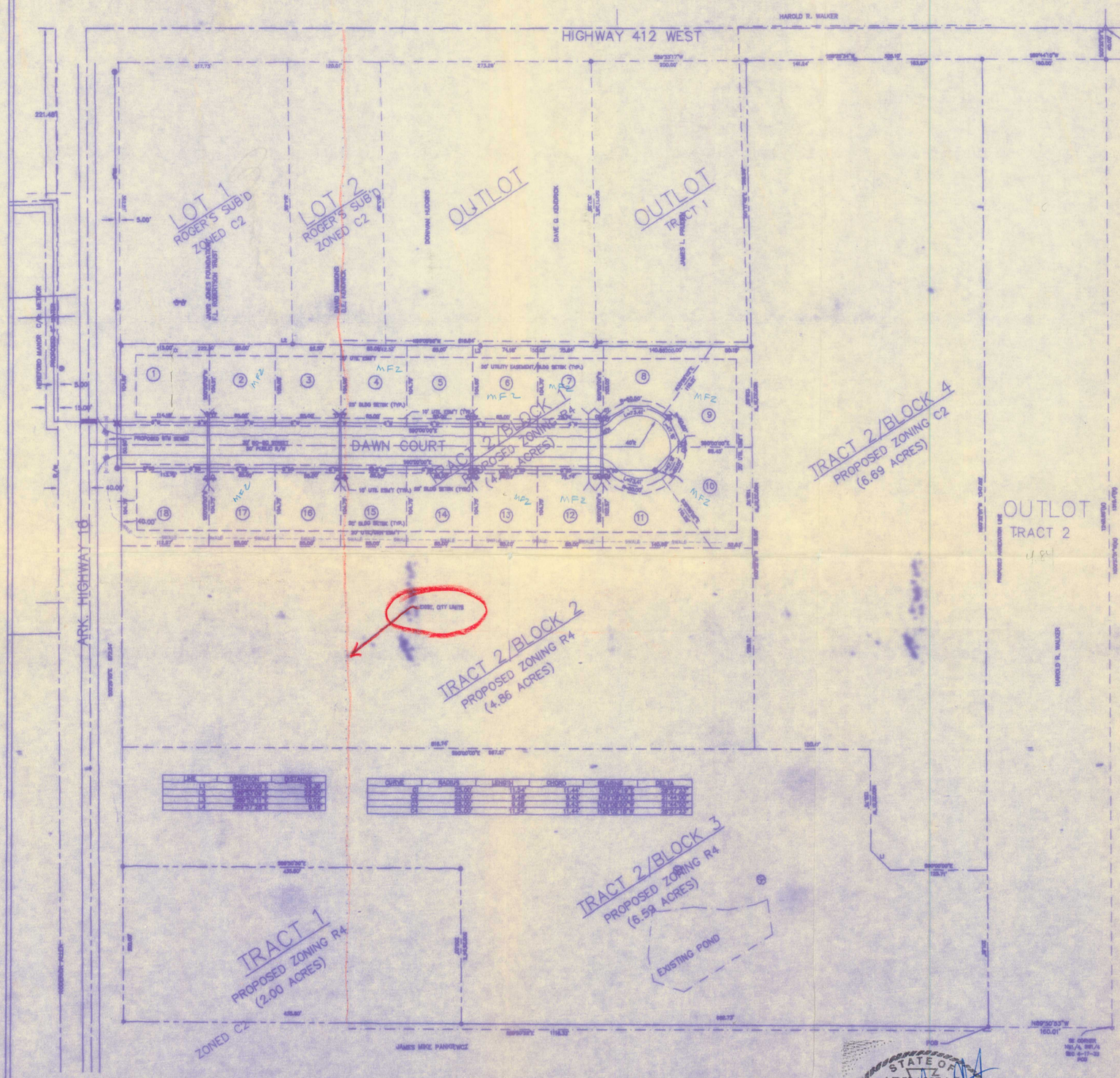
20-182

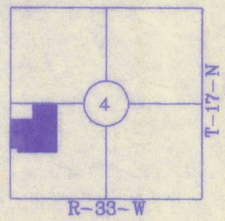


LINE	DIRECTION	DISTANCE
L1	N89°50'53"W	33.00'
L2	N00°32'51"W	10.00'
L3	N89°50'53"W	10.00'
L4	N00°32'51"W	10.00'
L5	S89°37'28"E	9.19'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	11.54'	11.44'	N89°50'53"W	26°27'20"
C2	25.00'	9.42'	9.37'	N00°00'00"E	21°34'55"
C3	25.00'	9.42'	9.37'	N00°00'00"E	21°34'55"
C4	25.00'	11.54'	11.44'	N89°50'53"W	26°27'20"

LEGEND

FOUND IRON PIN
SET IRON PIN
FOUND STONE/MONUMENT
FOUND COTTON SPINDLE
TELEPHONE PEDESTAL
POWER POLE
GAS VALVE/METER
WATER VALVE
EXIST. FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPANE TANK
WATER METER
STA. SEWER MANHOLE
SEWER MAN-HOLE
BENCHMARK DISK
FOUND FENCE POST/CORNER
DUMPSTER
PROPERTY LINE
SURVEY LINE
EASEMENT LINE
SETBACK LINE
CENTER LINE RR/RIVER
RIGHT-OF-WAY LINE
WIRE FENCE LINE



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

BASIS OF BEASRINGS

FINAL PLAT OF ROGER'S SUB-DIVISION, FILED MAY 26, 1959, PLAT RECORD "C", PAGE 128, BENTON COUNTY, ARKANSAS.

FILED FOR RECORD
At 1:30 O'clock P M
MAR 27 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY (7/12/94) COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

CONTRACT OWNER AND DEVELOPER

CHARLES F. AND DONNA DUFFIELD
622 ST. ANDREWS DRIVE
SILOAM SPRINGS, ARKANSAS 72761

E.S. AND SUELLEN COLEMAN
P.O. BOX 487
SILOAM SPRINGS, ARKANSAS 72761

ZONING

AS SHOWN

EASEMENTS AND SETBACKS

AS SHOWN

FLOOD ZONE CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF SILOAM SPRINGS, BENTON CO., ARKANSAS. MAP NUMBER 050070C0205 E. EFFECTIVE DATE SEPTEMBER 18, 1991.

OWNER'S AND DEVELOPER'S CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY, AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS, IF ANY, FOR THE USE OF THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

Charles F. Duffield E. Coleman
Donna Duffield Suellen Coleman

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF Mar. 1995
4-7-02 Sue Jones
MY COMMISSION EXPIRES NOTARY PUBLIC

CITY COUNCIL ACCEPTANCE: THIS PLAT IS HEREBY ACCEPTED BY THE SILOAM SPRINGS CITY COUNCIL THIS 27th DAY OF Feb. 1995. BY THE BOARD OF DIRECTORS.
Becky Woody
CITY CLERK

PLANNING COMMISSION APPROVAL: THIS PLAT IS HEREBY APPROVED BY THE SILOAM SPRINGS PLANNING COMMISSION THIS 21st DAY OF Jan. 1995. BY THE PLANNING COMMISSION.
Kappi Elrod
SECRETARY

CORPORATE SEAL
SILOAM SPRINGS
BENTON COUNTY, ARKANSAS

SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID 40 ACRE TRACT; THENCE N89°50'53"W 160.01' FEET TO THE P.O.B.; THENCE N00°32'51"W 1247.50'; THENCE S89°25'34"W 305.10 FEET; THENCE S01°11'42"E 368.99 FEET; THENCE N80°00'00"W 515.84 FEET; THENCE S00°26'55"E 872.54 FEET; THENCE S89°50'52"E 1118.33 FEET TO THE POINT OF BEGINNING. CONTAINING 25.00 ACRES, MORE OR LESS, INCLUDING LOTS 3, 4, & 5 OF ROGER'S SUBDIVISION, AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEY DESCRIPTION TRCT 2/BLOCK 1

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID 40 ACRE TRACT; THENCE N89°50'53"W 160.01' FEET; THENCE N00°32'51"W 1247.50'; THENCE S89°25'34"W 305.10 FEET; THENCE S01°11'42"E 368.99 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W 473.31 FEET; THENCE CONTINUING WEST 342.53 FEET ALONG THE SOUTH BOUNDARY OF LOTS 1 AND 2 OF RODGER'S SUBDIVISION; THENCE S00°26'55"E 256.46 FEET; THENCE S90°00'00"E 816.29; THENCE N00°32'51"W 258.45 FEET TO THE POINT OF BEGINNING CONTAINING 4.86 ACRES, MORE OR LESS, INCLUDING PART OF LOTS 3 & 4 OF RODGER'S SUBDIVISION, AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.7399
WILLIAM B. RUDASILL, JR.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 910
SIGNATURE
F. LEWIS STEENKEN

NO.	DATE	REVISIONS: LEGAL DESCRIPTION REVISED PER TITLE COMPANY REQUEST	BY

PROJECT NO.: 94007
SCALE: AS SHOWN
ENGINEER: WILLIAM RUDASILL, P.E.
DRAWN BY: WBR
CHECK BY: WBR
PLAN PRODUCTION (1"=100): 5/16/94
START DATE: 5/16/94
FINAL PLAN: 7/31/94

PROJECT NAME
SUN HAVEN ADDITION
ARKANSAS HWY. 16 / INTERSTATE HWY. 412
SILOAM SPRINGS ARKANSAS

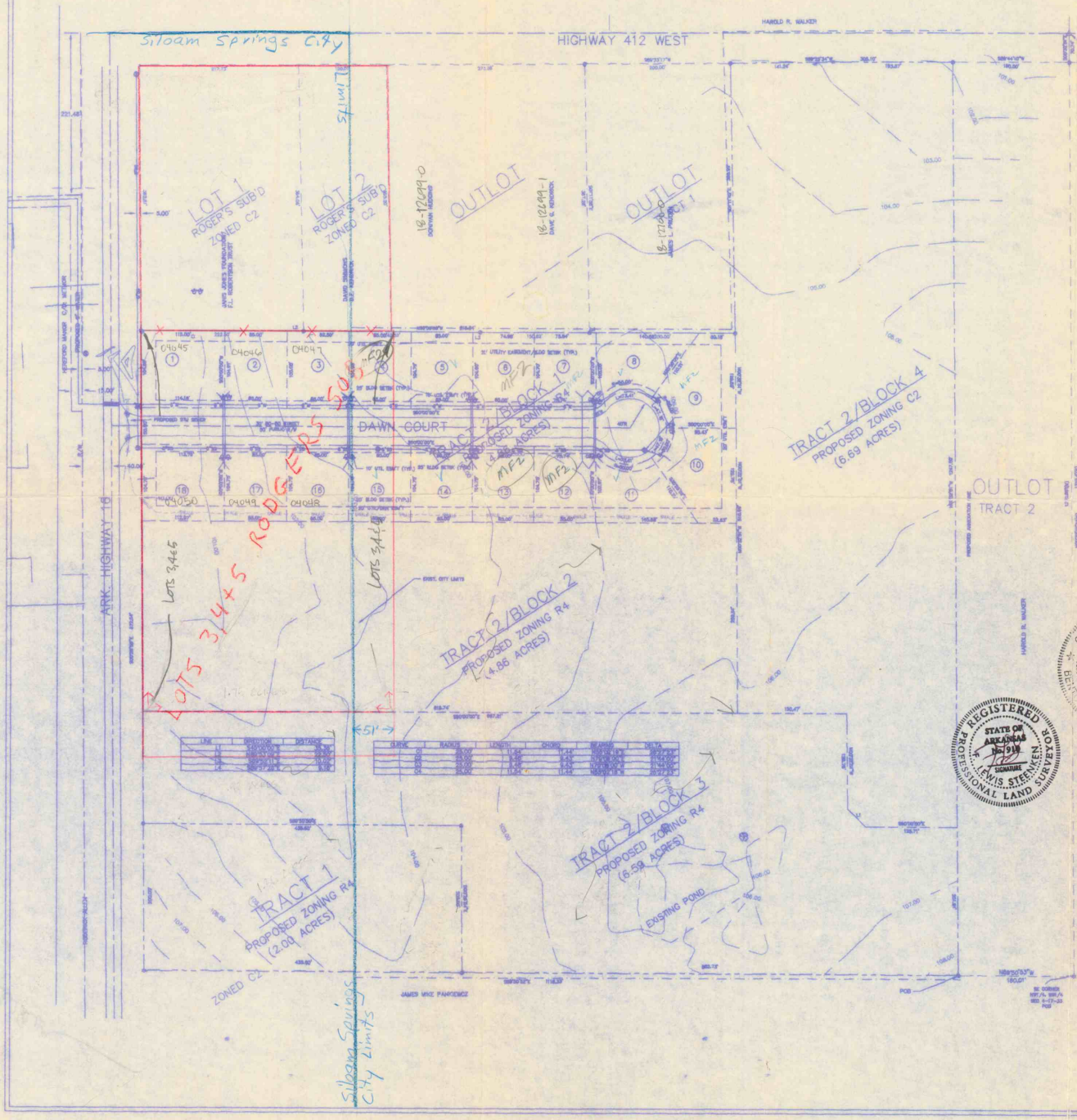
WBR
WEBB ENGINEERING ASSOCIATES

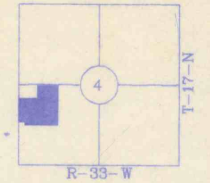
PLAN
FINAL PLAT REVISED

SHEET 1 OF 1

20- 149

FILED FOR RECORD
At 8:40 O'clock A M
FEB 14 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.





GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

FOUND IRON PIN
SET INCH PIN
FOUND STONE/MONUMENT
FOUND COTTON SPINDLE
TELEPHONE PEDESTAL
POWER POLE
GAS VALVE/MARKER
WATER VALVE
EXIST. FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPANE TANK
WATER METER
SIGN
SIGN
SIGN
SATELLITE DISH
FOUND FENCE POST/CORNER
PROPERTY LINE/PARCEL
SURVEY LINE
EASEMENT LINE
SETBACK LINE
CENTER LINE RAILROAD
RIGHT-OF-WAY LINE
WIRE FENCE LINE

BASIS OF BEARINGS

FINAL PLAT OF RODGER'S SUBDIVISION, FILED MAY 26, 1989, PLAT RECORD "C", PAGE 128, BENTON COUNTY, ARKANSAS.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY (7/12/94) COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

CONTRACT OWNER AND DEVELOPER

CHARLES F. DUFFIELD
822 ST. ANDREWS DRIVE
SILOAM SPRINGS, ARKANSAS 72761

E.S. COLEMAN
P.O. BOX 487
SILOAM SPRINGS, ARKANSAS 72761

ZONING

AS SHOWN

EASEMENTS AND SETBACKS

AS SHOWN

FLOOD ZONE CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF SILOAM SPRINGS, BENTON CO., ARKANSAS. MAP NUMBER 0500700208 E. EFFECTIVE DATE SEPTEMBER 18, 1991.

OWNER'S AND DEVELOPER'S CERTIFICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS, IF ANY, FOR THE USE OF THE GENERAL PUBLIC, WITH THE EXCEPTION OF UTILITIES.

E.S. Coleman Charles F. Duffield

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 23rd DAY OF January 1995

10-22-2001 Nancy S. Berzfeld
MY COMMISSION EXPIRES NOTARY PUBLIC

CORPORATE SEAL SILOAM SPRINGS BENTON COUNTY, ARK.

CITY COUNCIL ACCEPTANCE: THIS PLAT IS HEREBY ACCEPTED THIS 7th DAY OF February 1995 BY THE SILOAM SPRINGS BOARD OF DIRECTORS.

Quinton Woody
MAYOR

PLANNING COMMISSION APPROVAL: THIS PLAT IS HEREBY APPROVED THIS 27th DAY OF January 1995 BY THE SILOAM SPRINGS PLANNING COMMISSION.

Peggi Elrod
SECRETARY

SURVEY DESCRIPTION

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPLE MARIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID 40 ACRE TRACT; THENCE N89°50'53"W 160.01' FEET TO THE P.O.B.; THENCE N00°32'51"W 1247.30'; THENCE S89°29'34"W 305.10 FEET; THENCE S01°11'42"E 348.99 FEET; THENCE N90°00'00"W 815.84 FEET; THENCE S00°26'33"E 872.54 FEET; THENCE S89°50'53"E 1118.33 FEET TO THE POINT OF BEGINNING, CONTAINING 25.00 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Replat of Lots 3,4&5 Rodgers Subdivision

SURVEY DESCRIPTION TRCT 2/BLOCK 1

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 33 WEST OF THE 5TH PRINCIPLE MARIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID 40 ACRE TRACT; THENCE N89°50'53"W 160.01' FEET; THENCE N00°32'51"W 1247.50'; THENCE S89°29'34"W 305.10 FEET; THENCE S01°11'42"E 398.99 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"W 815.84 FEET; THENCE S00°26'33"E 259.44 FEET; THENCE S90°00'00"E 816.29; THENCE N00°32'51"W 259.45 FEET TO THE POINT OF BEGINNING CONTAINING 4.86 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

NO.	DATE	REVISIONS	BY	NO.	DATE	ADDENDUM	BY	NO.	DATE	CHANGE ORDER	BY

PROJECT NO. JOB NUMBER 95-20109
SCALE:
ENGINEER: WILLIAM BRADLEY, P.E.
DRAWN BY: WBR
CHECK BY: WBR
PLAN PRODUCTION DATE:
START DATE: MM-DD-YY
TRIAL PLAN: MM-DD-YY

PROJECT NAME

SUN HAVEN ADDITION

ARKANSAS HWY. 16 / INTERSTATE HWY. 412
SILOAM SPRINGS ARKANSAS

WBR ENGINEERING ASSOCIATES

PLAN

FINAL PLAT

SHEET 1 OF 1