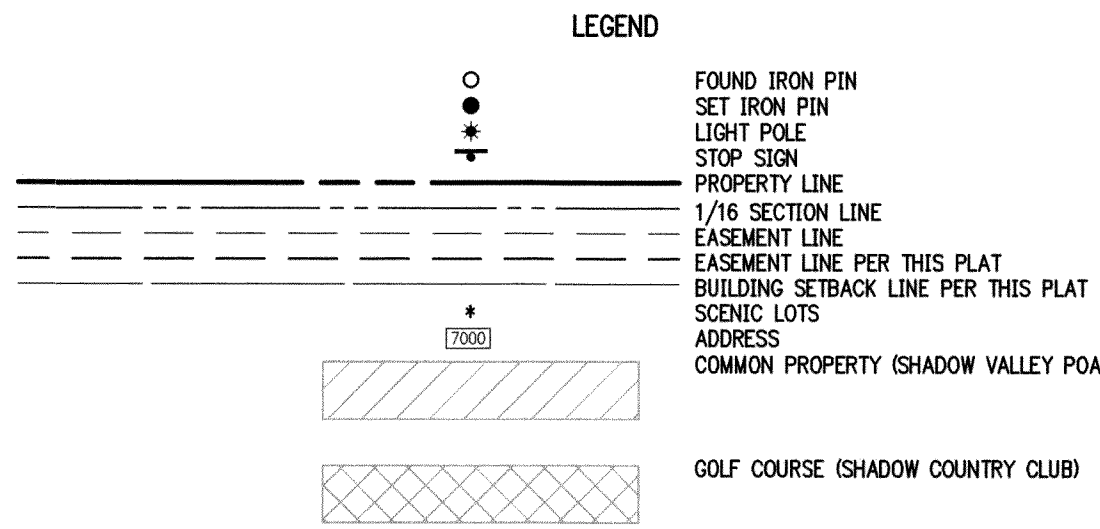
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.00'	S7° 36' 06"E
L2	15.53'	S46° 47' 43"E
L3	38.16'	S61° 39' 09"E
L4	25.98'	S24° 23' 02"E
L5	28.47'	S2° 01' 13"W
L6	15.53'	N46° 47' 43"W
L7	32.14'	N61° 39' 09"W
L8	32.00'	S84° 45' 37"W
L9	29.05'	N7° 06' 23"W
L10	47.00'	S87° 37' 15"E
L11	47.00'	S87° 31' 02"E
L12	3.28'	S87° 58' 47"E
L13	48.00'	N2° 01' 13"E
L14	6.90'	S87° 58' 47"E
L15	48.00'	N2° 01' 13"E
L16	2.17'	N87° 58' 47"W
L17	48.00'	N2° 01' 13"E
L18	3.72'	N87° 58' 47"W
L19	48.00'	N2° 01' 13"E
L20	3.72'	N87° 58' 47"W
L21	48.00'	N2° 01' 13"E
L22	0.58'	N87° 58' 47"W
L23	19.85'	S20° 53' 09"E
L24	19.85'	S65° 04' 25"E
L25	30.54'	N82° 16' 57"E

LOT ADDRESS TABLE	
LOT #	ADDRESS
1	7000
2	7002
3	7004
4	7012
5	7014
6	7016
7	7018
8	7020
9	7022
10	7021
11	7023
12	7025
13	7027
14	7029
15	7037
16	7039
17	7041
18	5200
19	5202
20	5204
21	5206
22	5208
23	5210
24	5212
25	5214
26	5216
27	5218
28	5220
29	5222
30	5224
31	5226
32	5228
33	5227
34	5225
35	5223
36	5221
37	5219
38	5217

LOT ADDRESS TABLE	
LOT #	ADDRESS
39	5215
40	5213
41	5211
42	5209
43	5207
44	5205
45	7038
46	7036
47	7034
48	7032
49	5202
50	5204
51	5206
52	5208
53	5210
54	5212
55	5214
56	5216
57	5218
58	5220
59	5222
60	5224
61	7030
62	5203
63	5205
64	5207
65	5209
66	5211
67	5213
68	5215
69	5217
70	5219
71	7013
72	7011
73	7009
74	7007
75	7005
76	7003

SCHEDULE OF LOT AREAS		
LOT #	SQ. FT.	ACRES
1	6840.00	0.16
2	6230.80	0.14
3	6361.96	0.15
4	4711.52	0.11
5	4950.69	0.11
6	4950.00	0.11
7	4950.00	0.11
8	5936.48	0.14
9	5000.00	0.12
10	9605.08	0.22
11	5284.28	0.12
12	5241.01	0.12
13	5256.84	0.12
14	6057.79	0.14
15	7150.00	0.16
16	5505.71	0.13
17	9880.16	0.23
18	9880.16	0.23
19	5065.71	0.12
20	5252.26	0.12
21	5073.87	0.12
22	4895.48	0.11
23	4791.48	0.11
24	5122.80	0.12
25	5060.00	0.12
26	5060.00	0.12
27	5060.00	0.12
28	5060.00	0.12
29	5060.00	0.12
30	5060.00	0.12
31	5060.00	0.12
32	6708.51	0.15
33	5186.48	0.12
34	4300.00	0.10
35	4300.00	0.10
36	4300.00	0.10
37	4300.00	0.10
38	4300.00	0.10

SCHEDULE OF LOT AREAS		
LOT #	SQ. FT.	ACRES
39	4300.00	0.10
40	4300.00	0.10
41	4300.00	0.10
42	4300.00	0.10
43	4300.00	0.10
44	4300.00	0.10
45	5386.48	0.12
46	4500.00	0.10
47	4500.00	0.10
48	5386.48	0.12
49	4300.00	0.10
50	4300.00	0.10
51	4300.00	0.10
52	4300.00	0.10
53	4300.00	0.10
54	4300.00	0.10
55	4300.00	0.10
56	4300.00	0.10
57	4300.00	0.10
58	4300.00	0.10
59	4300.00	0.10
60	4885.38	0.11
61	7721.70	0.18
62	4642.15	0.11
63	4922.64	0.11
64	4950.00	0.11
65	4950.00	0.11
66	4950.00	0.11
67	4950.00	0.11
68	22461.64	0.52
69	4200.00	0.10
70	4200.00	0.10
71	5844.28	0.13
72	10499.54	0.24
73	6636.99	0.15
74	5592.32	0.13
75	4979.81	0.11
76	9350.00	0.21



AREA PER 1/16 SECTION:
 SW 1/4 SW 1/4 30-19N-30W = 15.75 ACRES
 SE 1/4 SW 1/4 30-19N-30W = 1.97 ACRES
 NW 1/4 SW 1/4 30-19N-30W = 0.02 ACRES
 SE 1/4 SE 1/4 25-19N-31W = 14.05 ACRES
 NE 1/4 SE 1/4 25-19N-31W = 0.24 ACRES

CERTIFICATE OF OWNERSHIP:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON DESCRIBED PROPERTY AND HAVE CAUSED THE LOTS TO BE CREATED IN ACCORDANCE WITH THIS PLAT.

3/23/2016
 DATE Christa R. Reaves
 C.R. REAVES FAMILY LIMITED PARTNERSHIP

STATE OF ARKANSAS)
) SS
 COUNTY OF BENTON)
 SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF March, 2016

MY COMMISSION EXPIRES:
 KERRI PINGEL
 MY COMMISSION # 12349532
 EXPIRES: August 2, 2016
 Benton County

NOTARY PUBLIC Kerri Pingel

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 23rd DAY OF March, 2016 BY THE ROGERS CITY COUNCIL.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING DEPARTMENT OF ROGERS, ARKANSAS THIS 23 DAY OF March, 2016.

SENIOR PLANNER

NOTES:

THE PROPERTY IS ZONED N-R PUD.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF ROGERS, AR AND CAVE SPRINGS, AR.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS SITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED RECORD 689-402 AND PLAT RECORDS 20-209, P1-861, P4-358, 2006-789 AND 2014-11.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR IN THE COURSE OF HIS RESEARCH OF THE PROPERTY BOUNDARY. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0265K, EFFECTIVE DATE JUNE 5, 2012.

A CLOMR (CONDITIONAL LETTER OF MAP REVISION) FOR THE FLOOD PLAIN THAT AFFECTS LOTS 14-23, 45-48 AND 61 HAS BEEN ISSUED (CASE # 02-06-2209R). A LOMA-F (LETTER OF MAP AMENDMENT BASED ON FILL) WILL BE ISSUED FOR LOTS 14-23, 45-48 AND 61 TO REMOVE THEM FROM FEMA'S EFFECTIVE FLOODPLAIN. NO ADDITIONAL LOTS ON THIS PLAT ARE WITHIN THE LIMITS OF THE EFFECTIVE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

ALL STREETS ARE PRIVATE WITH 40 FOOT RIGHT-OF-WAY.

ALL BUILDING SETBACKS ARE UTILITY EASEMENTS FOR SOURCE GAS AND ROGERS WATER UTILITIES AND DRAINAGE EASEMENTS. ONLY WHERE NOTED.

ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.

MINIMUM BUILDING SQUARE FOOTAGES FOLLOW:
 1400 SQUARE FEET: LOTS 1-76.

THERE ARE SPECIAL FENCING REQUIREMENTS AND PERMITTED PRACTICES ASSOCIATED WITH THE FOLLOWING LOTS:
 LOTS 1-6, 9-32, 61-65 AND 73-76 REAR YARDS SHALL BE FENCED WITH 4' HIGH WROUGHT IRON OR WROUGHT IRON FACSIMILE METAL FENCE MATERIAL. THE REAR YARDS OF ALL OTHER LOTS SHALL BE ENCLOSED WITH 6' CEDAR SHADOW BOX PRIVACY FENCES. EXCEPTIONS MAY BE GRANTED BY THE SHADOW VALLEY ARCHITECTURAL CONTROL COMMITTEE WHEN WARRANTED BY UNUSUAL CIRCUMSTANCES.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL AT EACH LOT OR A GRADING PLAN SHALL BE FURNISHED TO THE BUILDING OFFICIAL AND CITY PLANNER WITH THE BUILDING PERMIT APPLICATION.

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 FIVE FEET IN WIDTH AND TWO FEET BEHIND THE CURB.

THERE WILL BE AT LEAST ONE (1) TREE PLANTED ON EACH LOT BY THE BUILDER OR LOT OWNER WITH THE SIZE AND SPECIES TO BE APPROVED BY THE DEVELOPER.

FORCE MAIN PUMP SPECIFICATIONS:

OPTION 1:
 PENTAIR
 HYDROMATIC HPGR200
 SUBMERSIBLE SEWAGE GRINDER PUMP

OPTION 2:
 PENTAIR
 MYERS MRG20
 SEWAGE GRINDER PUMP

LAND SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT ON THE 5TH DAY OF FEBRUARY, 2016 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION.



CRAFTON, TULL, & ASSOCIATES, INC.
 BY KEVIN J. MONTGOMERY (AGENT)

KEVIN J. MONTGOMERY PLS 1460
 PROFESSIONAL LAND SURVEYOR

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.

STATE PLAT CODE: 500-19N-30W-0-30-300
 STATE PLAT CODE: 500-

DESCRIPTION: SHADOW VALLEY POA

PART OF THE W 1/2 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST AND PART OF THE E 1/2 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 25; THENCE ALONG THE SOUTH LINE THEREOF N87°32'22"W 617.14 FEET TO THE EAST LINE OF A PROPERTY AS RECORDED IN DEED RECORD 669-402; THENCE ALONG SAID EAST LINE N31°34'06"E 449.71 FEET; THENCE ALONG SAID EAST LINE N02°12'38"W 603.45 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY AS RECORDED IN DEED RECORD 669-402; THENCE ALONG THE NORTH LINE THEREOF N87°37'08"W 399.64 FEET; THENCE LEAVING SAID NORTH LINE N02°22'52"E 55.00 FEET; THENCE N80°31'30"E 378.42 FEET; THENCE N54°43'27"E 450.75 FEET; THENCE S50°14'27"E 526.58 FEET; THENCE S87°34'08"E 139.65 FEET; THENCE S08°03'51"E 114.22 FEET; THENCE N87°58'47"W 215.00 FEET; THENCE N13°14'05"W 114.02 FEET; THENCE N87°58'47"W 241.00 FEET; THENCE S02°01'13"W 77.94 FEET; THENCE S73°18'06"W 321.66 FEET; THENCE S01°48'16"W 559.61 FEET; THENCE S24°01'42"W 183.97 FEET; THENCE S89°19'16"E 151.39 FEET; THENCE N70°16'31"E 236.99 FEET; THENCE S07°36'08"E 40.00 FEET; THENCE N82°23'54"E 93.98 FEET; THENCE 29.58 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF N77°24'47"E 29.55 FEET; THENCE N72°25'40"E 46.66 FEET; THENCE 27.36 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF N82°13'26"E 27.22 FEET; THENCE S87°58'47"E 85.56 FEET; THENCE 27.36 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF N82°13'26"E 27.22 FEET; THENCE N87°58'47"E 85.56 FEET; THENCE 75.57 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF N79°17'10"E 74.95 FEET; THENCE N68°33'08"E 246.23 FEET; THENCE 117.52 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A LONG CORD OF S87°33'01"E 113.56 FEET; THENCE S61°39'09"E 141.98 FEET; THENCE 15.56 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AND A LONG CORD OF S54°13'26"E 15.51 FEET; THENCE S46°47'43"E 15.53 FEET; THENCE 31.12 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A LONG CORD OF S54°13'26"E 31.03 FEET; THENCE S61°39'09"E 38.16 FEET; THENCE S24°23'02"E 25.98 FEET TO THE NORTHEASTERLY CORNER OF LOT 161-9 OF THE RE-PLAT OF LOTS 159-161 OF SHADOW VALLEY PHASE 7 AS RECORDED IN PLAT RECORD 2014-11; THENCE ALONG THE NORTHERLY LINE OF LOTS 161-1 THROUGH 161-9 THE FOLLOWING FOUR COURSES: THENCE N61°08'23"W 108.94 FEET; THENCE N87°58'47"W 223.17 FEET; THENCE S53°21'13"W 140.26 FEET; THENCE S71°13'01"W 499.63 FEET TO THE EAST LINE OF THE E 1/2 OF THE SE 1/4 OF SAID SECTION 25; THENCE ALONG SAID EAST LINE S02°01'13"W 28.47 FEET TO THE POINT OF BEGINNING, CONTAINING 12.19 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

ALSO

PART OF THE S 1/2 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 928.07 FEET; THENCE LEAVING SAID WEST LINE S87°58'47"E 455.31 FEET TO THE POINT OF BEGINNING; THENCE S87°58'47"E 26.00 FEET; THENCE S03°41'25"E 100.50 FEET; THENCE S87°58'47"E 45.00 FEET; THENCE S02°01'13"W 90.00 FEET; THENCE S21°56'32"E 49.24 FEET; THENCE S87°58'47"E 102.30 FEET; THENCE 81.81 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND A LONG CORD OF S43°40'28"E 80.24 FEET; THENCE S63°12'20"E 139.15 FEET; THENCE S27°21'05"W 99.25 FEET; THENCE S51°49'04"E 165.96 FEET; THENCE N38°10'56"E 114.00 FEET; THENCE S51°49'04"E 17.36 FEET; THENCE S07°06'23"E 29.05 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHADOW VALLEY ROAD AS RECORDED IN PLAT RECORD 2006-769; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S38°10'56"W 112.20 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 49.65 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1294.12 FEET AND A LONG CORD OF S31°02'51"W 49.65 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY S84°45'37"W 32.00 FEET; THENCE N61°39'09"W 32.14 FEET; THENCE 20.74 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF N54°13'26"W 20.69 FEET; THENCE N46°47'43"W 15.53 FEET; THENCE 25.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A LONG CORD OF N54°13'26"W 25.86 FEET; THENCE N61°39'09"W 18.14 FEET; THENCE N28°20'51"E 65.00 FEET; THENCE N41°40'10"W 117.05 FEET; THENCE N49°07'25"W 46.10 FEET; THENCE N61°39'09"W 281.14 FEET; THENCE N02°01'13"E 127.89 FEET; THENCE N07°34'03"W 150.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.44 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: PRIVATE STREETS

PART OF THE S 1/2 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 220.83 FEET TO THE POINT OF BEGINNING; THENCE S82°23'54"W 13.19 FEET; THENCE N07°36'06"W 40.00 FEET; THENCE N82°23'54"E 91.72 FEET; THENCE 32.27 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N42°12'33"E 29.68 FEET; THENCE N02°01'13"E 608.92 FEET; THENCE 98.96 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET AND A LONG CORD OF N47°01'13"E 89.10 FEET; THENCE S87°58'47"E 470.00 FEET; THENCE 98.96 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 63.00 FEET AND A LONG CORD OF S42°58'47"E 89.10 FEET; THENCE S02°01'13"W 159.09 FEET; THENCE 91.07 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF S30°35'33"E 86.23 FEET; THENCE S63°12'20"E 194.91 FEET; THENCE 63.60 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET AND A LONG CORD OF S57°30'42"E 63.50 FEET; THENCE S51°49'04"E 91.40 FEET; THENCE N82°16'57"E 30.54 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHADOW VALLEY ROAD AS RECORDED IN PLAT RECORD 2006-769; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 3.11 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 960.00 FEET AND A LONG CORD OF S38°05'23"W 3.11 FEET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S38°10'56"W 79.26 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY N07°06'23"W 29.05 FEET; THENCE N51°49'04"W 92.02 FEET; THENCE 55.65 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 283.97 FEET AND A LONG CORD OF N57°30'42"W 55.56 FEET; THENCE N63°12'20"W 194.91 FEET; THENCE 136.61 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A LONG CORD OF N30°35'33"W 129.35 FEET; THENCE N02°01'13"E 159.90 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N42°58'47"W 32.53 FEET; THENCE N87°58'47"W 230.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S47°01'13"W 32.53 FEET; THENCE S02°01'13"W 530.21 FEET; THENCE 46.35 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S55°42'50"E 38.90 FEET; THENCE N68°33'08"E 154.61 FEET; THENCE 153.68 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF S87°33'01"E 148.50 FEET; THENCE S61°39'09"E 141.98 FEET; THENCE 25.93 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A LONG CORD OF S54°13'26"E 25.86 FEET; THENCE S46°47'43"E 15.53 FEET; THENCE 20.74 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF S54°13'26"E 20.69 FEET; THENCE S61°39'09"E 32.14 FEET; THENCE N84°45'37"E 32.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF SHADOW VALLEY ROAD AS RECORDED IN PLAT RECORD 2006-769; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY 73.45 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1294.12 FEET AND A LONG CORD OF S28°19'21"W 73.43 FEET; THENCE LEAVING SAID NORTHERLY LINE N24°23'02"W 25.98 FEET; THENCE N61°39'09"W 38.16 FEET; THENCE 31.12 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND A LONG CORD OF N54°13'26"W 31.03 FEET; THENCE N46°47'43"W 15.53 FEET; THENCE 15.56 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AND A LONG CORD OF N54°13'26"W 15.51 FEET; THENCE N61°39'09"W 141.98 FEET; THENCE 117.52 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A LONG CORD OF N87°33'01"W 113.56 FEET; THENCE S66°33'08"W 246.23 FEET; THENCE 75.57 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF S79°17'10"W 74.95 FEET; THENCE N87°58'47"W 85.56 FEET; THENCE 27.36 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND A LONG CORD OF S82°13'26"W 27.22 FEET; THENCE S72°25'40"W 46.66 FEET; THENCE 29.58 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF S77°24'47"W 29.55 FEET; THENCE S82°23'54"W 80.79 FEET TO THE POINT OF BEGINNING, CONTAINING 6.08 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LESS AND EXCEPT

PART OF THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 325.07 FEET; THENCE LEAVING SAID EAST LINE S87°58'47"E 130.31 FEET TO THE POINT OF BEGINNING; THENCE N02°01'13"E 580.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N47°01'13"E 32.53 FEET; THENCE S87°58'47"E 154.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S42°58'47"E 32.53 FEET; THENCE S02°01'13"W 571.10 FEET; THENCE 26.68 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S35°15'10"W 25.21 FEET; THENCE 53.40 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A LONG CORD OF S80°15'10"W 53.02 FEET; THENCE N87°58'47"W 111.27 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N42°58'47"W 32.53 FEET TO THE

POINT OF BEGINNING, CONTAINING 2.86 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 1 - 3

PART OF THE SE 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 578.71 FEET; THENCE LEAVING SAID WEST LINE S87°58'47"E 842.37 FEET TO THE POINT OF BEGINNING; THENCE S63°12'20"E 55.76 FEET; THENCE 55.65 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 283.97 FEET AND A LONG CORD OF S57°30'42"E 55.56 FEET; THENCE S51°49'04"E 74.66 FEET; THENCE S38°10'56"W 114.00 FEET; THENCE N51°49'04"W 165.96 FEET; THENCE N27°21'05"E 99.25 FEET TO THE POINT OF BEGINNING, CONTAINING 0.45 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 4 - 9

PART OF THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 928.07 FEET; THENCE LEAVING SAID WEST LINE S87°58'47"E 481.31 FEET TO THE POINT OF BEGINNING; THENCE S87°58'47"E 142.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S42°58'47"E 32.53 FEET; THENCE S02°01'13"W 159.09 FEET; THENCE 54.80 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET AND A LONG CORD OF S11°03'41"E 54.32 FEET; THENCE N87°58'47"W 102.30 FEET; THENCE N21°56'32"W 49.24 FEET; THENCE N02°01'13"E 90.00 FEET; THENCE N87°58'47"W 45.00 FEET; THENCE N03°41'25"W 100.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 10 - 14

PART OF THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 968.07 FEET; THENCE LEAVING SAID WEST LINE S87°58'47"E 466.31 FEET TO THE POINT OF BEGINNING; THENCE N08°03'51"W 114.22 FEET; THENCE S87°34'08"E 64.00 FEET; THENCE S87°37'15"E 47.00 FEET; THENCE S87°31'02"E 47.00 FEET; THENCE S87°34'08"E 117.14 FEET; THENCE S02°26'52"W 110.48 FEET; THENCE S30°25'45"W 72.19 FEET; THENCE N02°01'13"E 0.50 FEET; THENCE 98.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A LONG CORD OF N42°58'45"W 89.10 FEET; THENCE N87°58'47"W 156.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.72 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 15 - 32

PART OF THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST AND PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS

FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 261.40 FEET TO THE POINT OF BEGINNING; THENCE S82°23'54"W 19.97 FEET; THENCE N02°01'13"E 393.00 FEET; THENCE S87°58'47"E 3.72 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE S87°58'47"E 3.72 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE S87°58'47"E 2.17 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE N87°58'47"W 6.90 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE S87°58'47"W 3.72 FEET; THENCE N02°01'13"E 48.00 FEET; THENCE N87°58'47"W 0.58 FEET; THENCE N02°01'13"E 187.00 FEET; THENCE S87°58'47"E 241.00 FEET; THENCE S13°14'05"E 114.02 FEET; THENCE N87°58'47"W 98.00 FEET; THENCE 98.96 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 63.00 FEET AND A LONG CORD OF S47°01'13"W 89.10 FEET; THENCE S02°01'13"W 608.92 FEET; THENCE 32.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S42°12'33"W 29.68 FEET; THENCE S82°23'54"W 71.75 FEET TO THE POINT OF BEGINNING, CONTAINING 2.40 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 33 - 60

PART OF THE SW 1/4 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 928.07 FEET; THENCE LEAVING SAID EAST LINE S87°58'47"E 153.31 FEET TO THE POINT OF BEGINNING; THENCE N02°01'13"E 580.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N47°01'13"E 32.53 FEET; THENCE S87°58'47"E 154.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S42°58'47"E 32.53 FEET; THENCE S02°01'13"W 571.10 FEET; THENCE 26.68 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF S35°15'10"W 25.21 FEET; THENCE 53.40 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A LONG CORD OF S80°15'10"W 53.02 FEET; THENCE N87°58'47"W 111.27 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N42°58'47"W 32.53 FEET; THENCE N02°01'13"E 580.00 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N47°01'13"E 32.53 FEET TO THE POINT OF BEGINNING, CONTAINING 2.86 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: LOTS 61 - 76

PART OF THE S 1/2 OF THE SW 1/4 OF FRACTIONAL SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 928.07 FEET; THENCE LEAVING SAID WEST LINE S87°58'47"E 393.31 FEET TO THE POINT OF BEGINNING; THENCE S87°58'47"E 62.00 FEET; THENCE S07°34'03"E 150.10 FEET; THENCE S02°01'13"W 127.89 FEET; THENCE S61°39'09"E 261.14 FEET; THENCE S49°07'25"E 46.10 FEET; THENCE S41°40'10"E 117.02 FEET; THENCE S28°20'51"W 65.00 FEET; THENCE N61°39'09"W 123.84 FEET; THENCE 153.68 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET AND A LONG CORD OF N87°33'01"W 148.50 FEET; THENCE S67°33'08"W 154.61 FEET; THENCE 46.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N55°42'50"W 38.90 FEET; THENCE N02°01'13"E 530.21 FEET; THENCE 36.13 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A LONG CORD OF N47°01'13"E 32.53 FEET TO THE POINT OF BEGINNING, CONTAINING 2.54 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

DESCRIPTION: SHADOW VALLEY COUNTRY CLUB

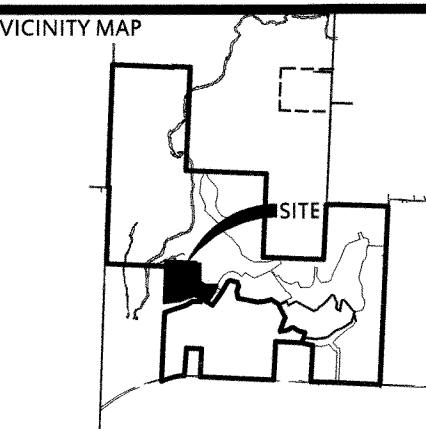
PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 31 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 25; THENCE ALONG THE EAST LINE THEREOF N2°01'13"E 261.40 FEET; THENCE LEAVING SAID WEST LINE S82°23'54"W 19.97 FEET TO THE POINT OF BEGINNING; THENCE S70°16'31"W 236.99 FEET; THENCE N89°19'16"W 151.39 FEET; THENCE N24°01'42"E 183.97 FEET; THENCE N01°48'16"E 559.61 FEET; THENCE N73°18'06"E 321.66 FEET; THENCE S02°01'13"W 109.06 FEET; THENCE S87°58'47"E 0.58 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE S87°58'47"E 3.72 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE S87°58'47"E 2.17 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE N87°58'47"W 6.90 FEET; THENCE S02°01'13"W 48.00 FEET; THENCE N87°58'47"W 3.72 FEET; THENCE S02°01'13"W 393.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.36 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

RECORD INFORMATION

Book 2016 Page 209
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W
PREPARED FOR:
CR REAVES FAMILY LIMITED PARTNERSHIP
ROGERS ARKANSAS



DELTA	DESCRIPTION	DATE
1	REV. PER PLANNING COM.	02/22/2016

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479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
STATE OF ARKANSAS
No. 109
PROFESSIONAL LAND SURVEYOR
K. J. MONTGOMERY

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PROJECT NO.: 14108400
ISSUE DATE: 02/05/2016
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

DRAWING: CV-14108400_SHADOW VALLEY PHASE 8_FINAL PLAT.DWG
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LAST PLOTTED BY: KEVIN MONTGOMERY_2/22/2016 10:46:43 AM (PLOTTED BY: VALID ON HAND COPY ONLY)

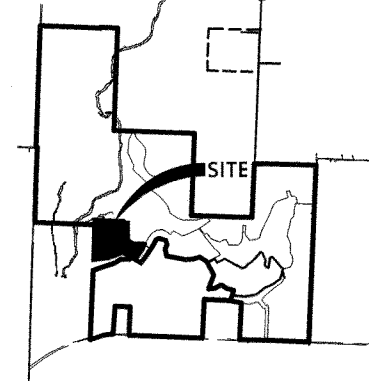
Book 2016 Page 210
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W

PREPARED FOR:
CR REAVES FAMILY LIMITED PARTNERSHIP

ARKANSAS
ROGERS

VICINITY MAP



DELTA	DESCRIPTION	DATE
1	REV. PER PLANNING COM.	02/22/2016

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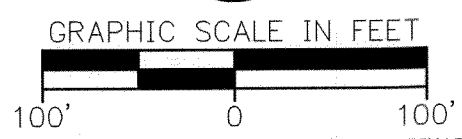
CERTIFICATE OF AUTHORIZATION:

KEVIN J. MONTGOMERY
PROFESSIONAL LAND SURVEYOR

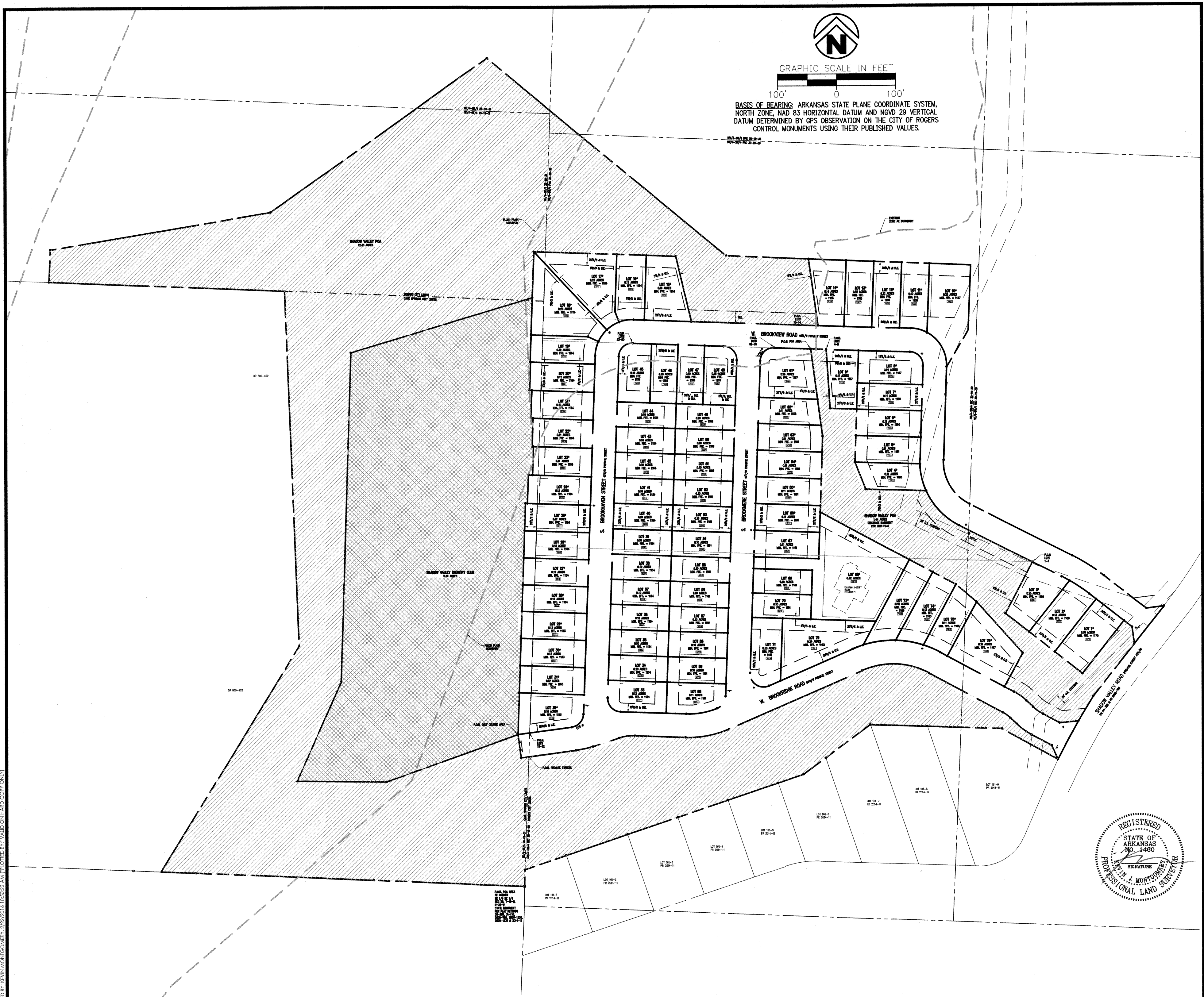
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PROJECT NO: 14108400
ISSUE DATE: 02/05/2016
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

STATE PLAT CODE: 500-19N-30W-0-30-300
STATE PLAT CODE: 500-19N-31W-0-23-200



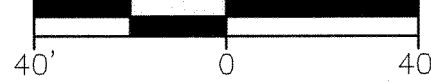
BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS
CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.



DRAWING: G:\14108400\SHADOWVALLEY\SUR\DWG\14108400.FINAL.PLAT.DWG
LAST PLOTTED BY: KEVIN MONTGOMERY, 2/22/2016, 10:52:22 AM (PLOTTED BY: VALID ON HARD COPY ONLY)



GRAPHIC SCALE IN FEET



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND



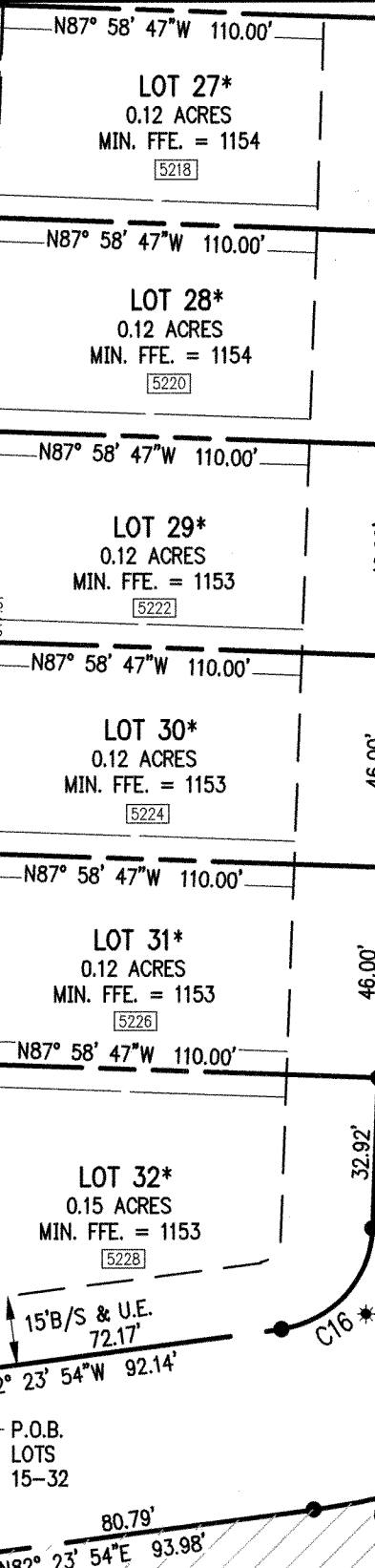
FOUND IRON PIN
SET IRON PIN
LIGHT POLE
STOP SIGN
PROPERTY LINE
1/16 SECTION LINE
EASEMENT LINE
EASEMENT LINE PER THIS PLAT
BUILDING SETBACK LINE PER THIS PLAT
SCENIC LOTS
ADDRESS
COMMON PROPERTY (SHADOW VALLEY POA)



GOLF COURSE (SHADOW COUNTRY CLUB)

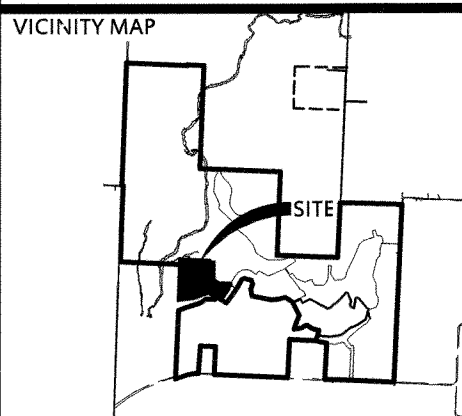
DR 669-402

SHADOW VALLEY COUNTRY CLUB
5.36 ACRES



RECORD INFORMATION
Book 2016 Page 211
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W
PREPARED FOR:
CR REAVES FAMILY LIMITED PARTNERSHIP
ARKANSAS
ROGERS



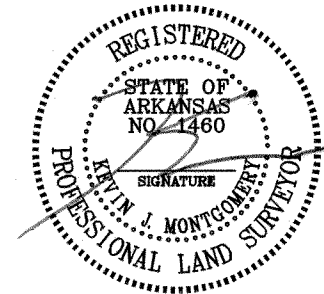
DELTA	DESCRIPTION	DATE
1	REV. PER PLANNING COM.	02/22/2016

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CRAFTON, TULL & ASSOCIATES, INC.
No. 119
ARKANSAS ENGINEER

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PROJECT NO: 14108400
ISSUE DATE: 02/05/2016
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO:



P.O.B. POA AREA
SE CORNER
SE 1/4 SE 1/4
SEC 25, T-19-N,
R-31-W
STATE MONUMENT
PER PLAT RECORDS
20-209, 31-118,
2006-769, 2006-1335,
2006-1336 & 2014-11

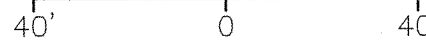
LOT 161-1
PR 2014-11

STATE PLAT CODE: 500-19N-30W-0-30-300
STATE PLAT CODE: 500-19N-31W-0-23-200

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GRAPHIC SCALE IN FEET



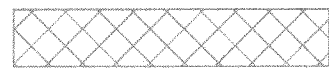
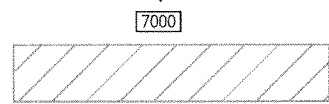
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DR 669-402

LEGEND



FOUND IRON PIN
SET IRON PIN
LIGHT POLE
STOP SIGN
PROPERTY LINE
1/4 SECTION LINE
EASEMENT LINE
EASEMENT LINE PER THIS PLAT
BUILDING SETBACK LINE PER THIS PLAT
SCENIC LOTS
ADDRESS
COMMON PROPERTY (SHADOW VALLEY POA)

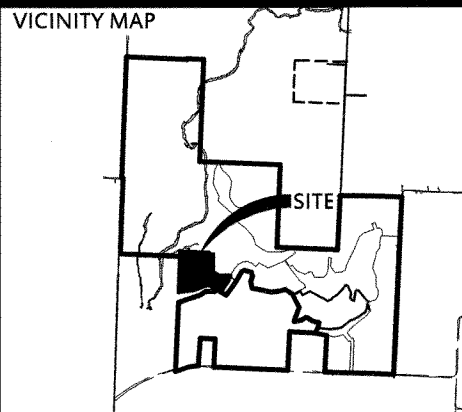


GOLF COURSE (SHADOW COUNTRY CLUB)

RECORD INFORMATION

Book 2016 Page 212
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W
PREPARED FOR:
CR REAVES FAMILY LIMITED PARTNERSHIP
ROGERS ARKANSAS

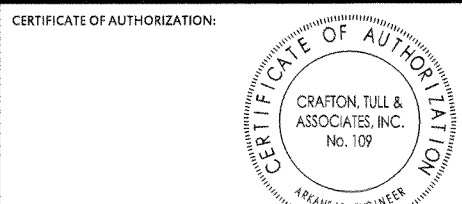


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CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.: 5 OF 11

N2° 12' 58"W 603.45'

S1° 48' 16"W 559.61'

SHADOW VALLEY COUNTRY CLUB
5.36 ACRES

FLOOD PLAIN
BOUNDARY

LOT 19*
0.12 ACRES
MIN. FFE. = 1154
5202

LOT 20*
0.12 ACRES
MIN. FFE. = 1154
5204

LOT 21*
0.12 ACRES
MIN. FFE. = 1154
5206

LOT 22*
0.11 ACRES
MIN. FFE. = 1154
5208

LOT 23*
0.11 ACRES
MIN. FFE. = 1154
5210

LOT 24*
0.12 ACRES
MIN. FFE. = 1154
5212

LOT 25*
0.12 ACRES
MIN. FFE. = 1154
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LOT 26*
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5216

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5218

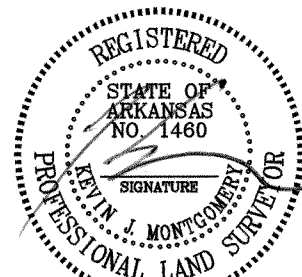
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5220

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MIN. FFE. = 1153
5222

LOT 30*
0.12 ACRES
MIN. FFE. = 1153
5224

LOT 31*
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5226

LOT 32*
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MIN. FFE. = 1153
5228



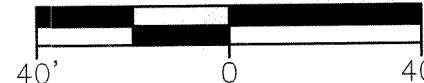
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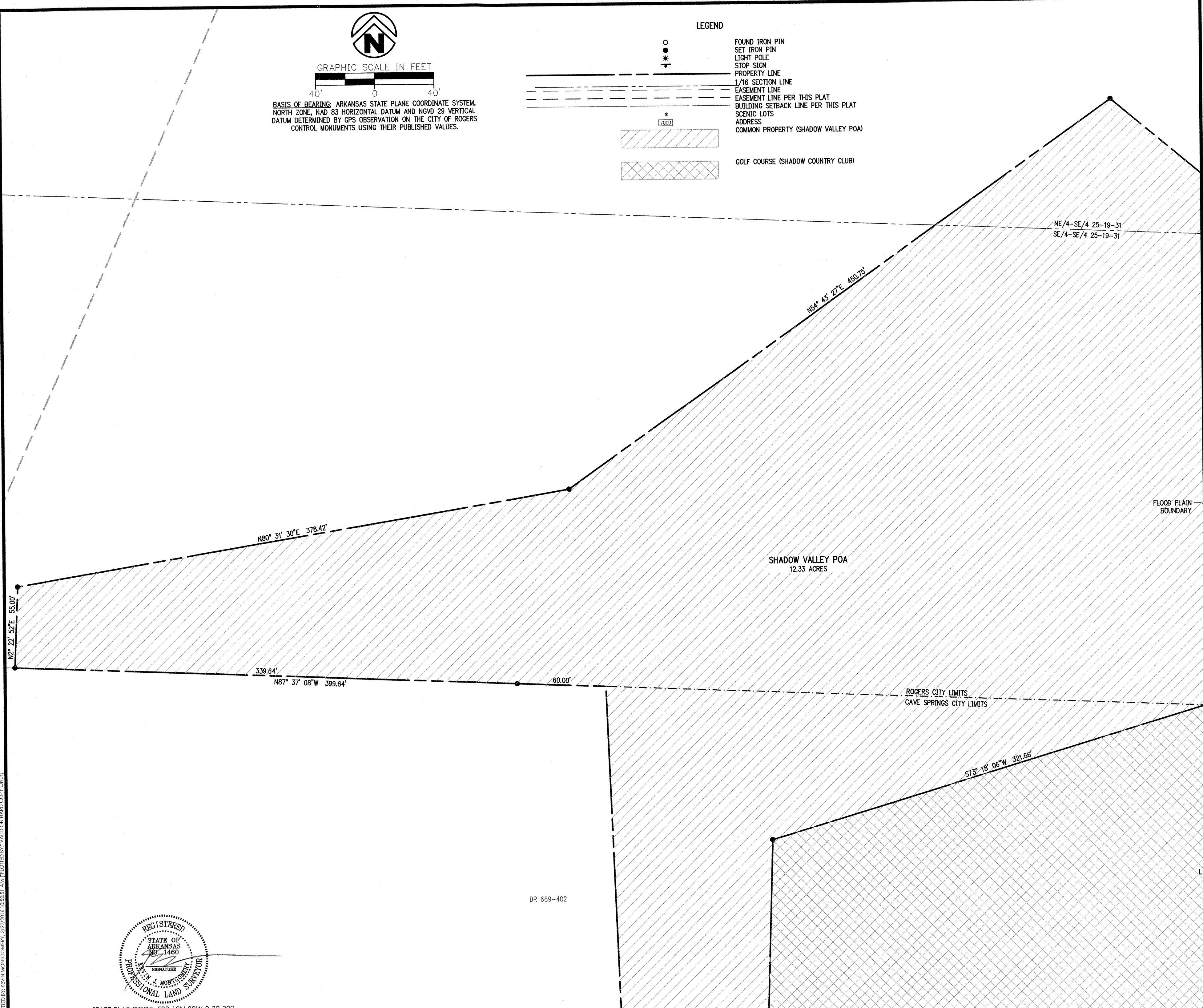
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BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- LIGHT POLE
- STOP SIGN
- PROPERTY LINE
- 1/16 SECTION LINE
- EASEMENT LINE
- EASEMENT LINE PER THIS PLAT
- BUILDING SETBACK LINE PER THIS PLAT
- SCENIC LOTS
- ADDRESS
- COMMON PROPERTY (SHADOW VALLEY POA)
- GOLF COURSE (SHADOW COUNTRY CLUB)



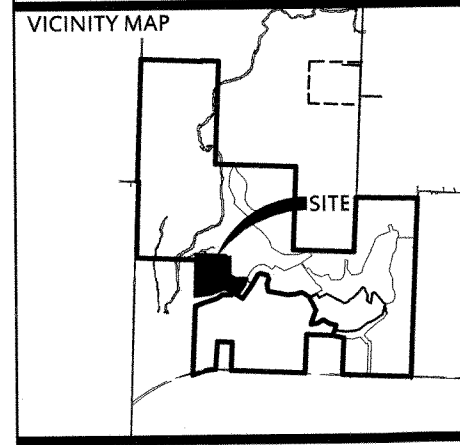
RECORD INFORMATION

Book 2016 Page 213
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W

PREPARED FOR:
CR REAVES FAMILY LIMITED PARTNERSHIP

ARKANSAS
ROGERS



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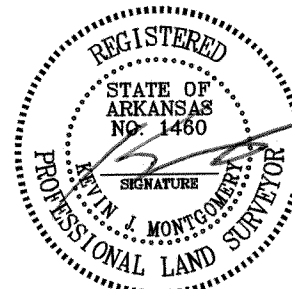
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CHECKED BY:
SHEET NO.: 6 OF 11



STATE PLAT CODE: 500-19N-30W-0-30-300
STATE PLAT CODE: 500-19N-31W-0-23-200

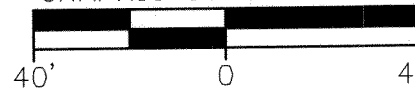
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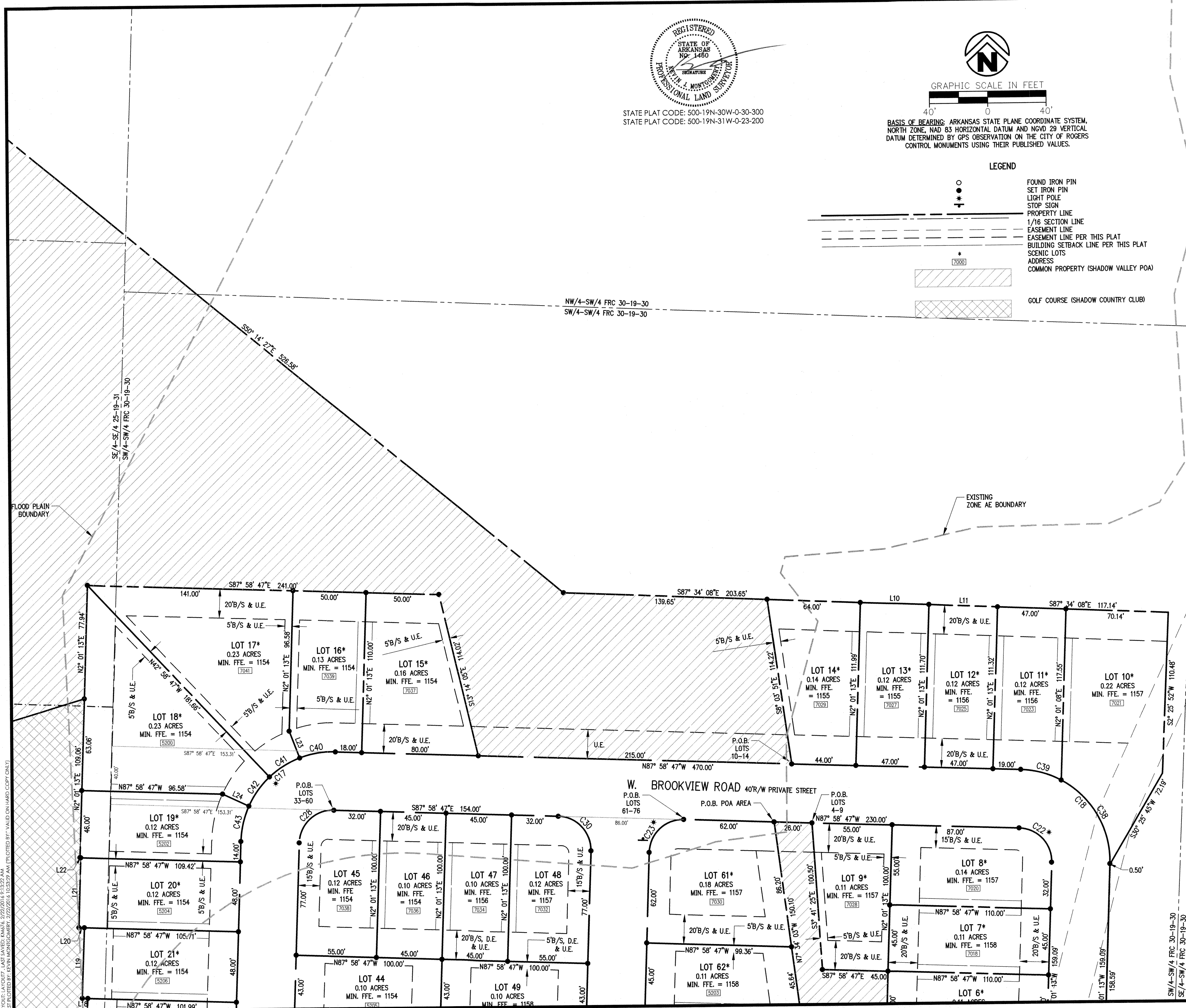
GRAPHIC SCALE IN FEET



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS
CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- LIGHT POLE
- STOP SIGN
- PROPERTY LINE
- 1/16 SECTION LINE
- EASEMENT LINE
- EASEMENT LINE PER THIS PLAT
- BUILDING SETBACK LINE PER THIS PLAT
- SCENIC LOTS
- ADDRESS
- COMMON PROPERTY (SHADOW VALLEY POA)
- GOLF COURSE (SHADOW COUNTRY CLUB)



RECORD INFORMATION

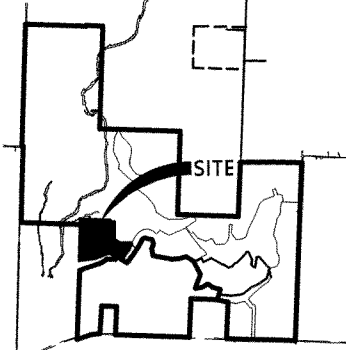
Book 2016 Page 214
Recorded in the Above
PLAT Book & Page
03/23/2016

FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W

PREPARED FOR:
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ARKANSAS
ROGERS

VICINITY MAP

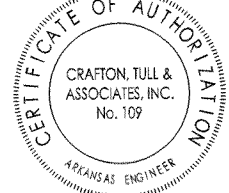


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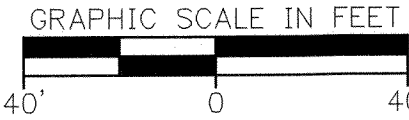
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Book 2016 Page 215
Recorded in the Above
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03/23/2016



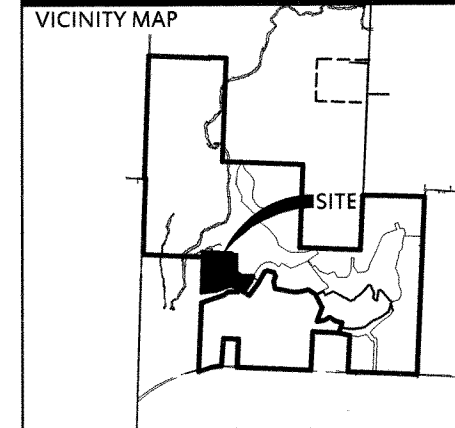
FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W

PREPARED FOR:
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K. MONTGOMERY
No. 109

ARIZONA REGISTERED PROFESSIONAL LAND SURVEYOR
K. MONTGOMERY
No. 109

ARIZONA REGISTERED PROFESSIONAL LAND SURVEYOR
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No. 109



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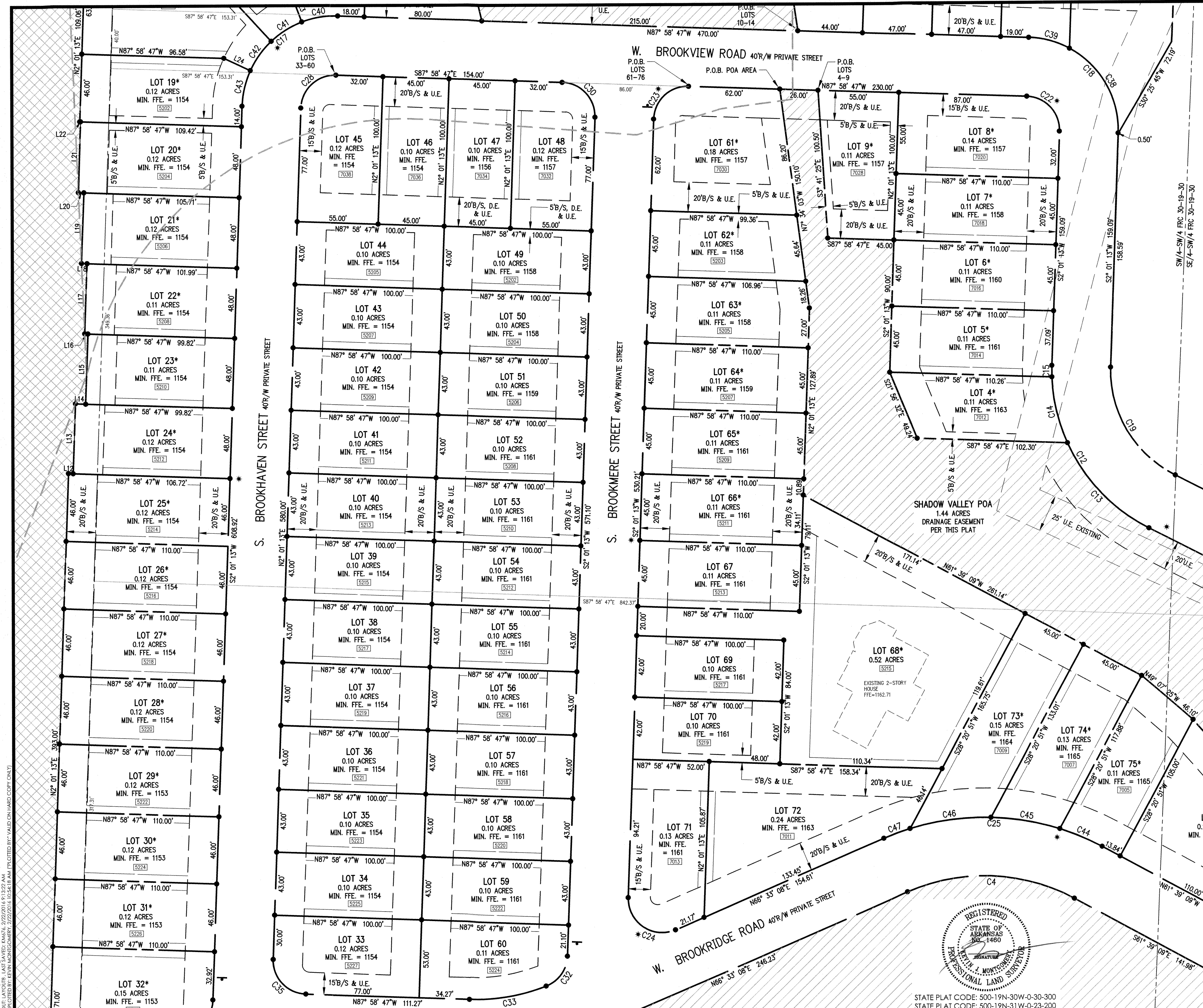
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STATE PLAT CODE: 500-19N-31W-0-23-200



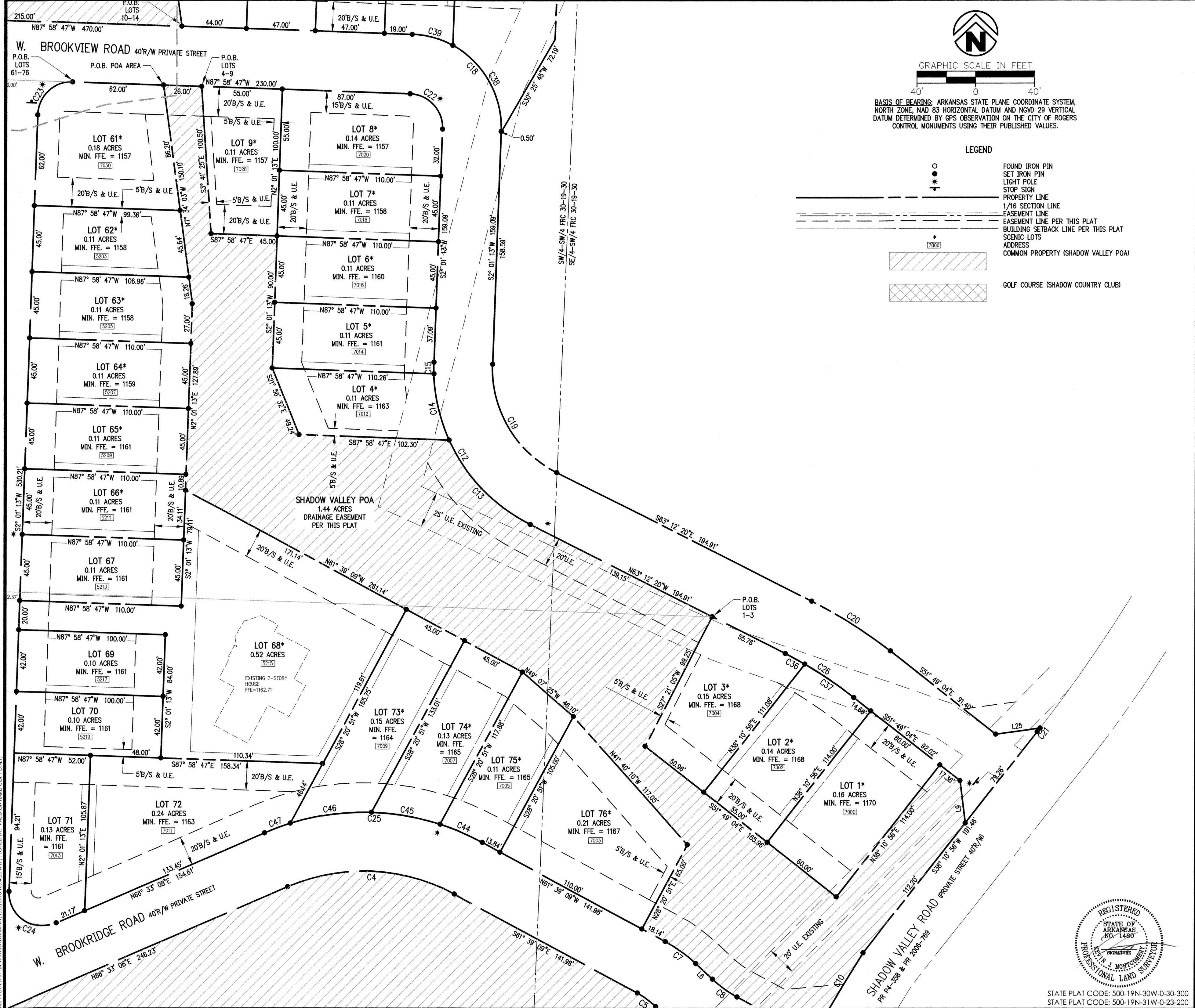
GRAPHIC SCALE IN FEET



BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS
CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.

LEGEND

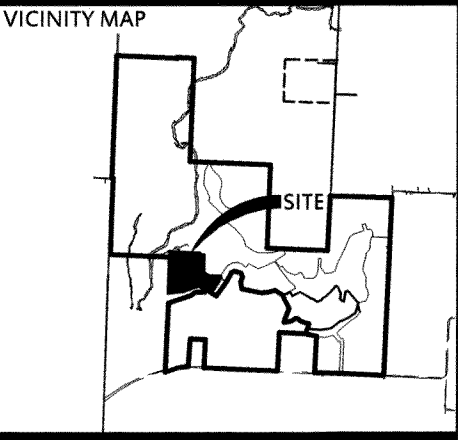
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- SET IRON PIN
- LIGHT POLE
- STOP SIGN
- PROPERTY LINE
- 1/16 SECTION LINE
- EASEMENT LINE
- EASEMENT LINE PER THIS PLAT
- BUILDING SETBACK LINE PER THIS PLAT
- SCENIC LOTS
- ADDRESS
- COMMON PROPERTY (SHADOW VALLEY POA)
- GOLF COURSE (SHADOW COUNTRY CLUB)



FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W

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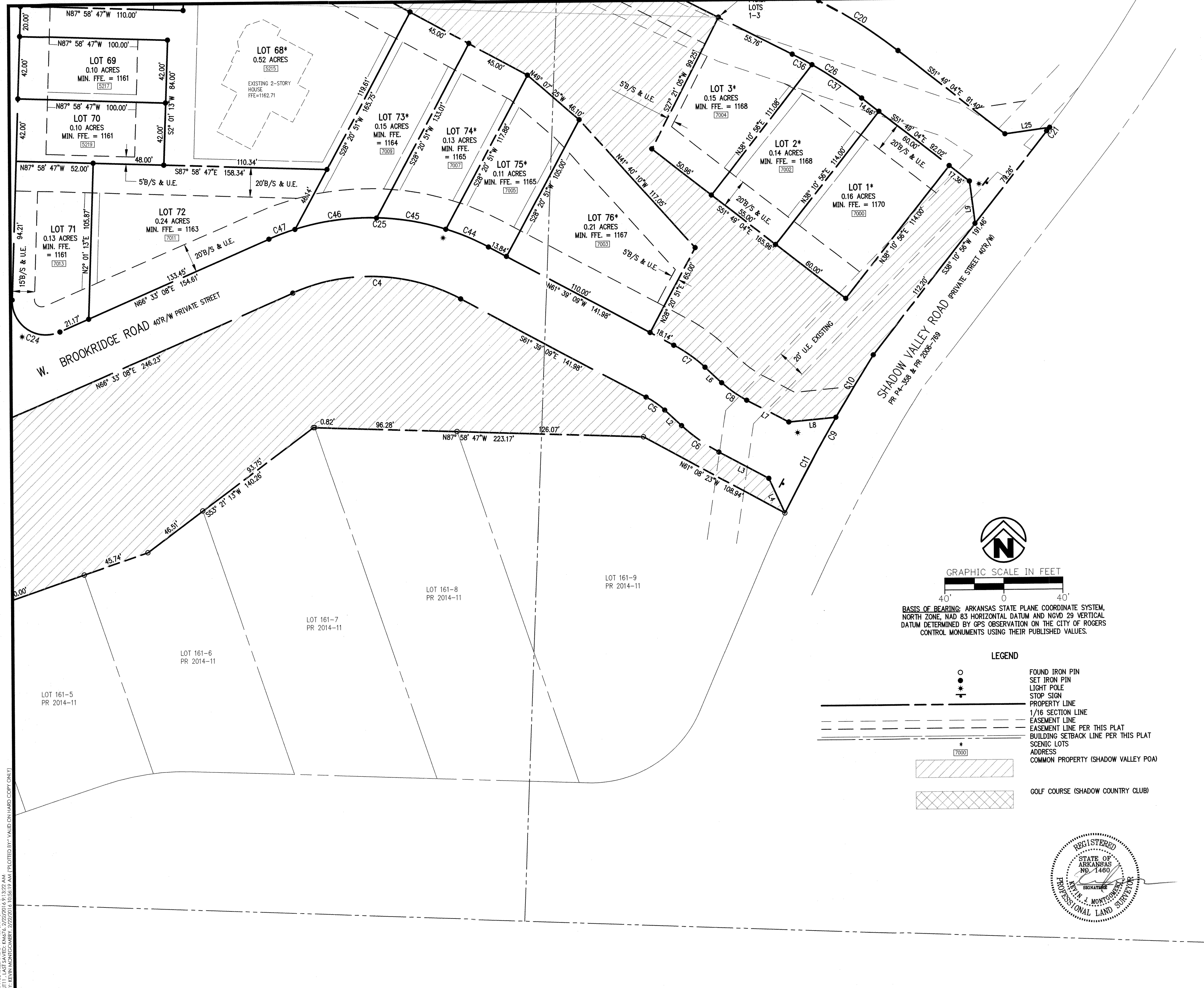
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LEGEND

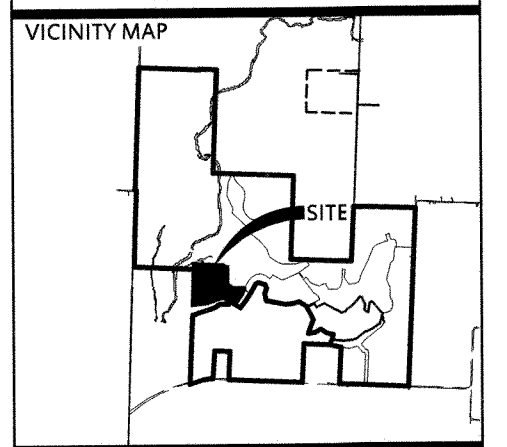
- FOUND IRON PIN
- SET IRON PIN
- LIGHT POLE
- STOP SIGN
- PROPERTY LINE
- 1/16 SECTION LINE
- EASEMENT LINE
- EASEMENT LINE PER THIS PLAT
- BUILDING SETBACK LINE PER THIS PLAT
- SCENIC LOTS
- ADDRESS
- COMMON PROPERTY (SHADOW VALLEY POA)
- GOLF COURSE (SHADOW COUNTRY CLUB)



RECORD INFORMATION

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FINAL PLAT
SHADOW VALLEY PHASE 8
W 1/2 - SW 1/4 FRA SEC 30, T-19-N, R-30-W
W 1/2 - SE 1/4 SEC 25, T-19-N, R-31-W
PREPARED FOR:
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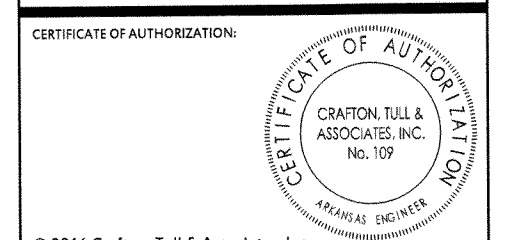


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ISSUE DATE:	02/05/2016
CONTACT:	K. MONTGOMERY
CHECKED BY:	
SHEET NO.:	

STATE PLAT CODE: 500-19N-30W-0-30-300
STATE PLAT CODE: 500-19N-31W-0-23-200

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