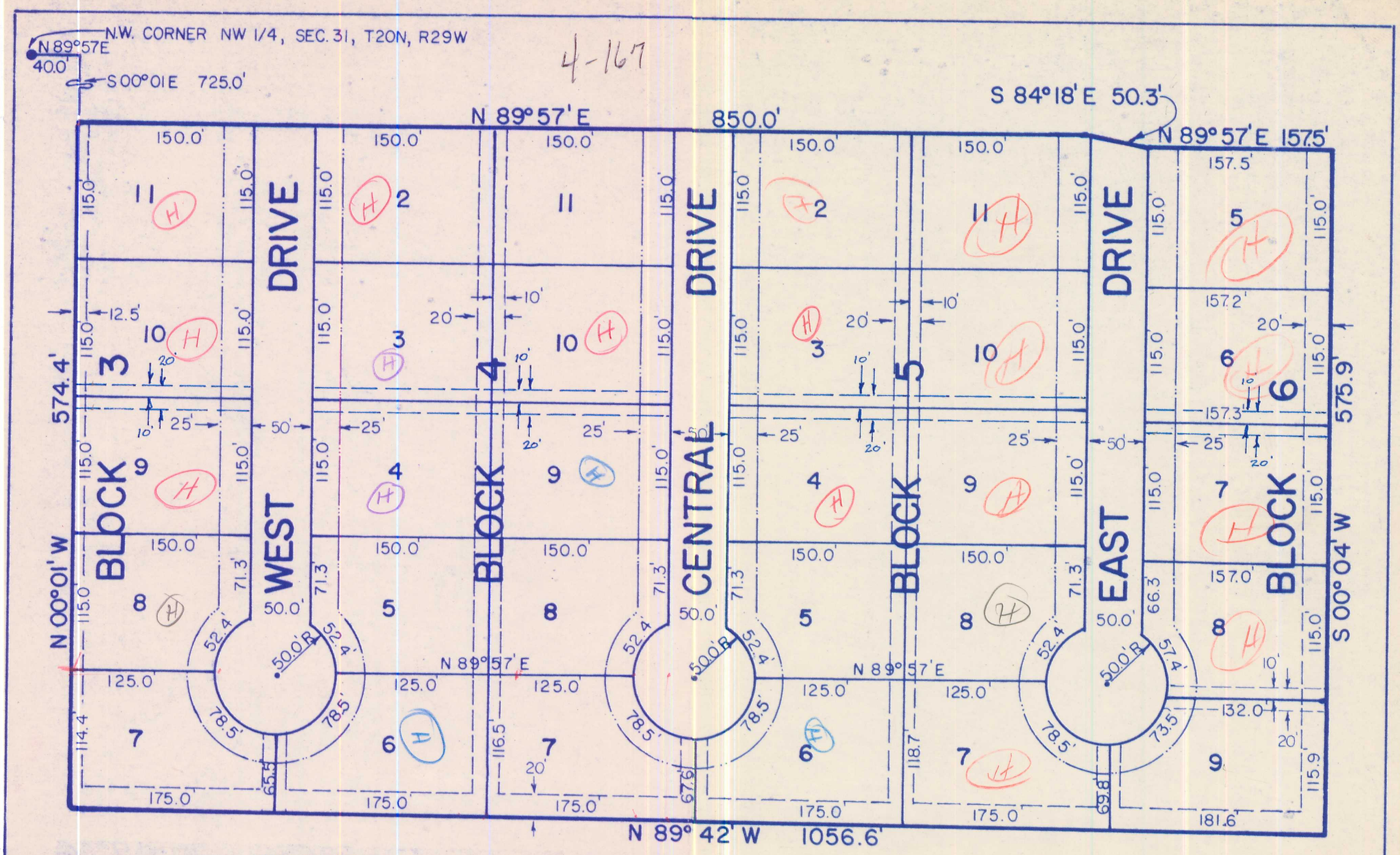

LEGAL DESCRIPTION

A PART OF THE FRACTIONAL NW 1/4, NW 1/4, OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 29, WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER, NW 1/4, OF SAID SECTION 31: RUN THENCE N89°57' E 40.0 FEET: THENCE S00°01' E 725 FEET: THENCE N89°57' E 150 FEET FOR THE POINT OF BEGINNING: THENCE N89°57' E 850.0 FEET: THENCE S84°18' E 50.3 FEET THENCE N89°57' E 157.5 FEET: THENCE S00°04' W 575.9 FEET: THENCE N89°42' W 1056.6 FEET: THENCE N00°01' W 574.4 FEET TO THE POINT OF BEGINNING CONTAINING 14.00 ACRES MORE OR LESS.

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 UTILITY 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."

DATED 5.2

Robert G. Whitley
Margaret Hopkins
Linda Hopkins
Ray Beard
Laura Leanna Moser
Ken Phillips
Dennis Chates
Patricia Brown
Joan Carter
Leslie Phillips East
Joyce E. Whitley

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 5th DAY OF May, 1983

Jean Sterling
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-20-89

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 5 DAY OF MAY, 1983 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. NO. 790

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 24 DAY OF May 1983 BY THE ROGERS CITY COUNCIL.

Jerry Hall
MAYOR Pro Tem

Mary E. Kincy
CITY CLERK

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTACE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 19 DAY OF APRIL, 1983

Carolin R. Smith
CHAIRMAN

FILED FOR RECORD
At 8 O'Clock A M.
JUN 15 1983
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK

18-3614

LEGEND

UTILITY EASEMENT — — — — —
BUILDING SETBACK —··—··—

NORTH

SCALE 1" = 100'

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

DATE	BY	DESCRIPTION
		REVISIONS

FINAL PLAT

NORTHLAND HEIGHTS
3 RD. ADDITION

ROGERS, ARKANSAS

Crafton, Tull, Spann & Yoe, Inc.
Architects & Engineers Rogers, Ark.

DRAWN: O.W.	DATE: 2/18/83	DRAWING NO.
CHECKED:	SCALE: SHOWN	83021

12-873