0-174

$20 per ac for developer 85033

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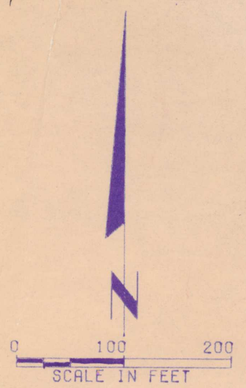
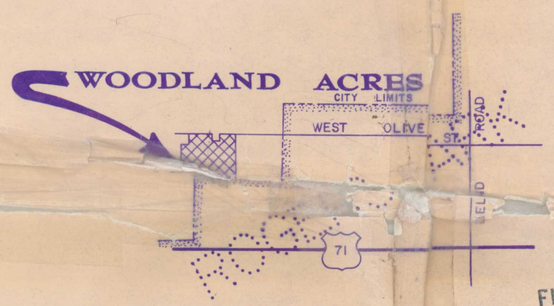


LEGEND:

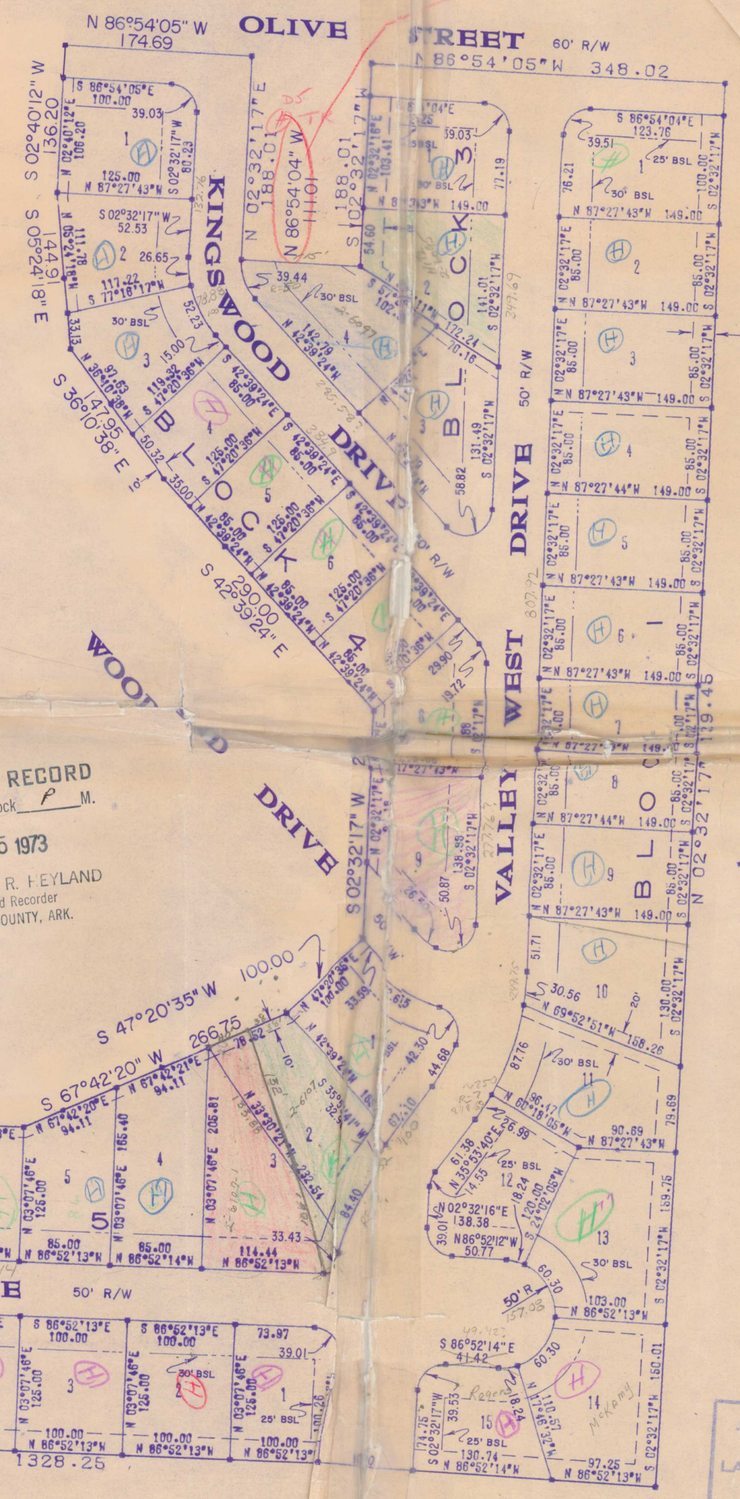
DENOTES BUILDING SETBACK LINE (B.L.)

DENOTES UTILITY & DRAINAGE EASEMENTS



VICINITY MAP
NO SCALE

FILED FOR RECORD
At 2:15 O'Clock P M.
APR 25 1973
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.



LEGAL DESCRIPTION

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SAID NE 1/4, NW 1/4, SECTION 10;
THENCE S 86° 52' 14" E 1328.25 FEET;
THENCE N 02° 32' 17" E 1329.45 FEET TO THE CENTERLINE OF AN EXISTING COUNTY ROAD;
THENCE N 86° 54' 05" W 348.02 FEET ALONG SAID CENTERLINE;
THENCE S 02° 32' 17" W 188.01 FEET;
THENCE N 86° 54' 05" W 111.01 FEET;
THENCE N 02° 32' 17" E 188.01 FEET TO SAID CENTERLINE;
THENCE N 86° 54' 05" W 174.69 FEET ALONG SAID CENTERLINE;
THENCE S 02° 40' 12" W 136.20 FEET;
THENCE S 05° 24' 18" E 144.91 FEET;
THENCE S 36° 10' 38" E 147.95 FEET;
THENCE S 42° 39' 24" E 290.00 FEET;
THENCE S 02° 32' 17" W 246.65 FEET;
THENCE S 47° 20' 35" W 100.00 FEET;
THENCE S 67° 42' 20" W 266.75 FEET;
THENCE N 86° 52' 14" W 525.01 FEET;
THENCE S 02° 31' 46" W 100.27 FEET;
THENCE N 86° 16' 14" W 50.01 FEET;

THENCE 39.53 FEET ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING AND LENGTH OF S 47° 49' 55" W 35.54 FEET;
THENCE N 86° 52' 14" W 99.74 FEET;
THENCE S 02° 31' 46" E 175.01 FEET TO THE POINT OF BEGINNING CONTAINING 19.36 ACRES MORE OR LESS.

Outside City Limits Rogers 30

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 24TH DAY OF July, 1972, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Joe B Johnson
JOE B. JOHNSON LAND SURVEYOR #442

OWNER'S CERTIFICATION AND DEDICATION

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 FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Fred H Francis Jr. James P. Sike
Sec.

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 23 DAY OF April, 1973.

Doris J. Rock
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept 1, 1976.

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 24 DAY OF July, 1972.

R Reid Kempfer
CHAIRMAN

THIS PLAT OF WOODLAND ACRES IS HEREBY ACCEPTED THIS 24 DAY OF April, 1973, BY THE COUNTY JUDGE OF BENTON COUNTY.

Ralph Bolin
BENTON COUNTY JUDGE

N of Valley West (N side of property on Olive St)

JOE B. JOHNSON
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 442
SIGNATURE

DRAWN DATE: 7-72	SCALE: 1" = 100'	FINAL PLAT
TRACED DATE:	JOB NO:	UNIT 1 WOODLAND ACRES
CHECKED DATE:	CAT. NO:	BENTON COUNTY ARKANSAS
DATE	REVISION	
SHEET OF		CRAFTON & TULL CONSULTING ENGINEERS ROGERS, ARK. HOT SPRING