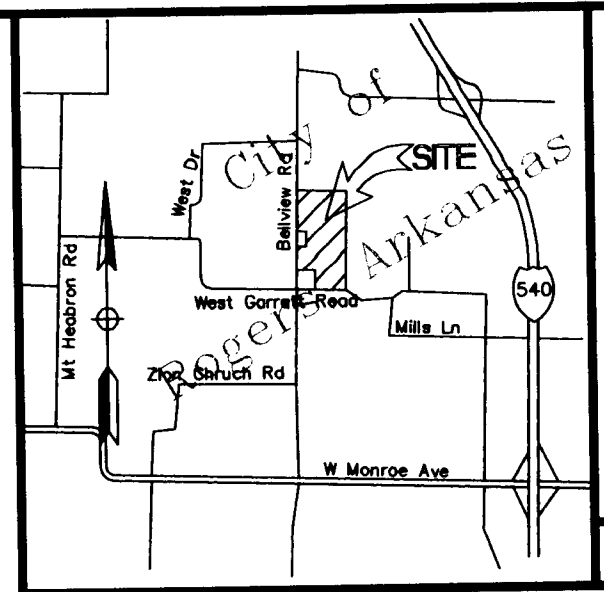






Brenda DeShields-Circuit Clerk  
 Benton County, AR  
 Book/Pg: 2010/410  
 Term/Cashier: CASH5/Alice M. Young  
 10/04/2010 3:37:44PM  
 Tran: 129577  
 Total Fees: \$15.00

Book 2010 Page 410  
 Recorded in the Above  
 PLAT Book & Page  
 10/04/2010



Vicinity Map  
 Not to Scale

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- FOUND MONUMENT
- SET 5/8" REBAR W/CAP PLS 1304
- ▨ FLOODPLAIN AREA PER UNOFFICIAL CITY OF ROGERS FLOOD STUDY
- ▤ FLOODWAY AREA PER UNOFFICIAL CITY OF ROGERS FLOOD STUDY

**DISTRICT: RF-5: RESIDENTIAL DISTRICT**  
 Setback Lines For Yard Requirements (See Notes)  
 (Setback Lines to be measured from rear property lines of the "B" lots)

Front 25 Feet  
 Interior 7.5 Feet  
 Exterior 20 Feet  
 From Rear Property Line 20 Feet

\*There is no Rear Setback on Lots 1A-6A, and 89A  
 \*There is no south Side Setback on Lots 1A & 89A  
 \*There is no north Side Setback on Lot 117A

- Notes:
- The purpose of this replat is to remove Lots 1A, 2A, 3A, 4A, 5A, 6A, 88A, 89A, 104A, and 117A from the determined flood plain. Lots 1B, 2B, 3B, 4B, 5B, 6B, 88B, 89B, 104B, and 117B shown hereon are for yard use, utility easement, and drainage easement and are declared a non building lot. Setbacks shown are to be dedicated as utility easements.
  - This survey is valid only if the drawing includes the seal and original signature of the surveyor.
  - Basis of Bearings:  
 Plat Bearing per Plat Book 2005, Page 79, being the East line of Phase 1, S02°36'22"W.
  - Basis of Elevation:  
 NAVD 88 (GEOID 03) using CEI Reference Station, derived by OPUS utilizing stations DH7119 ARFY FAYETTEVILLE CORS ARP, DG9661 CYA CRAFTON TULL COOP CORS ARP, & DH8821 EFAY APAC02 COOP CORS ARP.
  - This survey meets current "Arkansas minimum standards for property boundary surveys and plats".
  - The hereon described property is classed urban.
  - Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - No fences shall be permitted within any drainage easement.

Acceptance:  
 Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas this  
 30th Day of September, 2010.  
 Daniel Smith, Chairman

Acceptance:  
 This Plat is hereby accepted by the Rogers City Council this  
 15th day of September, 2010.  
 Jenny Davis, Mayor  
 City Clerk



Subscribed and Sworn before me, this  
 15th day of September, 2010.  
 My Commission Expires  
 Notary Public

Owner's Certification and Dedication:  
 We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property and do hereby dedicate all Easements and Rights-of-Way for use by the general public and for the installation of utilities.

ARC Construction & Development, Inc  
 Centerton, Arkansas

Subscribed and Sworn before me, this  
 15th day of September, 2010.  
 Kimberly Murphy, Notary Public  
 My Commission Expires 6/01/2020  
 COMMISSION NO. 12377116

Owner/Developer  
 ARC Construction & Development, Inc  
 c/o Mr. Carl Walker  
 200 Commercial Street  
 Centerton, AR 72719

**Restrictions**

- The purpose of this replat is to remove Lots 1A, 2A, 3A, 4A, 5A, 6A, 88A, 89A, 104A, and 117A from the determined flood plain. Lots 1B, 2B, 3B, 4B, 5B, 6B, 88B, 89B, 104B, and 117B shown hereon are for yard use, utility easement, and drainage easement, and are declared a non building lot. Setbacks shown are to be dedicated as utility easements.
- Finish Floor Elevations (FEE) shown hereon are established by City Engineer for the City of Rogers
- No fences shall be permitted within any drainage easement.

GRAPHIC SCALE



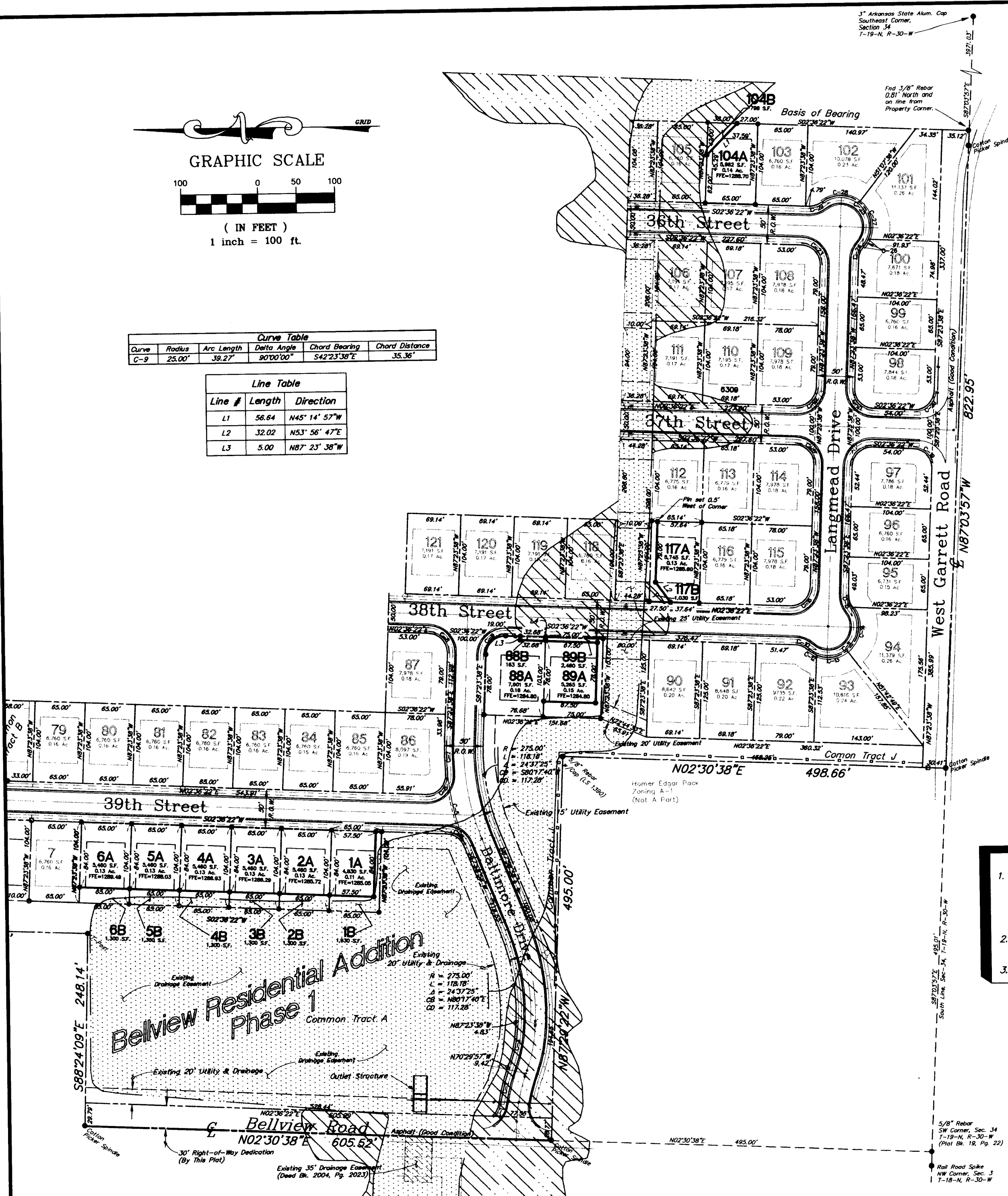
( IN FEET )  
 1 inch = 100 ft.

**Curve Table**

Curve	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Distance
C-9	25.00'	39.27'	90°00'00"	S42°23'38"E	35.36'

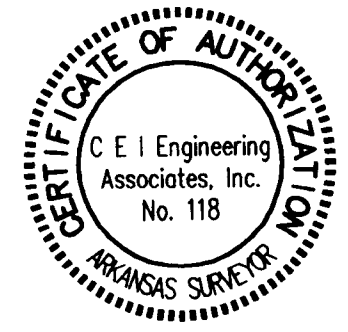
**Line Table**

Line #	Length	Direction
L1	56.64	N45° 14' 57"W
L2	32.02	N53° 56' 47"E
L3	5.00	N87° 23' 38"W



Surveyor's Declaration:  
 I hereby declare that I have this day completed a survey of the hereon described property. The property lines and corner monuments are, to the best of my knowledge and ability, correctly established, and there are no encroachments except as shown hereon.

Mark A. Meador, AR Reg. # 304  
 29 Sep. 2010  
 DATE



9-23-10	Add Setback Dedication and update street names	
09-22-10	Address City Comments	
NO.	DATE	DESCRIPTION
REVISIONS		
Scale: 1" = 100'	08-11-10	MAM KMH KCD RDD
	DATE	PLS DRW FIELD CHK'R
<b>Replat of Lots 1-6, 88, 89, 117, &amp; 104</b> <b>ARC Construction &amp; Development, Inc.</b>		
<b>CEI ENGINEERING ASSOCIATES, INC</b> ENGINEERS PLANNERS SURVEYORS		JOB NO.: 26532 DWG NAME: 26352 Replat
3317 SW "I" Street Bentonville, AR 72712	(479) 273-9472 FAX (479) 273-0844	DATE: 09-23-10 08:01 AM SHEET NO.: 1 OF 1
<b>Bellview Residential Addition</b> Bellview Rd & West Garret Road Rogers, Arkansas		Rev - 2