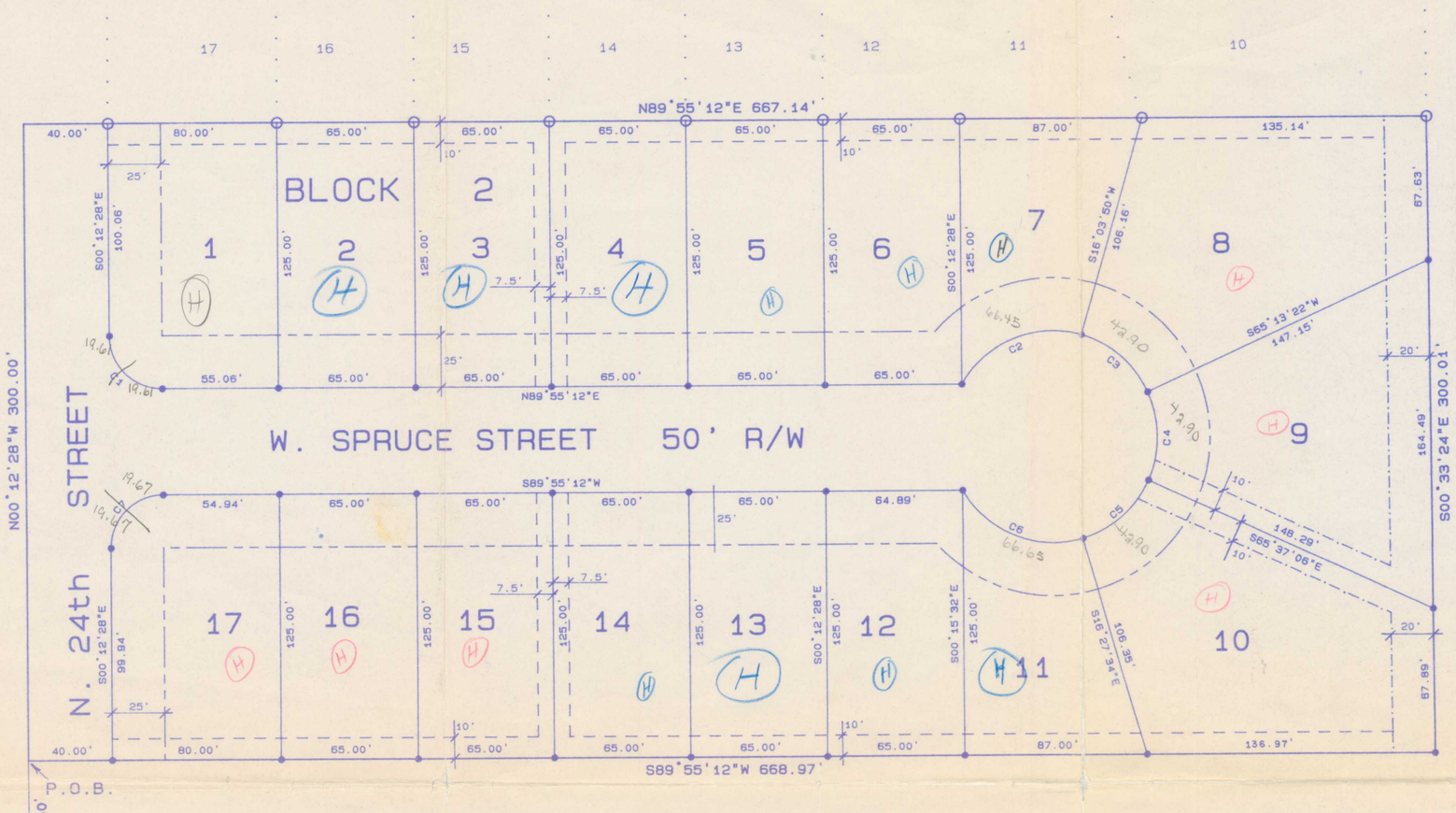
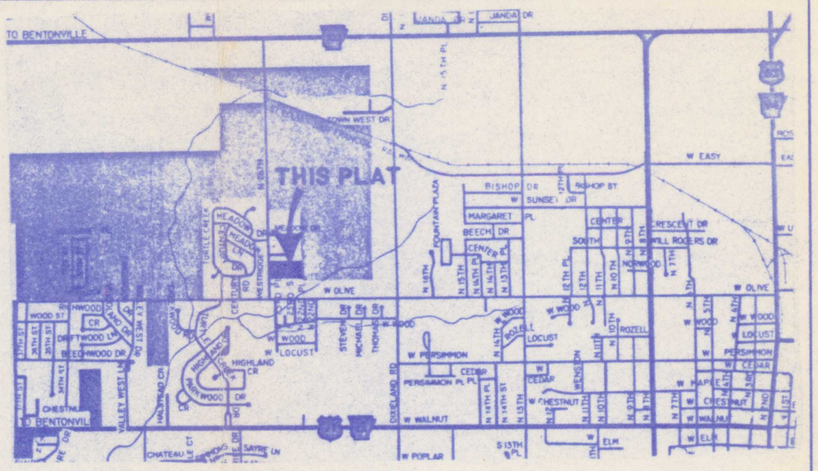
14-300

PHASE 1 - WOODLAND HEIGHTS





FILED FOR RECORD
At 3:32 O'clock P M
MAY 12 1989
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

REGISTERED STATE OF ARKANSAS NO. 790 SIGNATURE PROFESSIONAL LAND SURVEYOR THOMAS E. HOPPER

0 50 100 150
SCALE 1"=50 FEET

LEGEND

FOUND IRON PIN	O
SET IRON PIN	•
UTILITY EASEMENT	- - - - - - - -
BUILDING SETBACK & UTILITY EASEMENT	—— - - —— -
UTILITY & DRAINAGE EASEMENT	-.-.-.-.-.-.-

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, AND OTHER PUBLIC LANDS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS 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, AND ALL UTILLITY 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.

5-12-89
DATED

James R Campbell
Janice S. Campbell, Sec.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

ON THIS 12th DAY OF May 19 89. THERE BEFORE ME, PERSONALLY APPEARED James R Campbell WHO ACKNOWLEDGED HIMSELF TO BE THE CHAIRMAN OF THE BOARD OF Jim Campbell Design & Construction, Inc. AND Janice S. Campbell WHO ACKNOWLEDGED HIMSELF TO BE SECRETARY OF Jim Campbell Design & Construction, Inc. AND THEY SWORE THAT THEY WERE AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICERS AND DID SO IN MY PRESENCE.

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

MY COMMISSION EXPIRES:
2-8-97

Stacy Lin Rowlett
NOTARY PUBLIC

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	89°52'20"	25.00	39.21	35.32	24.94	S45°08'38"E
2	76°08'38"	50.00	66.45	61.67	39.17	N6°59'31"E
3	49°09'32"	50.00	42.90	41.60	22.87	S49°21'23"E
4	49°09'31"	50.00	42.90	41.60	22.87	S00°11'52"E
5	49°09'32"	50.00	42.90	41.60	22.87	S48°57'40"W
6	76°22'47"	50.00	66.65	61.83	39.33	N68°16'11"W
7	90°07'40"	25.00	39.33	35.39	25.06	S44°51'22"W

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 2nd DAY OF May 1989.

Steve Gaughan
CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 9th DAY OF May 1989. BY THE ROGERS CITY COUNCIL.

John W. Sampiero
MAYOR

Sandra Fearman
CITY CLERK

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 10 DAY OF May 1989. 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.

Tom Hopper
THOMAS E. HOPPER R.L.S.#790

OWNER - DEVELOPER

JIM CAMPBELL DESIGN & CONSTRUCTION, INC.
1001 WEST WALNUT
ROGERS, ARKANSAS

LEGAL DESCRIPTION

A PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE SW CORNER OF SAID SECTION 2 RUN N 00°12'28" W 372.30 FEET ALONG THE WEST SECTION LINE TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SECTION LINE N 00°12'28" W 300.00 FEET; THENCE N 89°55'12" E 667.14 FEET ALONG THE SOUTH LINE OF WOODLAND HEIGHTS SUBDIVISION PHASE I AS RECORDED IN PLAT BOOK 14 PAGE 154 TO A FOUND IRON PIN AT THE SE CORNER THEREOF; THENCE S 00°33'24" E 300.01 FEET TO A SET IRON PIN; THENCE S 89°55'12" W 668.97 FEET TO THE POINT OF BEGINNING CONTAINING 4.60 ACRES MORE OR LESS.

FINAL PLAT

WOODLAND HEIGHTS SUBDIVISION
PHASE 2
ROGERS, ARKANSAS

Crafton, Tull & Associates Inc.
Architects & Engineers Rogers, Ark.

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN/DATE	SCALE
12-7-88	1"=50'.
CHECK/DATE	DRAWING NO
4/11/03/89	88091

18-1102

24356