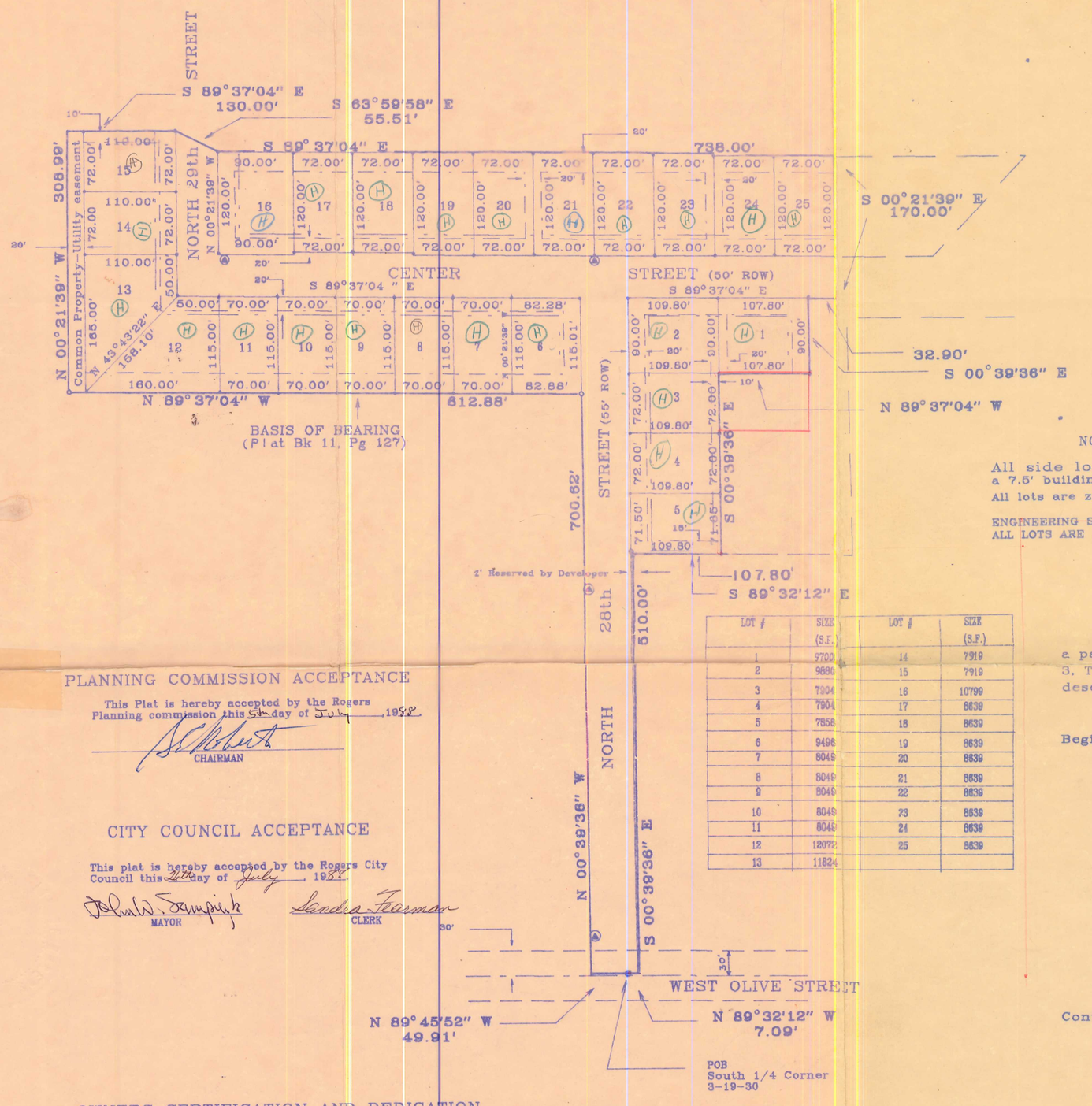
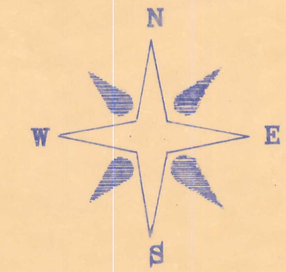
14-162



LOT #	SIZE (S.F.)	LOT #	SIZE (S.F.)
1	5700	14	7919
2	9880	15	7919
3	7904	16	10799
4	7904	17	8639
5	7858	18	8639
6	9496	19	8639
7	8049	20	8639
8	8049	21	8639
9	8049	22	8639
10	8049	23	8639
11	8049	24	8639
12	12072	25	8639
13	11824		



Scale: 1" = 100'

0 25 50 75 100 150 200 300 400

LEGEND

Found Iron Pin
Set 1/2 x 18 Rebar
Bldg Setback Line (25')
Utility Easement
Proposed Street Light

From P#2-858-001

NOTES

All side lot lines have a 7.5' building setback line
All lots are zoned R-1A.

ENGINEERING STUDIES INDICATE THAT ALL LOTS ARE NOT IN FEMA FLOOD ZONE "A".

DESCRIPTION

A part of the West 1/2 of the West 1/2 of the Southeast 1/4, and a part of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 3, Township 19 north, Range 30 West, Benton County, Arkansas, being described as follows:

Starting at the South 1/4 Corner of said Section 3, the Point of Beginning;
thence N 89°45'52" W, 49.91 feet;
thence N 00°39'36" W, 700.62 feet;
thence N 89°37'04" W, 612.88 feet;
thence N 00°21'39" W, 308.99 feet;
thence S 89°37'04" E, 130.00 feet;
thence S 63°59'58" E, 55.51 feet;
thence S 89°37'04" E, 738.00 feet;
thence S 00°21'39" E, 170.00 feet;
thence N 89°37'04" W, 32.90 feet;
thence S 00°39'36" E, 90.00 feet;
thence N 89°37'04" W, 107.80 feet;
thence S 00°39'36" E, 215.65 feet;
thence N 89°32'12" W, 107.80 feet;
thence S 00°39'36" E, 510.00 feet;
thence N 89°32'12" W, 7.09 feet to the Point of Beginning,
Containing 7.33 Acres More or Less.

PLANNING COMMISSION ACCEPTANCE

This Plat is hereby accepted by the Rogers Planning commission this 5th day of July, 1988

CHAIRMAN

CITY COUNCIL ACCEPTANCE

This plat is hereby accepted by the Rogers City Council this 26th day of July, 1988

MAYOR — CLERK

OWNERS CERTIFICATION AND 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.

John W. Charlton — Mary Lee Charlton

Subscribed and sworn before me this 8th day of July, 1988

NOTARY PUBLIC

My commission expires September 1, 1993

This is to certify that the above Platted Property has been surveyed. The corners are marked as shown and are in accordance with existing corners in the vicinity. This certification is for and limited to the Parties shown hereon.

Peter R. Smith — RLS #1088

FILED FOR RECORD
At 1:30 O'clock P M
JUL 28 1988
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

RECORD PLAT
LOTS 1-25 BLOCK 1
PINE MEADOW ADDITION

CHARLTON CONSTRUCTION
Rogers, Arkansas
Developer

Peter R. Smith
LAND SURVEYING
Bentonville, Arkansas
878-7888

Drawn by: PRS — Date: 6-24-88

Scale: 1" = 100'

Pt of the W 1/2 of the SE 1/4
Pt of the E 1/2 of the SW 1/4
Sec 3, T-19-N, R-30-N
Benton County, Arkansas

E-8714

10621