3-19-30 16-190

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- UTILITY EASEMENT UNLESS SHOWN 20' FRONT 15' REAR 7.5' SIDE
- SETBACK LINE 25' FRONT 25' REAR 7.5' SIDE
- STREET LIGHTS

SCALE: 1"=100'

FLOOD CERTIFICATION

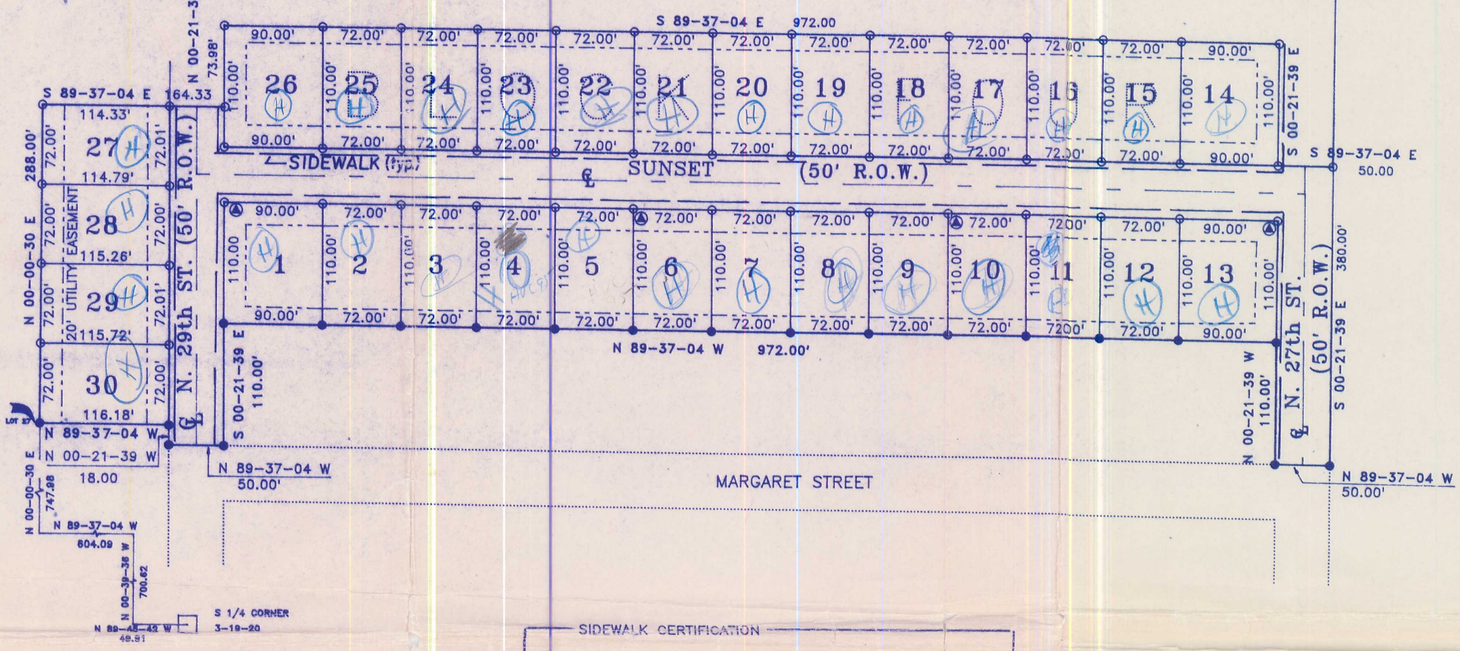
NO PORTION OF ANY LOT IS IN A KNOWN FLOOD ZONE

ZONING CERTIFICATION

ALL LOTS ARE ZONED R-1A

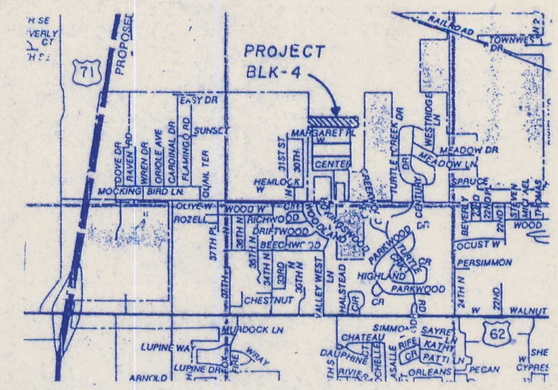
BASIS OF BEARING

BOOK 14, PAGE 162



SIDEWALK CERTIFICATION

4' SIDEWALKS TO BE INSTALLED PER CITY ORDINANCE



VICINITY MAP

PROPERTY DESCRIPTION

A PART OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION 3; THENCE N 89-45-52 W 49.91 FEET; THENCE N 00-39-36 W 700.63 FEET; THENCE N 89-37-04 W 604.09 FEET; THENCE N 00-00-30 E 747.98 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NW CORNER OF LOT 27, BLOCK 3, OF THE PINE MEADOW ADDITION;
THENCE N 00-00-30 E 288.00 FEET; THENCE S 89-37-04 E 164.32 FEET;
THENCE N 00-21-39 W 73.98 FEET; THENCE S 89-37-04 E 972.00 FEET;
THENCE S 00-21-39 E 110.00 FEET; THENCE S 89-37-04 E 50.00 FEET;
THENCE S 00-21-39 E 270.00 FEET; THENCE N 89-37-04 W 50.00 FEET;
THENCE N 00-21-39 W 110.00 FEET; THENCE N 89-37-04 W 972.00 FEET;
THENCE S 00-21-39 E 110.00 FEET; THENCE N 89-37-04 W 50.00 FEET;
THENCE N 00-21-39 W 18.00 FEET; THENCE N 89-37-04 W 116.18 FEET TO THE POINT-OF-BEGINNING, CONTAINING 7.21 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD. 7.45

SURVEYORS 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.

SIGNED _____ DATED 3-3-92

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS NO. 601 BILLY D. COCHRAN

FILED FOR RECORD
At 1:30 O'clock P M
MAR 12 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

OWNERS 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.

John W. Charlton Katherine M. Charlton

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

OFFICIAL SEAL KATHERINE M. CHARLTON NOTARY PUBLIC-ARKANSAS BENTON COUNTY My Commission Expires 7-21-96

SUBSCRIBED AND SWORN BEFORE ME THIS 11 DAY OF MARCH, 1992.

7-21-96 MY COMMISSION EXPIRES Katherine M. Charlton NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 3d DAY OF March, 1992. BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 10th DAY OF March, 1992. BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sampiner Sandra Fearman
MAYOR CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

Came from 02-00858-001 4.51 ac
02-00858-003 2.70 ac

PINE MEADOW ADDITION

BLOCK 4 — LOTS 1 – 30

PREPARED FOR

CHARLTON CONSTRUCTION CO.
2705 WEST OLIVE
ROGERS, ARKANSAS 72756

3-19-30

273-7989 OR 636-7989 CONSULTING INC. RT. 8 BOX 506 ROGERS, AR 72756

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=100'	2/14/92	91073	1

3-19-30