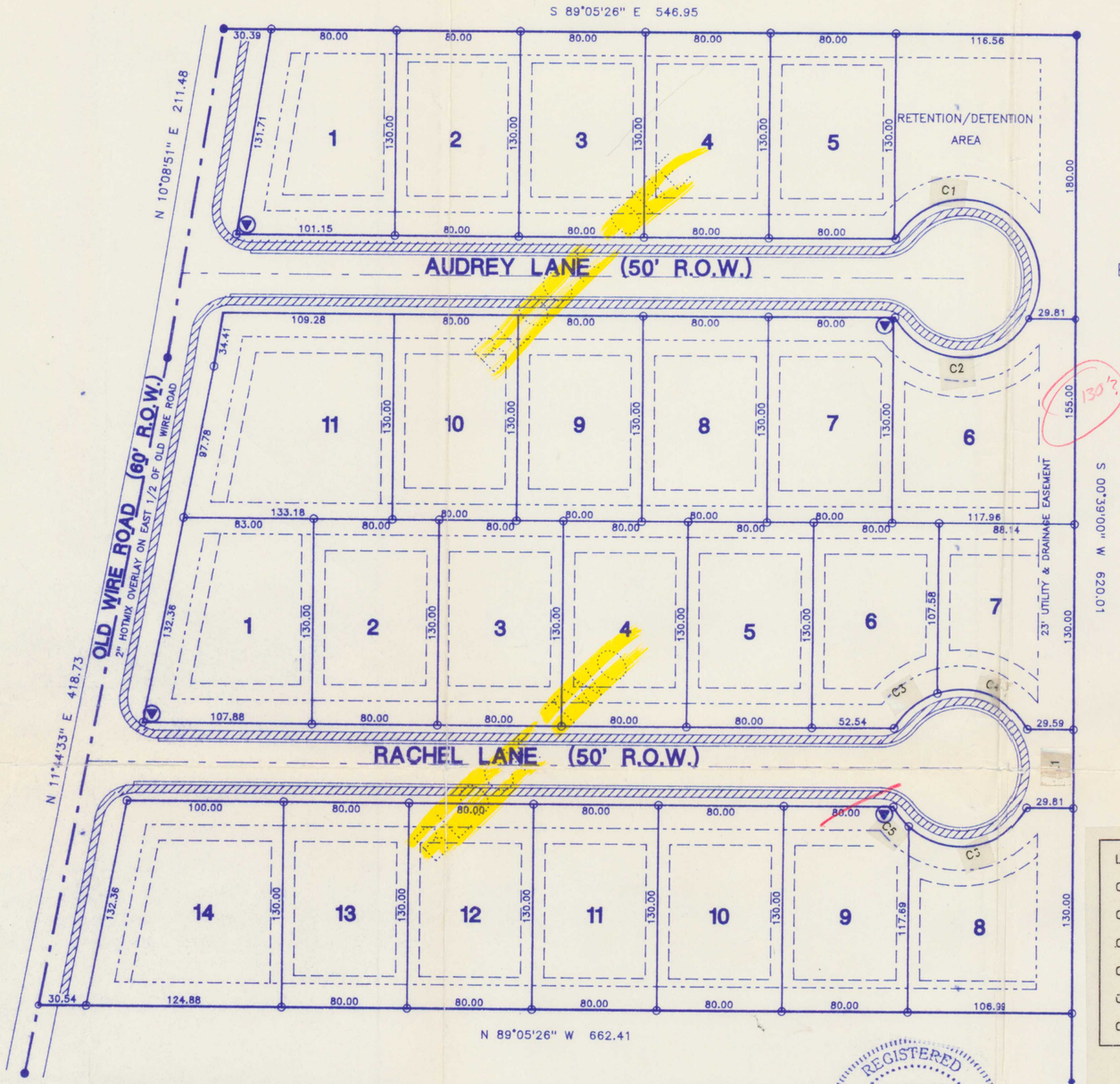
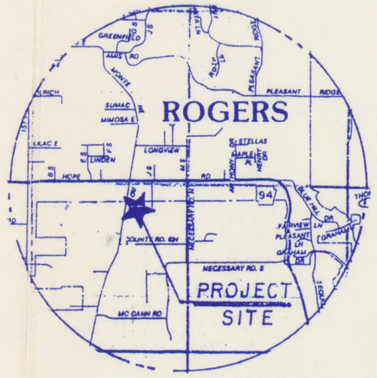
17-140



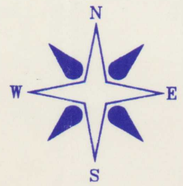
LEGEND

- ● FOUND IRON PIN
- ○ SET IRON PIN
- BUILDING SETBACK
  - 25' FRONT
  - 20' REAR
  - 7.5' SIDE
- UTILITY EASEMENT
  - 15' FRONT
  - 15' REAR
  - 5' SIDE
  - SPECIAL SHOWN
- SIDEWALK PER ROGERS CITY CODE AND ADA STANDARDS
- STREET LIGHTS



VICINITY MAP

FILED FOR RECORD
At 2:00 O'clock P M
OCT 29 1992
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



SCALE: 1"=60'

60 30 0 60

L1 –	50.00'
C1 –	152.08'
C2 –	104.72'
C3 –	36.24'
C4 –	68.48'
C5 –	15.94'
C6 –	88.78'

Rev. 12-11-92
Cul-de-Sac Lg.
TW Copelin

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.

KERWOOD DEVELOPMENT PARTNERSHIP

Partner Partner

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF October 1992.

Sept 16, 2002
MY COMMISSION EXPIRES

Shauna Gay Whorton
NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF OCT, 1992, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 27th DAY OF October, 1992, BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sanger Jr.
MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

Came from 03-00603-000
37 Madison Avenue
Rogers, Ar. 72756

PROPERTY DESCRIPTION

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 19, RUN THENCE N 00-39-00 E 331.33 FEET FOR THE TRUE POINT OF BEGINNING; THENCE N 89-05-26 W 662.41 FEET TO THE CENTERLINE OF OLD WIRE ROAD; THENCE ALONG SAID CENTERLINE N 11-44-33 E 418.73 FEET; THENCE N 10-08-51 E 211.48 FEET; THENCE LEAVING SAID CENTERLINE S 89-05-26 E 546.95 FEET; THENCE S 00-39-00 W 620.01 FEET TO THE POINT OF BEGINNING, CONTAINING 8.58 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF OLD WIRE ROAD ON THE WEST SIDE THEREOF AND ALL EASEMENTS OF RECORD.

BASIS OF BEARING

A SURVEY FOUND ON PLAT BOOK 3, PAGE 230.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 28 DAY OF OCT, 1992, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR #944

FLOOD ZONE CERTIFICATION

THIS PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD ZONE PER THE FIRM/FEMA FLOOD HAZARD BOUNDARY MAP NO. 05007C0160 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

PREPARED FOR:
KERWOOD DEVELOPMENT
621-7780

273-7989 OR 636-7989
CONSULTING INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

Phoned Nick w/ Consulting 11-10-92 filing revised plat

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=60'	10/ 6/92	92036	1

500-19N-29W-0-19-140-04-0944

SOUTHPLAINS VILLAGE

BLOCK 1 - LOTS 1-11 - BLOCK 2 - LOTS 1-14