

SHADOW VALLEY PHASE II ROGERS, ARKANSAS

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 26 DAY OF March 2003 THE HEREIN PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION.

Richard Wright
RICHARD WRIGHT
REGISTERED LAND SURVEYOR
NO. 1086
ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY NOT BE USED IN ANY COURT OF LAW. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 4 DAY OF February 2003.

Shirley
CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 25 DAY OF March 2003 BY THE ROGERS CITY COUNCIL.

Andrea Farman
CITY CLERK
MAYOR

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR RAINBOW ROAD AND WALLS ROAD AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS, THE DEVELOPER, SHADOW VALLEY P.O.A 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, THE DEVELOPER, SHADOW VALLEY P.O.A 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 March 25, 2003

Charles R. Reaves
C.R. REAVES FLP

"NOTARY SEAL"
Macey K. Turner, Notary Public
State of Arkansas, Washington County
My Comm. Expires Nov. 1, 2010

STATE OF ARKANSAS }
COUNTY OF BENTON } SS

ON THIS 25 DAY OF March 2003, THERE BEFORE ME, PERSONALLY APPEARED CHARLES R. REAVES WHO ACKNOWLEDGED HIMSELF TO BE THE GENERAL PARTNER OF C.R. REAVES FLP, AND HE SWORE THAT HE WAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICER AND DID SO IN MY PRESENCE.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 11-01-10
Macey K. Turner
NOTARY PUBLIC

LOT SCHEDULE					
NAME	SQUARE FEET	ACRES	NAME	SQUARE FEET	ACRES
1	17,893.76	0.40	29	23294.58	0.53
2	14,532.40	0.33	30	10920.35	0.25
3	15306.98	0.39	31	8820.51	0.20
4	18782.50	0.43	32	11708.08	0.27
5	16615.86	0.38	33	10950.46	0.25
6	13000.28	0.30	34	10309.59	0.24
7	17044.34	0.39	35	10810.39	0.25
8	18370.43	0.42	36	12818.78	0.29
9	19879.52	0.46	37	22156.20	0.51
10	15044.60	0.35	38	10435.60	0.24
11	17305.70	0.40	39	10260.01	0.24
12	13531.87	0.31	40	10260.01	0.24
13	14997.86	0.34	41	10260.01	0.24
14	15496.86	0.38	42	10260.01	0.24
15	13105.99	0.30	43	10260.01	0.24
16	12284.31	0.28	44	10260.01	0.24
17	11287.88	0.26	45	10260.01	0.24
18	24322.18	0.56	46	10260.01	0.24
19	18326.63	0.42	47	11341.40	0.26
20	9574.44	0.22	48	9585.01	0.22
21	8317.94	0.19	49	9585.01	0.22
22	8837.41	0.20	50	9585.01	0.22
23	11572.85	0.27	51	9585.01	0.22
24	12274.78	0.28	52	9585.01	0.22
25	12441.56	0.29	53	9585.01	0.22
26	12572.29	0.29	54	9585.01	0.22
27	10819.43	0.24	55	11342.49	0.26
28	10772.34	0.25	56	10916.40	0.25

NOTES

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL OR PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH A COPY OF A GRADING PLAN FOR EACH LOT THAT CANNOT MEET THIS REQUIREMENT.

MINIMUM BUILDING SQUARE FOOTAGE ON LOTS 1-28 IS 2,500 SQUARE FEET.

MINIMUM BUILDING SQUARE FOOTAGE ON LOTS 29-112 IS 1,800 SQUARE FEET.

BASIS OF BEARINGS: STATE PLANE NAD 83

ZONING: P.U.D.

OWNER - C.R. REAVES FLP

TOTAL ACREAGE IN DEVELOPMENT: 38.52 ACRES

SETBACK NOTE

STRUCTURES ARE REQUIRED TO ADHERE TO THE FOLLOWING BUILDING SETBACK GUIDE LINES:

- 25' FRONT SETBACK
 - 20' REAR SETBACK
 - 20' SIDE SETBACK WHEN ADJACENT TO STREET R/W
 - 7.5' SIDE SETBACK WHEN ADJACENT TO ANOTHER LOT
- BUILDING SETBACKS FOR LOTS 18, 19, 28, 38, 37, 38, 47, 55, 56, 64, 66, 74, 75, 101, 102, 103, 107, 112, SHOWN ON THIS PLAT, WILL NEED TO BE ADJUSTED DEPENDING ON THE FRONTAGE ON THE MAIN RESIDENCE.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBERS 05007C0165F, EFFECTIVE DATE, DECEMBER 20, 2000.

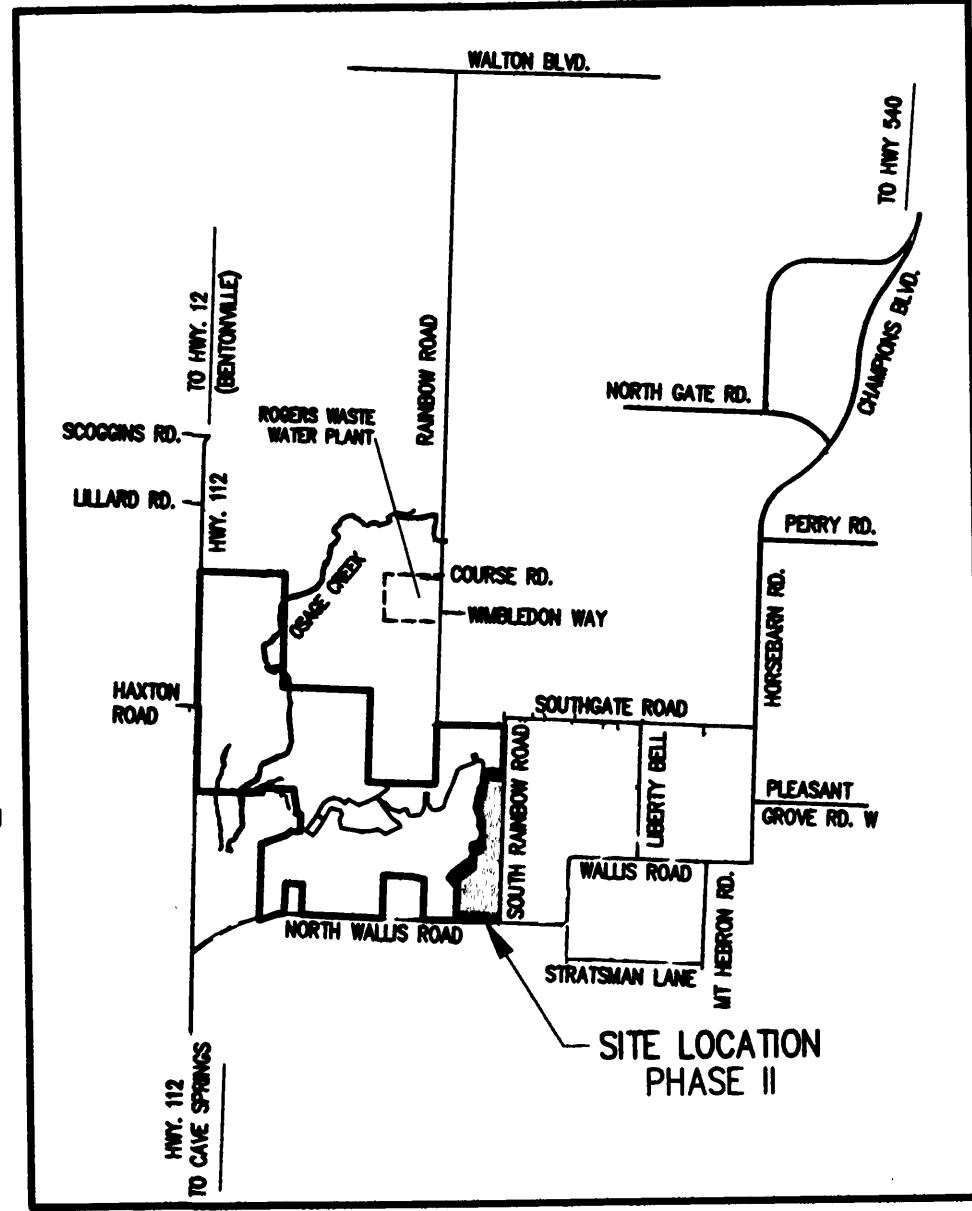
OVERALL DESCRIPTION PHASE 2

PART OF THE E/2 OF THE SE/4 OF SECTION 30, AND PART OF THE NE/4 OF THE NE/4 OF SECTION 31, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 30, 8 8727'24" W 25.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE S 237'41" W 1291.14 FEET PARALLEL TO, AND 25 FEET WEST OF, THE EAST LINE OF SAID SECTION 31; THENCE N 8727'54" W 927.00 FEET; PARALLEL TO, AND 35 FEET NORTH OF, THE SOUTH LINE OF SAID NE/4 OF THE NE/4 OF SAID SECTION 31;

THENCE N 237'41" E 582.96 FEET;
THENCE 54.51 FEET ALONG A CURVE TO THE LEFT WITH A N 125°01'51" W 53.84 CHORD;
THENCE 44.08 FEET ALONG A CURVE TO THE LEFT WITH A N 79°07'11" W 38.59 CHORD;
THENCE N 39°38'12" W 175.86 FEET;
THENCE N 86°13'07" E 94.23 FEET;
THENCE N 38°28'08" E 110.13 FEET;
THENCE N 51°25'19" E 358.86 FEET;
THENCE N 65°29'51" E 77.89 FEET;
THENCE N 32°35'45" E 141.95 FEET;
THENCE N 27°44'25" W 74.47 FEET;
THENCE N 00°27'41" E 87.04 FEET;
THENCE N 27°00'40" E 53.04 FEET;
THENCE N 74°18'43" E 113.40 FEET;
THENCE N 42°08'12" E 55.02 FEET;
THENCE N 19°58'08" E 86.19 FEET;
THENCE N 03°48'12" E 92.37 FEET;
THENCE N 29°50'18" E 94.13 FEET;
THENCE N 02°31'03" E 178.18 FEET;
THENCE N 18°22'14" W 212.48 FEET;
THENCE N 13°08'07" E 306.34 FEET;
THENCE N 25°16'53" E 137.00 FEET;
THENCE N 01°43'11" W 90.10 FEET;
THENCE N 10°45'15" E 137.00 FEET;
THENCE S 89°03'13" E 130.01 FEET;
THENCE S 89°03'13" E 40.01 FEET;
THENCE S 07°00'00" E 37.36 FEET;
THENCE 591.43 FEET ALONG A CURVE TO THE RIGHT WITH A S 02°24'24" W 591.25 CHORD;
THENCE S 4°48'48" W 81.44 FEET;
THENCE 41.04 FEET ALONG A CURVE TO THE LEFT WITH A S 03°38'15" W 41.04 CHORD;
THENCE S 02°27'43" W 327.82 FEET;
THENCE S 87°25'26" E 210.00 FEET TO A POINT 25 FEET WEST OF THE EAST LINE OF SAID SECTION 30;
THENCE S 227'43" W 576.73 FEET PARALLEL TO AND 25 FEET WEST OF THE EAST LINE OF SAID SECTION 30 TO THE POINT OF BEGINNING CONTAINING 38.65 ACRES, MORE OR LESS.

2003 229
Recorded in the Above
Plat Book & Page
03-31-2003 09:39:10 AM
Brenda DeShields-Circuit Clerk
Benton County, AR



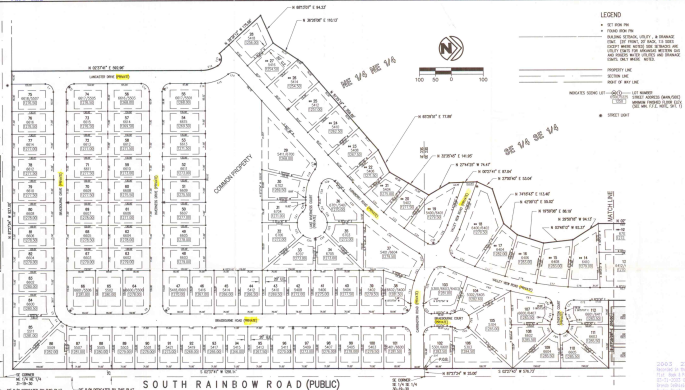
VICINITY MAP
NTS

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DATE	BY	DESCRIPTION
1/24/03	ET	REVISED PER SUBDIVISION COMMITTEE
REVISIONS		
FINAL PLAT SHADOW VALLEY P.O.A. PHASE II SINGLE FAMILY LOTS 1-112 Prepared For C.R. REAVES FLP		
Crafton, Tull & Associates, Inc. 801 N. 47th Street, Suite 200, Rogers, AR 72756 479.638.4838 FAX: 479.631.6224 www.crafton.com		
DRAWN:	DATE:	PROJECT NO.
JBU	DEC. 2002	001070-00
CHECKED:	SHEET NO.:	
	1 OF 2	

500-19N-30W-030-200-04-1086
500-19N-30W-031-110-04-1086

Time: 2:23 pm
Scale: 1=100 (PS)
Drawing Name: JOBFILLES\001070-00-PHASE 2\eng\DWG\FINAL_PLAT.dwg (eashw)
Xrefs Used: C:\1824_water sewer base_00107008S_SURT



SOUTH RAINBOW ROAD (PUBLIC)



2002 230
 Made in the USA
 Plot, Sub & Plat
 07-1-2002 29 4025 4
 2000 Submittal Count
 Same date as #

© 2001 Crifton, Tull & Associates, Inc.	
PLAT 10	REVISED PER SUBMITTAL COMMENTS
DATE	DESCRIPTION
	REVISIONS
	FINAL PLAT
	SHADOW VALLEY P.U.D.
	PHASE 2 SINGLE FAMILY LOTS 1-112
	Prepared For: C.R. REAVES FLP
Crifton, Tull & Associates, Inc. ARCHITECTS, ENGINEERS & SURVEYORS	
DRAWN: JBU	PROJECT NO.: 001070-00
CHECKED: J.C.C. 2002	SHEET NO.: 2 OF 2