

VICINITY MAP

PROPERTY DESCRIPTION
WILDFLOWER PHASE II

A part of the NE 1/4 of the NW 1/4 of Section 25, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows:

Commencing a set iron pin for the SW Corner of the NE 1/4 of the NW 1/4 of Section 25, T-19-N, R-30-W, said pin also being the POINT OF BEGINNING; thence North 02° 44' 44" East 332.43 feet to a found iron pin; thence North 02° 11' 52" East 400.69 feet to a found iron pin; thence South 86° 42' 15" East 299.95 feet to a found iron pin; thence South 87° 19' 34" East 181.02 feet; thence South 02° 15' 37" West 559.89 feet to a point on a curve to the right; thence along the curve to the right having an arc length of 66.91 feet, a radius of 150.00 feet and a chord bearing South 55° 02' 00" East; thence South 42° 15' 16" East 117.47 feet to a point of curve to the left; thence along the curve to the left having an arc length of 77.99 feet, a radius of 100.00 feet and a chord bearing South 64° 35' 50" East; thence South 86° 56' 24" East 281.38 feet; thence South 06° 39' 05" West 70.14 feet; thence North 86° 56' 24" West 276.99 feet to a point of curve to the right; thence along the curve to the right having an arc length of 132.59 feet, a radius of 170.00 feet and a chord bearing North 64° 35' 50" West; thence North 42° 15' 16" West 125.92 feet; thence South 02° 15' 37" West 92.66 feet; thence North 86° 56' 24" West 668.98 feet to the POINT OF BEGINNING, containing 12.07 acres more or less and subject to the right of way of Highway 71 B.

SITE NOTES

- All dimensions are to be to the face of the curb unless noted otherwise.
- All curbs shall be concrete curb & gutter unless noted otherwise.
- Transition curb from 6" to 0" in two feet.
- Sidewalks shall be constructed as required by city ordinance. The developer shall construct a sidewalk along the street, 18" (minimum) from the back of the curb, and built to the city of Rogers specifications. This sidewalk must be in place before the utility service can be obtained and before the certificate of occupancy will be issued.
- Any relocation of existing facilities or changes made once construction starts will be at the owners expense.
- Construction will not start until the final plat is issued or an easement dedication plat is provided.
- Water meters are to be located in the green space between the sidewalk and property line. The meters must be identified with a metal tag with the duplex address stamped on the tag and attached to the meter yoke with a stainless steel wire.

LEGEND

T	Sewer Tap	— SS	Property Line
W	Water Meter	— W	Existing Sewer Line
F	Fire Hydrant	— W	Existing Water Line
P	Power Pole	X	Barbed Wire Fence
SM	Storm Sewer Manhole	—	Highway Right-of-Way
SM	Sewer Manhole	—	Storm Sewer
SL	Street Light	—	GPS Monument
		—	Sidewalk

DEVELOPER:

TIM GRAHAM, JR.
WILDFLOWER RESIDENTIAL, LLC
P.O. BOX 7232
SPRINGDALE, AR 72766

Building Setbacks

25' Front (Utility Easement)
7' Side
20' Rear (Utility Easement)

Zoning Classification

R-DP

Proposed Use

Residential Subdivision

Flood Note:
F.E.M.A. flood plain area zone AE is located in the project site per the FIRM Flood Insurance Rate Map number 05007C162F dated December 20, 2000.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
1	150.00'	118.62'	115.56'
2	100.00'	77.99'	76.03'
3	170.00'	132.59'	129.25'

GPS MONUMENTS

MONUMENT	NORTHING	EASTING
A	721087.62	684419.82
B	720872.80	684454.12

CERTIFICATE OF ACCEPTANCE: The undersigned hereby certify that this plat meets current regulations of the City of Rogers and regulations of the Arkansas State Board of Health as each pertains to this plat and the offices of responsibility shown below.

MAYOR, CITY OF ROGERS, ARKANSAS
 CHAIRMAN, PLANNING COMMISSION, ROGERS, ARKANSAS
 CITY CLERK, ROGERS, ARKANSAS



TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

The undersigned hereby transmit this plat to the City of Rogers for approval and acceptance and certify to be the owner(s) of the property described and hereby dedicate all streets, alleys, easements, parks and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law.

Note: Maintenance of the following shall be the responsibility of the Wildflower property owners association.

- Detention Pond
- Common Areas

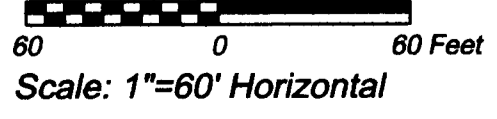
The basis for bearings for the subdivision is the south line of Wildflower Phase I. The record deed for this parcel is recorded in Book 2004, Page 2613.

Static GPS observations were made to tie GPS A and GPS B to Rogers monuments #6 and #10. The corner coordinates shown are based upon these GPS observations.

NW Capital Partners LLC
2104 S. 8th St.
Rogers, AR 72756

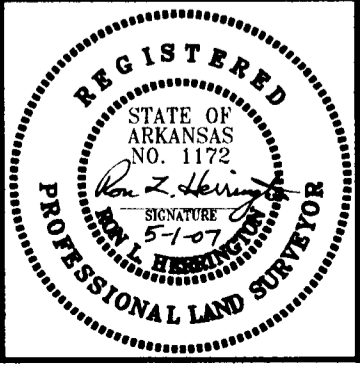
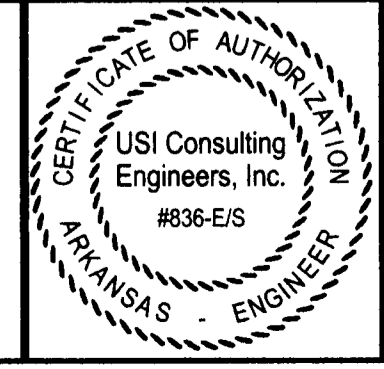
HMG Investments
5417 Pinnacle Pt. Dr.
Rogers, AR 72758

Wildflower Residential, LLC
P.O. Box 7232
Springdale, AR 72766



CERTIFICATE OF ACCURACY:
I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Rogers.

DATE: MAY 2007
Professional Surveyor: Ron L. Herrington
Registration Number: 1172



WILDFLOWER PHASE II
ROGERS, ARKANSAS

FINAL PLAT - REVISED 05/01/07

USI Consulting Engineers	Springdale, Arkansas	JOB	DATE	SCALE	DRAWN	CKD
	© 2006 USI Consulting Engineers	0509030	05/01/07	1"=60'	FCN	TWC