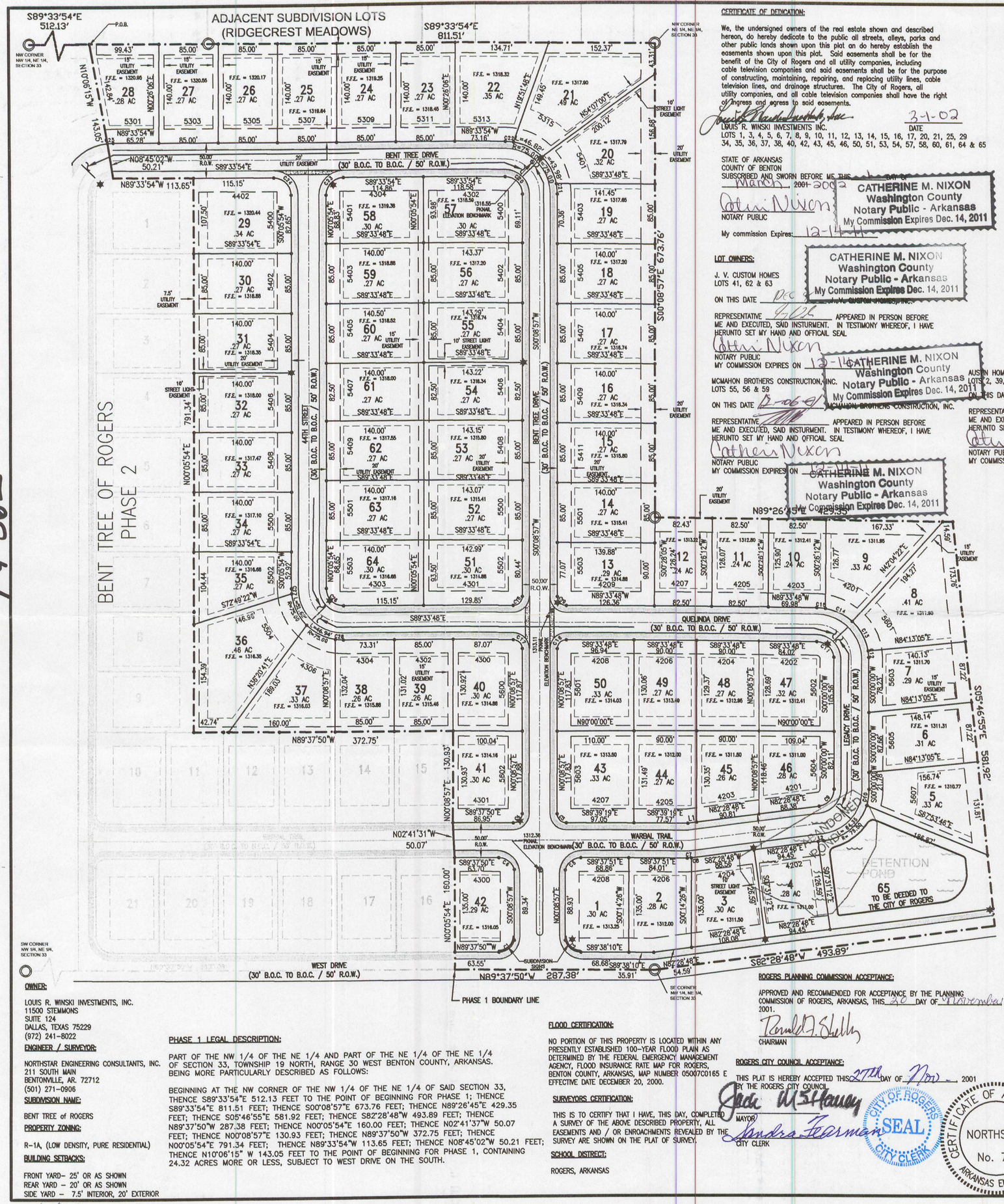
PL-562




## CERTIFICATE OF DEDICATION:

We, the undersigned owners of the real estate shown and described hereon, do hereby dedicate to the public all streets, alleys, parks and other public lands shown upon this plat on 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, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements.

LOUIS R. WINSKI INVESTMENTS INC. — DATE 3-1-02

LOTS 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 25, 29 34, 35, 36, 37, 38, 40, 42, 43, 45, 46, 50, 51, 53, 54, 57, 58, 60, 61, 64 & 65

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 1 DAY OF March, 2001 2002

NOTARY PUBLIC — My commission Expires: 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

## LOT OWNERS:

J. V. CUSTOM HOMES
LOTS 41, 62 & 63
ON THIS DATE Dec 3 2001 J.V. CUSTOM HOMES, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

MCMAHON BROTHERS CONSTRUCTION, INC.
LOTS 55, 56 & 59
ON THIS DATE 8-06-01 MCMAHON BROTHERS CONSTRUCTION, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

AUSTIN HOMES, INC.
LOTS 2, 39, 18, 19 & 28
ON THIS DATE 12-21-01 Austin Homes LIFE STYLE CUSTOM HOMES, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

LIFESTYLE CUSTOM HOMES, INC.
LOTS 24, 44 & 47
ON THIS DATE 3-1-02 LIFE STYLE CUSTOM HOMES, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-2011

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

RONALD G. MCCORMICK AND ANGELA K. MCCORMICK
LOTS 23
ON THIS DATE ____ RONALD G. MCCORMICK Ronald G McCormick
& ANGELA K. MCCORMICK Angela K McCormick APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

UNITED ARKANSAS GENERAL CONTRACTORS, INC.
LOTS 21, 30, 31 & 33
ON THIS DATE 12-21-01 UNITED ARKANSAS GENERAL CONTRACTORS, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

JIM JONES & RUTH JONES
LOTS 22, 48, & 49
ON THIS DATE 12-21-01 JIM JONES Jim Jones
RUTH JONES Ruth Jones APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

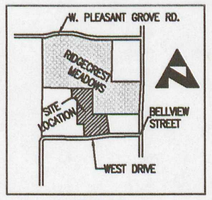
LEGEND BUILDERS, INC.
LOTS 32 & 26
ON THIS DATE 1-110-03 LEGEND BUILDERS, INC.
REPRESENTATIVE ____ APPEARED IN PERSON BEFORE ME AND EXECUTED, SAID INSTURMENT. IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND OFFICAIL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES ON 12-14-11

CATHERINE M. NIXON
Washington County
Notary Public - Arkansas
My Commission Expires Dec. 14, 2011

PROTECTIVE COVENANTS RECORDED AT BOOK 01 PAGE 1718.

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 12.54 | N82°28'48"E |
| L2 | 8.03 | N82°28'48"E |

| CURVE TABLE | | |
|---|---|---|
| CURVE | LENGTH | RADIUS |
| C1 | 30.43 | 23.00 |
| C2 | 30.18 | 23.00 |
| C3 | 20.37 | 13.00 |
| C4 | 20.47 | 13.00 |
| C5 | 30.63 | 23.00 |
| C6 | 30.00 | 23.00 |
| C7 | 6.00 | 60.00 |
| C8 | 2.26 | 60.00 |
| C9 | 35.99 | 25.00 |
| C10 | 23.62 | 75.00 |
| C11 | 36.56 | 25.00 |
| C12 | 9.40 | 74.85 |
| C13 | 49.51 | 74.85 |
| C14 | 43.21 | 74.85 |
| C15 | 12.58 | 74.85 |
| C16 | 20.49 | 13.00 |
| C17 | 20.36 | 13.00 |
| C18 | 20.49 | 13.00 |
| C19 | 20.36 | 13.00 |
| C20 | 38.15 | 25.00 |
| C21 | 14.74 | 75.00 |
| C22 | 11.89 | 75.00 |
| C23 | 39.42 | 25.00 |
| C24 | 39.12 | 25.00 |
| C25 | 8.03 | 75.00 |
| C26 | 39.12 | 25.00 |
| C27 | 7.07 | 75.00 |
| C28 | 11.74 | 75.00 |




VICINITY MAP
N.T.S.

| LOTS WITH NON-TYPICAL FRONT SETBACKS | |
|---|---|
| LOT # | DISTANCE FROM RIGHT OF WAY |
| 5 | 70 FOOT BUILDING SETBACK |
| 8 | 45 FOOT BUILDING SETBACK |
| 9 | 45 FOOT BUILDING SETBACK |
| 20 | 50 FOOT BUILDING SETBACK |
| 21 | 50 FOOT BUILDING SETBACK |
| 36 | 45 FOOT BUILDING SETBACK |
| 37 | 45 FOOT BUILDING SETBACK |

FILED FOR RECORD
At 11:00 O'Clock A M
MAR 06 2002
SUE HODGES
Clerk and Recorder
Benton County, ARK.

SCALE 1" = 100

LEGEND:
- FOUND IRON PIN
- STREET LIGHT
- BOUNDARY LINE
- RIGHT OF WAY / PROPERTY LINE
- LOT LINE
- SETBACK LINE
- UTILITY EASEMENT
- CURB
- 4' SIDE WALK
- SET IRON PIN
- 6" CONCRETE SWALE

NOTE:
1. F.F.E. = MINIMUM FINISHED FLOOR ELEVATIONS.

NOTES:
1. SILO AND MISC. CONCRETE DEBRIS IS BURIED IN DETENTION POND.

NOTES:
1. HOUSES ON LOTS 1, 2, 3, 4, AND 42 ARE NOT TO HAVE DRIVE ACCESS TO WEST DRIVE.
2. DEVELOPER TO CONSTRUCT SIDE WALKS ALONG DETENTION POND FRONTAGE ALONG WARBAL TRAIL.
3. ALL LOT FINISHED FLOOR ELEVATIONS ARE TO BE NO LESS THAN 1' ABOVE TOP OF CURB.
4. SIDEWALKS TO BE BUILT TO CITY CODE AND RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS AND MUST BE INSTALLED THE FULL WIDTH OF THE PROPERTY. SIDEWALKS MUST BE A MINIMUM OF 18" BEHIND THE CURB.
5. LOT 65 TO BE DEEDED TO CITY OF ROGERS FOR DRAINAGE AND UTILITY EASEMENT.

## OWNER:

LOUIS R. WINSKI INVESTMENTS, INC.
11500 STEMMONS
SUITE 124
DALLAS, TEXAS 75229
(972) 241-8022

## ENGINEER / SURVEYOR:

NORTHSTAR ENGINEERING CONSULTANTS, INC.
211 SOUTH MAIN
BENTONVILLE, AR. 72712
(501) 271-0906

## SUBDIVISION NAME:

BENT TREE of ROGERS

## PROPERTY ZONING:

R-1A, (LOW DENSITY, PURE RESIDENTIAL)

## BUILDING SETBACKS:

FRONT YARD- 25' OR AS SHOWN
REAR YARD - 20' OR AS SHOWN
SIDE YARD - 7.5' INTERIOR, 20' EXTERIOR

## PHASE 1 LEGAL DESCRIPTION:

PART OF THE NW 1/4 OF THE NE 1/4 AND PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 33, THENCE S89°33'54"E 512.13 FEET TO THE POINT OF BEGINNING FOR PHASE 1; THENCE S89°33'54"E 811.51 FEET; THENCE S00°08'57"E 673.76 FEET; THENCE N89°26'45"E 429.35 FEET; THENCE S05°46'55"E 581.92 FEET; THENCE S82°28'48"W 493.89 FEET; THENCE N89°37'50"W 287.38 FEET; THENCE N00°05'54"E 160.00 FEET; THENCE N02°41'37"W 50.07 FEET; THENCE N00°08'57"E 130.93 FEET; THENCE N89°37'50"W 372.75 FEET; THENCE N00°05'54"E 791.34 FEET; THENCE N89°33'54"W 113.65 FEET; THENCE N08°45'02"W 50.21 FEET; THENCE N10°06'15" W 143.05 FEET TO THE POINT OF BEGINNING FOR PHASE 1, CONTAINING 24.32 ACRES MORE OR LESS, SUBJECT TO WEST DRIVE ON THE SOUTH.

## FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR ROGERS, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C0165 E EFFECTIVE DATE DECEMBER 20, 2000.

## SURVEYORS CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE, THIS DAY, COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY, ALL EASEMENTS AND / OR ENROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

## SCHOOL DISTRECT:

ROGERS, ARKANSAS

## ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 20 DAY OF November 2001.

Ronald J. Shelby
CHAIRMAN

## ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 27TH DAY OF Nov, 2001 BY THE ROGERS CITY COUNCIL.

Jack W. Stanley
MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

CERTIFICATION OF AUTHORIZATION NORTHSTAR No. 74 ARKANSAS ENGINEER

REGISTERED STATE OF ARKANSAS NO.1301 JERRY L. GING PROFESSIONAL LAND SURVEYOR SIGNATURE

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
(501) 271 - 0906
Bentonville, Arkansas 72712
(501) 271-8144 Fax

# BENT TREE of ROGERS PHASE 1

WEST DRIVE
ROGERS, ARKANSAS

REVISED FINAL PLAT

| | |
|---|---|
| CHECKED: | TLG 02/19/01 |
| DRAWN: | JZO 02/19/01 |
| FILE NAME: | 215-01FP.dwg |
| PROJECT No.: | 215-01 |
| PLOT DATE: | 11/27/01 |
| REV.: | |

SHEET 1 of 1

PL-562