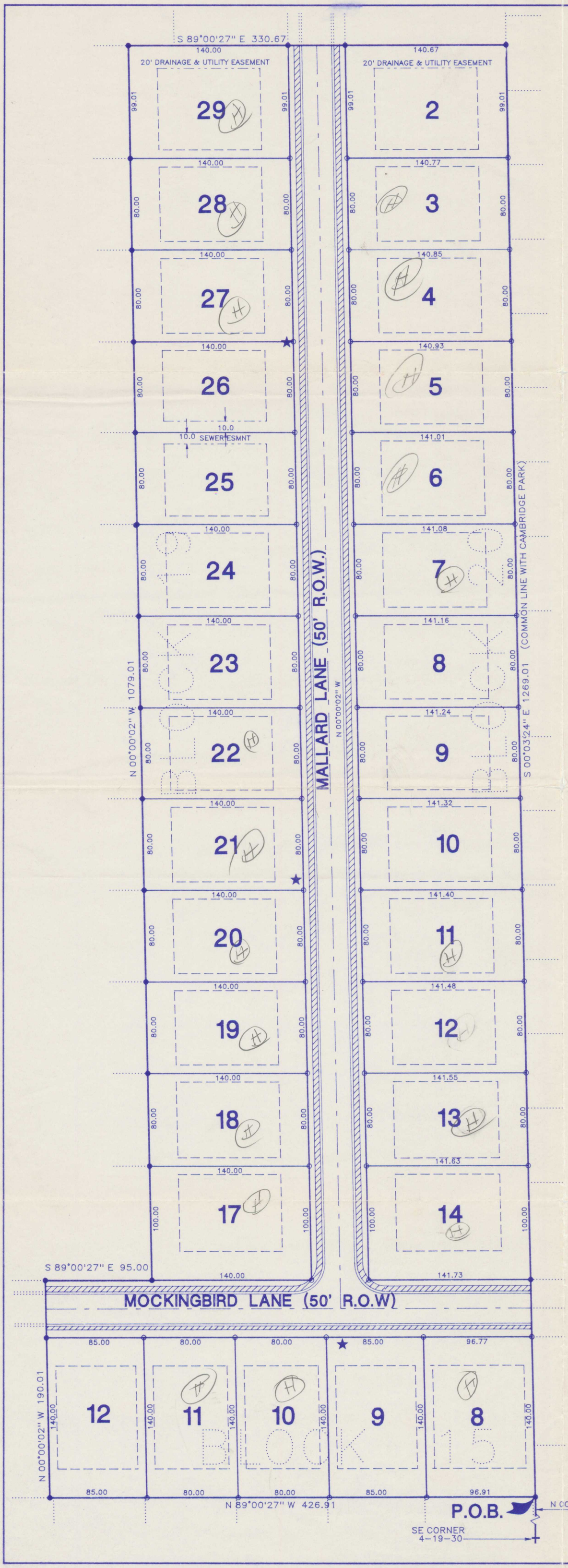
20-60



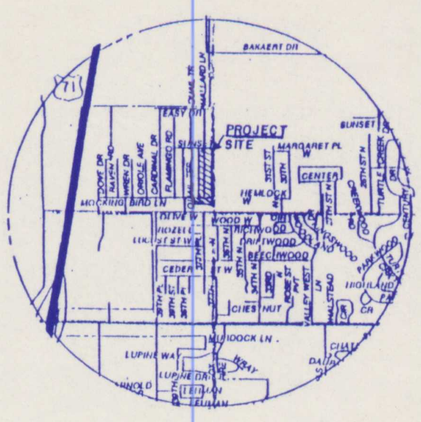
SCALE: 1"=60'

60 30 0 60

N W E S

LEGEND

- ○ SET IRON PIN
- ● FOUND IRON PIN
- — — — — BUILDING SETBACK, UTILITY, & DRAINAGE EASEMENT
  - 25' FRONT
  - 7.5' SIDE
  - 25' REAR
- - - - - - SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT
- ★ STREET LIGHT
- SIDEWALK



VICINITY MAP

FILED FOR RECORD
At 3:15 O'clock P M
NOV 04 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

ZONING ALL LOTS ZONED R-1A.

SIDEWALKS

SIDEWALKS BUILT TO CITY OF ROGERS & ADA SPECIFICATIONS.

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY LIES WITHIN A KNOWN FLOOD ZONE AS SHOWN ON THE FIRM/FEMA FLOOD MAP PANEL NO. 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

PROPERTY DESCRIPTION

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

COMMENCING AT THE SE CORNER OF THE SAID SE 1/4; THENCE N 00°03'24" W 169.56 FEET TO THE POINT OF BEGINNING; THENCE N 89°00'27" W 426.91 FEET; THENCE N 00°00'02" W 190.01 FEET; THENCE S 89°00'27" E 95.00 FEET; THENCE N 00°00'02" W 1079.01 FEET; THENCE S 89°00'27" E 330.67 FEET; THENCE S 00°03'24" E 1269.01 FEET TO THE POINT OF BEGINNING CONTAINING 10.06 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

OWNER'S CERTIFICATION

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 UTILITY COMPANIES AND ALL 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.

Frank M. Smith Dev. Inc, [illegible] V.P.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF November, 1994.

November 30, 2000 — MY COMMISSION EXPIRES
Juanita Bradley — NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 10 DAY OF Oct, 1994, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

Rhonda Freitag
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 25th DAY OF Oct., 1994, BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sumpin — MAYOR
Sandra Fearman — CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

REGISTERED STATE OF ARKANSAS NO. 1156 SIGNATURE S. CRAIG DUNCAN PROFESSIONAL LAND SURVEYOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT CORNERS WERE FOUND OR SET, AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

S. Craig Duncan — S. CRAIG DUNCAN, REGISTERED LAND SURVEYOR #1156
11-3-94 — DATED

WHISPERING TIMBERS

PHASE 11

BLOCK 19 - LOTS 17-29, BLOCK 20 - LOTS 2-14
BLOCK 15 - LOTS 8-12

FINAL PLAT

PREPARED FOR:
FRANK SMITH
P.O. BOX 802
ROGERS, ARKANSAS

273-7989 OR 636-7989
WR CONSULTING INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

REVISIONS		
DATE	BY	DESCRIP.

DRAWN BY JCD	DATE 09/30/94
CHECKED BY WRP	JOB NO. 93033
SCALE 1"=60'	SHEET 1

STATE # 500-19N-30W-0-04-200-04-1156