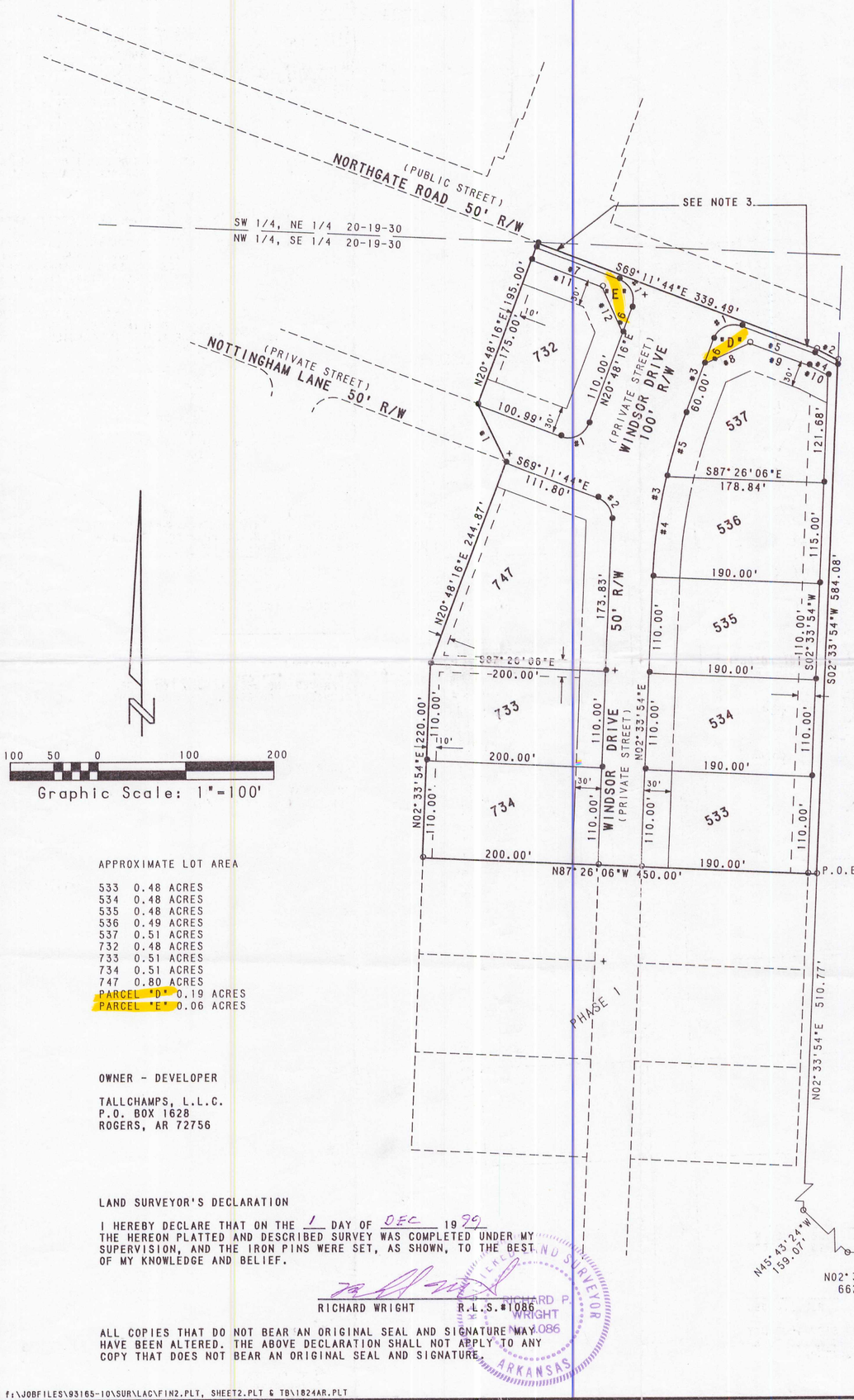
P2 799

BEAU CHENE SUBDIVISION 18-28



APPROXIMATE LOT AREA

533	0.48 ACRES
534	0.48 ACRES
535	0.48 ACRES
536	0.49 ACRES
537	0.51 ACRES
732	0.48 ACRES
733	0.51 ACRES
734	0.51 ACRES
747	0.80 ACRES
PARCEL "D"	0.19 ACRES
PARCEL "E"	0.06 ACRES

OWNER - DEVELOPER

TALLCHAMPS, L.L.C.
P.O. BOX 1628
ROGERS, AR 72756

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 1 DAY OF DEC 1999 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.

RICHARD WRIGHT R.L.S.#1086

RICHARD P. WRIGHT 1086 LICENSED LAND SURVEYOR ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

A PART OF THE NW 1/4 OF THE SE 1/4 AND A PART OF THE SW 1/4, NE 1/4 ALL IN SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 20 RUN N 02°32'53" E 662.64 FEET ALONG THE EAST LINE THEREOF; THENCE N 87°25'13" W 665.62 FEET TO THE BOUNDARY OF NORTH CHAMPIONS, PHASE 1; THENCE ALONG SAID BOUNDARY THE FOLLOWING COURSES: N 02°37'56" E 662.01 FEET; THENCE N 87°28'29" W 549.40 FEET; THENCE N 45°43'24" W 159.07 FEET; THENCE N 02°33'54" E 510.77 FEET TO THE POINT OF BEGINNING; THENCE N 87°26'06" W 450.00 FEET ALONG THE NORTH LINE OF SAID BOUNDARY; THENCE N 02°33'54" E 220.00 FEET; THENCE N 20°48'16" E 244.87 FEET; THENCE N 25°52'34" W 72.88 FEET; THENCE N 20°48'16" E 195.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTH GATE ROAD; THENCE S 69°11'44" E 339.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S 62°20'36" E 27.17 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE S 02°33'54" W 584.08 FEET TO THE POINT OF BEGINNING CONTAINING ~~6.21~~ 6.19 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND OF RIGHTS-OF-WAY.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE NORTH GATE ROAD TO THE PUBLICAND 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.

12-1-99 Thomas E. Hopper
DATED

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

ON THIS 1st DAY OF Dec 1999, THERE BEFORE ME, PERSONALLY APPEARED Thomas E Hopper AND _____ WHO ACKNOWLEDGED THEMSELVES TO BE THE MANAGERS OF TALLCHAMPS, L.L.C. 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 WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 6-7-2000 Vicki S. Isom
NOTARY PUBLIC

NICKI S. ISOM NOTARY PUBLIC BENTON COUNTY, ARKANSAS

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 2nd DAY OF Nov. 1999.

CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 9th DAY OF Nov. 1999 BY THE ROGERS CITY COUNCIL.

MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

CURVE TABLE

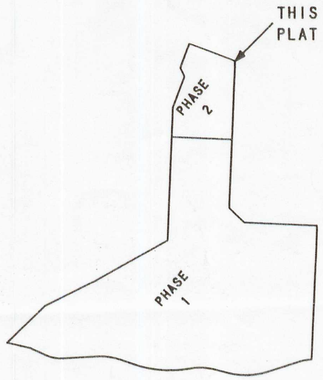
NO.	DELTA	RADIUS	ARC	TANGENT
1	90°00'00"	25.00	39.27	25.00
2	71°45'38"	25.00	31.31	18.08
3	18°14'22"	597.95	190.35	95.99
4	11°05'18"	597.95	115.72	58.04
5	7°09'03"	597.95	74.63	37.36

SHORT COURSE TABLE

SEG.	DISTANCE	BEARING
1	72.88	N 25°52'34" W
2	27.17	S 62°20'35" E
3	90.00	N 20°48'16" E
4	29.21	N 62°20'36" W
5	88.20	N 69°11'44" W
6	30.00	S 20°48'16" W
7	100.99	N 69°11'44" W
8	56.57	N 65°48'16" E
9	72.30	S 69°11'44" E
10	24.30	S 62°20'36" E
11	85.99	S 69°11'44" E
12	56.57	S 24°11'44" E

NOTES:

1. ALL STREETS ARE PRIVATE, SIDEWALKS ARE NOT REQUIRED.
2. THERE ARE TWO PARCELS OF RESERVED PROPERTY ("D" & "E") FOR PRIVACY FENCE.
3. THERE IS AN ADDITIONAL 5 FOOT WIDE STRIP OF ROAD RIGHT-OF-WAY FOR NORTH GATE ROAD.
4. BEARINGS ARE TIED AND ROTATED TO ARKANSAS STATE PLANE COORDINATES
5. EASEMENTS ON COMMON LOT LINES ARE CENTERED ON THE LOT LINE



FILED FOR RECORD
AT 4:10 O'Clock P M
FEB 25 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

Note House is on Lot 749

LEGEND:

○	FOUND IRON PIN
●	SET IRON PIN
———	BUILDING SETBACK & UTILITY EASEMENT
- - - -	UTILITY EASEMENT
- - - - -	UTILITY & DRAINAGE EASEMENT
+	STREET LIGHT

REV. 9-21-99 HW CERTS. From 02-01671-130

FINAL PLAT

THE ~~PINNACLE~~ SUBDIVISION

PHASE 2 - 9 LOTS

ROGERS, Rogers ARKANSAS

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

DRAWN:	DATE:	DRAWING NO.
HW	9-21-99	93165
CHECKED:	SCALE: 1"=100'	

ORIGINAL IF EMBOSSED IN RED

FILES f:\JOBFILES\93165-10\SUR\LAC\FIN2.PLT, SHEET2.PLT & TB\1824AR.PLT