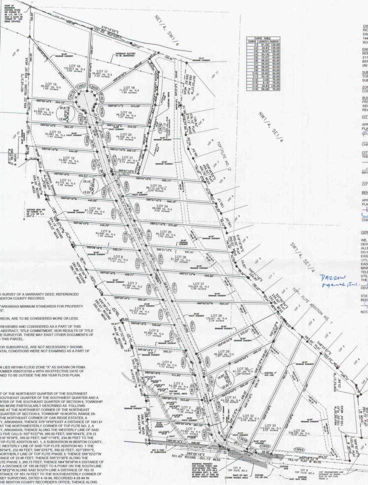
2005-1227



CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	91.22	125.00
C2	20.81	125.00
C3	18.97	125.00
C4	24.16	25.00
C5	70.37	63.00
C6	56.63	63.00
C7	56.63	63.00
C8	56.63	63.00
C9	56.63	63.00
C10	22.82	63.00
C11	24.16	25.00
C12	3.22	75.00
C13	8.16	75.00
C14	20.81	125.00
C15	59.29	75.00

OWNER:
RICK BUCK
DARROW GARNER, INC.
14442 HWY. 12 EAST
ROGERS, AR 72756

ENGINEER / SURVEYOR:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, ARKANSAS 72712
(501) 271-0906

SUBDIVISION NAME:
TOP-FLITE ADDITION NO. 6
SUBDIVISION

ZONING:
COUNTY

BUILDING SETBACKS:
FRONT - 25'
SIDE - 10'
REAR - 25'

CITY OF ROGERS ACCEPTANCE PLANNING COMMISION:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISION OF ROGERS, ARKANSAS THIS 4th DAY OF OCT 2005.

CHAIRMAN

~~CITY OF ROGERS ACCEPTANCE:~~
~~THIS PLAT IS ACCEPTED BY THE ROGERS CITY COUNCIL THIS ____ DAY OF ____, 2005.~~

MAYOR

CITY CLERK

BENTON COUNTY PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF BENTON COUNTY, ARKANSAS, THIS 11th DAY OF October 2005.

Melana Ewing
CHAIRMAN

CERTIFICATE OF DEDICATION:

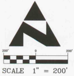
WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANES SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF BENTON COUNTY AND ALL 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. BENTON COUNTY, ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS.

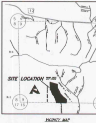
DARROW GARNER, INC. Robert, PRES. 10/10/05
DEVELOPER DATE

STATE OF ARKANSAS COUNTY OF BENTON SUBSCRIBED AND SWORN BEFORE ME THIS 10th DAY OF Oct, 2005.
Juanita Bradley
NOTARY PUBLIC MY COMMISSION EXPIRES: 11/30/10

OFFICIAL SEAL
JUANITA BRADLEY
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXP. NOV. 30,2010

2005 1227
Recorded in the Above
Plat Book & Page
10-12-2005 09:59:57 AM
Brenda DeShields-Circuit Clerk
Benton County, AR DP





VICINITY MAP

LEGEND

PK NAIL	
FOUND IRON PIN	
SET IRON PIN	
BOUNDARY	
SECTION LINE	
EXISTING ROAD CENTERLINE	
EXISTING EDGE OF PAVEMENT	
EXISTING OVERHEAD ELECTRIC	
EXISTING 8" WATER MAIN	
PROPOSED RIGHT-OF-WAY	
ADDRESS ASSIGNED BY 911	
EXISTING EASEMENT	
PROPOSED BUILDING SETBACK	
PROPOSED EASEMENT	
PROPOSED STREET LIGHT	

SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, REFERENCED IN DEED BOOK 621-552 OF THE BENTON COUNTY RECORDS.

THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0160 e WITH AN EFFECTIVE DATE OF SEPT. 18, 1991. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SURVEY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 19-NORTH, RANGE 29-WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING STONE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19-NORTH, RANGE 29-WEST, SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK RIDGE ESTATES, A SUBDIVISION IN BENTON COUNTY, ARKANSAS; THENCE S70°16'55"EAST A DISTANCE OF 1041.81 FEET TO AN EXISTING IRON PIN AT THE NORTHWESTERLY CORNER OF TOP FLITE NO. 2, A SUBDIVISION IN BENTON COUNTY, ARKANSAS; THENCE ALONG THE WESTERLY LINE OF SAID TOP FLITE NO. 2 THE FOLLOWING FIVE CALLS: S07°53'27"W, 269.92 FEET; S09°59'43"E, 279.12 FEET; S26°49'05"E, 456.76 FEET; S18°18'39"E, 350.02 FEET; S45°11'18"E, 234.90 FEET TO THE NORTHWESTERLY CORNER OF TOP-FLITE ADDITION NO. 1, A SUBDIVISION IN BENTON COUNTY, ARKANSAS; THENCE ALONG THE WESTERLY LINE OF SAID TOP-FLITE ADDITION NO. 1 THE FOLLOWING THREE CALLS: S37°50'34"E, 232.88 FEET; S48°23'57"E, 592.02 FEET; S27°28'01"E, 64.78 FEET TO A POINT ON THE NORTHERLY LINE OF TOP FLITE PHASE 3; THENCE S56°52'21"W ALONG SAID NORTH LINE A DISTANCE OF 23.96 FEET; THENCE S05°21'30"E ALONG THE WESTERLY LINE OF SAID TOP FLITE PHASE 3, 260.73 FEET; THENCE N84°58'39"W A DISTANCE OF 100.04 FEET; THENCE S09°30'47"E A DISTANCE OF 155.08 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9; THENCE N84°58'22"W ALONG SAID SOUTH LINE A DISTANCE OF 763.10 FEET; THENCE N85°09'16"W A DISTANCE OF 501.74 FEET TO THE SOUTHEASTERLY CORNER OF A SURVEY PERFORMED BY RAMSEY SURVEYING, DATED 4-16-94, RECORDED 4-28-94 IN DOCUMENT NUMBER 19-100 IN THE BENTON COUNTY RECORDER'S OFFICE; THENCE ALONG THE EASTERLY LINE (SAID LINE BEING IN THE BOTTOM OF A RAVINE) OF SAID RAMSEY SURVEY THE FOLLOWING EIGHT CALLS: N04°34'09W, 268.30 FEET; N14°53'21"W, 342.32 FEET; N21°22'50"W, 166.28 FEET; N36°38'33"W, 282.52 FEET; N29°20'09"W, 289.75 FEET; N29°21'31"W, 345.23 FEET; N11°50'50"W, 256.50 FEET; N88°37'20"W, 75.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9; THENCE N01°43'31"E ALONG SAID EAST LINE A DISTANCE OF 959.30 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS ~~65.00~~ 64.85 ACRES (2,835,320 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

2005-1227

1	REV PER BENTON COUNTY PLANNING	JDJ	09/21/05	JEI	09/21/05
Rev.No.	Description	Drawn	Date	Checked	Date

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
(479) 271 - 0906
Bentonville, Arkansas 72712
(479) 271-8144 Fax

TOP-FLITE ADDITION NO. 6 SUBDIVISION

BENTON COUNTY
ARKANSAS

FINAL PLAT

2005-1227

CHECKED: JEI 08/12/05
DRAWN: JDJ 08/12/05
FILE NAME: 369-01FP.DWG
PROJECT No.: 369-01FP
PLOT DATE: 09/21/05
REV.: 1
SHEET 1 of 1