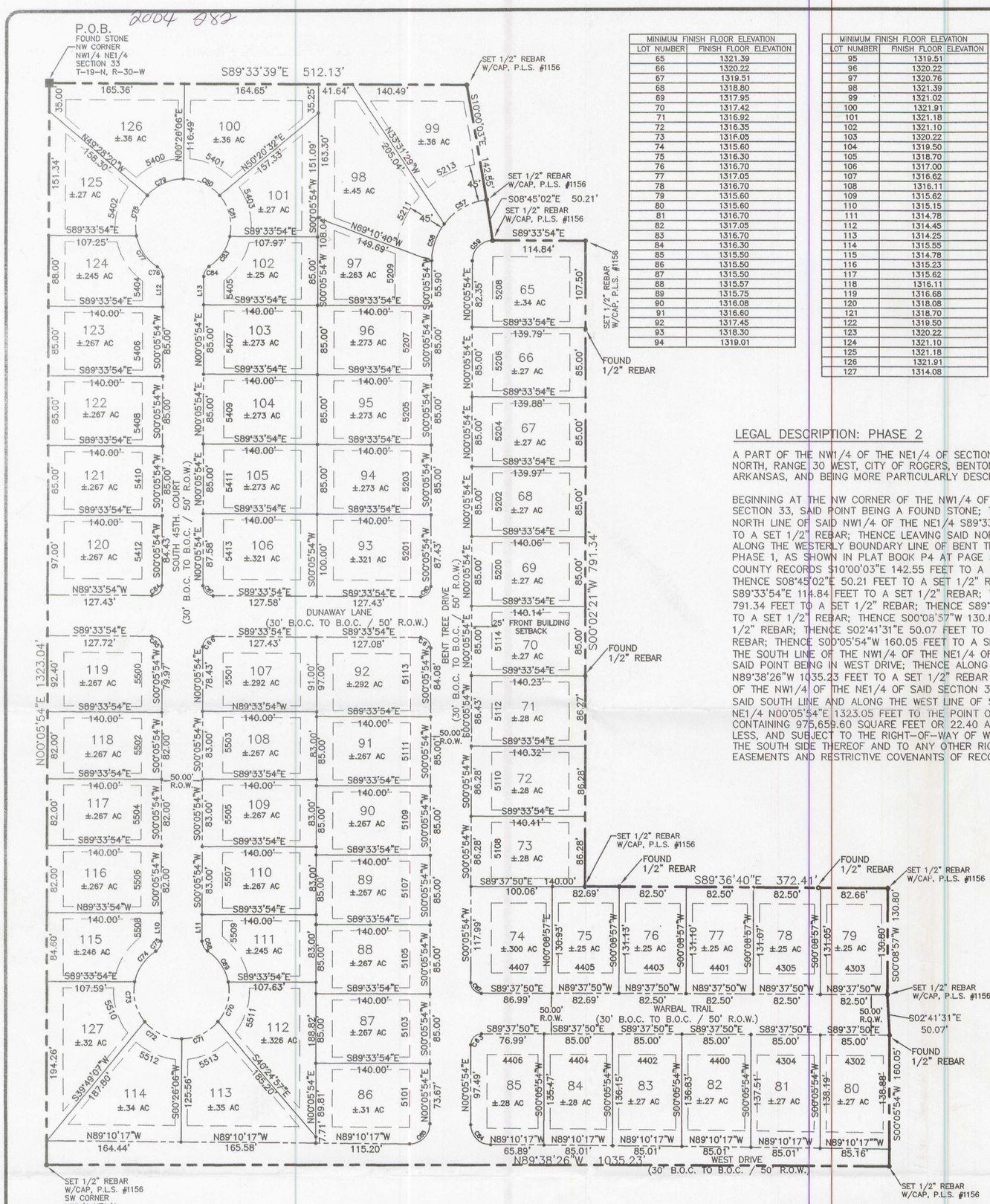
2004 282

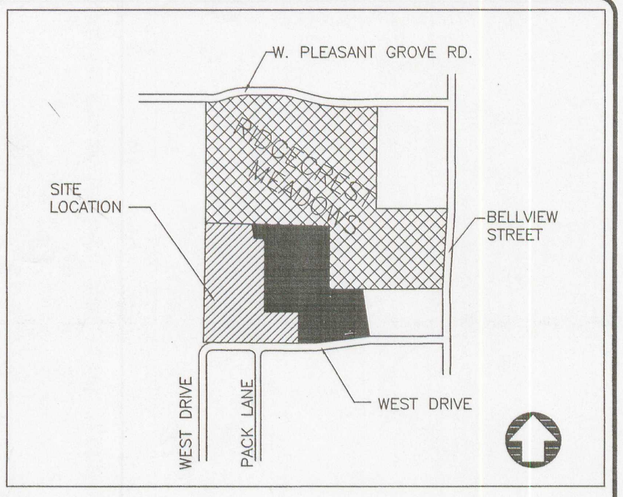


MINIMUM FINISH FLOOR ELEVATION	
LOT NUMBER	FINISH FLOOR ELEVATION
65	1321.39
66	1320.22
67	1319.51
68	1318.80
69	1317.95
70	1317.42
71	1316.92
72	1316.35
73	1316.05
74	1315.60
75	1316.30
76	1316.70
77	1317.05
78	1316.70
79	1315.60
80	1315.60
81	1316.70
82	1317.05
83	1316.70
84	1316.30
85	1315.50
86	1315.50
87	1315.50
88	1315.57
89	1315.75
90	1316.08
91	1316.60
92	1317.45
93	1318.30
94	1319.01

MINIMUM FINISH FLOOR ELEVATION	
LOT NUMBER	FINISH FLOOR ELEVATION
95	1319.51
96	1320.22
97	1320.76
98	1321.39
99	1321.02
100	1321.91
101	1321.18
102	1321.10
103	1320.22
104	1319.50
105	1318.70
106	1317.00
107	1316.62
108	1316.11
109	1315.62
110	1315.15
111	1314.78
112	1314.45
113	1314.25
114	1315.55
115	1314.78
116	1315.23
117	1315.62
118	1316.11
119	1316.68
120	1318.08
121	1318.70
122	1319.50
123	1320.22
124	1321.10
125	1321.18
126	1321.91
127	1314.08

LINE TABLE		
LINE	LENGTH	BEARING
L10	34.63	N00°05'54"E
L11	32.85	N00°05'54"E
L12	37.61	N00°05'54"E
L13	35.29	N00°05'54"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C57	61.38	76.46	S60°26'28"W	59.75
C58	48.58	75.00	S18°39'23"W	47.74
C59	39.17	25.37	S44°40'31"W	35.39
C60	20.50	13.00	N45°16'00"E	18.44
C61	20.34	13.00	N44°44'00"W	18.33
C62	20.36	13.00	S44°45'58"E	18.34
C63	20.48	13.00	S45°14'02"W	18.43
C64	38.37	24.50	S44°45'58"E	34.57
C65	38.60	24.50	N45°14'02"E	34.73
C66	19.71	12.50	S45°16'00"W	17.73
C67	19.56	12.50	S44°44'00"E	17.63
C68	14.47	14.50	S28°28'57"E	13.87
C69	47.30	58.50	N33°53'56"W	46.02
C70	51.97	58.50	N14°42'51"E	50.28
C71	50.73	58.50	N65°00'22"E	49.16
C72	51.43	58.50	S64°57'46"E	49.79
C73	52.46	58.50	S14°05'06"E	50.72
C74	46.78	58.50	S34°30'44"W	45.54
C75	14.51	14.50	N28°45'33"E	13.91
C76	14.56	14.50	N28°39'34"W	13.95
C77	47.66	58.50	S34°04'38"E	46.35
C78	52.92	58.50	S15°10'38"W	51.13
C79	50.00	58.50	S65°34'39"W	48.49
C80	50.35	58.50	N65°16'40"W	48.41
C81	53.32	58.50	N14°30'21"W	51.50
C82	46.41	58.50	N34°20'11"E	45.21
C83	14.42	14.50	S28°34'55"W	13.83
C84	19.71	12.50	N45°16'00"E	17.73
C85	19.56	12.50	S28°34'55"W	17.63



LEGEND:

- SET 1/2" REBAR W/CAP, P.L.S. #1156
- FOUND STONE
- FOUND REBAR (AS NOTED)
- SETBACK/UTILITY EASEMENT
- PROPERTY/R.O.W. LINE

NOTES:

1. HOUSES ON LOTS 80, 81, 82, 83, 84, 85, 86, 113 AND 114 ARE NOT TO HAVE DRIVE ACCESS TO WEST DRIVE.
2. ALL LOT FINISHED FLOOR ELEVATIONS ARE TO BE NO LESS THAN 1' ABOVE TOP OF CURB.
3. SIDEWALKS TO BE BUILT TO CITY CODE AND RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS MUST BE INSTALLED THE FULL WIDTH OF THE PROPERTY. SIDEWALKS MUST BE A MINIMUM OF 18" BEHIND THE CURB.

2004 282
Recorded in the Above
Plat Book & Page
03-18-2004 03:33:54 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

NO.	REVISIONS	BY

The essential building blocks...
FKF
Civil Engineers - Landscape Architects - Land Surveyors
Freeland - Kauffman & Fredeen, Inc.
5201 Village Parkway, Suite 201
Rogers, AR 72758
Telephone 479-464-9745
Fax 479-464-9748
Affiliate Freeland and Kauffman, Inc. Greenville, SC

AMENDMENT TO FINAL PLAT OF BENT TREE PHASE II

ROGERS, BENTON COUNTY, ARKANSAS
LOUIS R. WINSKI INVESTMENTS, INC.

LEGAL DESCRIPTION: PHASE 2

A PART OF THE NW1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33, SAID POINT BEING A FOUND STONE; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4 S89°33'39"E 512.13 FEET TO A SET 1/2" REBAR; THENCE LEAVING SAID NORTH LINE AND ALONG THE WESTERLY BOUNDARY LINE OF BENT TREE OF ROGERS PHASE 1, AS SHOWN IN PLAT BOOK P4 AT PAGE 562 OF THE BENTON COUNTY RECORDS S10°00'03"E 142.55 FEET TO A SET 1/2" REBAR; THENCE S08°45'02"E 50.21 FEET TO A SET 1/2" REBAR; THENCE S89°33'54"E 114.84 FEET TO A SET 1/2" REBAR; THENCE S00°02'21"W 791.34 FEET TO A SET 1/2" REBAR; THENCE S89°36'40"E 372.41 FEET TO A SET 1/2" REBAR; THENCE S00°08'57"W 130.80 FEET TO A SET 1/2" REBAR; THENCE S02°41'31"E 50.07 FEET TO A FOUND 1/2" REBAR; THENCE S00°05'54"W 160.05 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33, SAID POINT BEING IN WEST DRIVE; THENCE ALONG SAID SOUTH LINE N89°38'26"W 1035.23 FEET TO A SET 1/2" REBAR AT THE SW CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NW1/4 OF THE NE1/4 N00°05'54"E 1323.05 FEET TO THE POINT OF BEGINNING, CONTAINING 975,659.60 SQUARE FEET OR 22.40 ACRES± MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF WEST DRIVE ALONG THE SOUTH SIDE THEREOF AND TO ANY OTHER RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

OWNER:
LOUIS R. WINSKI INVESTMENTS, INC.
4208 WARBAL TRAIL
LOWELL, ARKANSAS 72745
(479) 621-1000

ENGINEER / SURVEYOR:
FREELAND-KAUFFMAN & FREDEEN, INC.
5201 VILLAGE PARKWAY, SUITE 201
ROGERS, AR. 72758
(479) 464-9745

SUBDIVISION NAME:
BENT TREE of ROGERS PHASE 2

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

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
MAP NUMBER: 05007C0165 E
EFFECTIVE DATE: DECEMBER 20, 2000.

SURVEYORS CERTIFICATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE 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 ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, P.L.S. NO.1156, ARKANSAS — DATE 03-18-04

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 AN 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.

DEVELOPER — DATE 3/4/04

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 4th DAY OF March, 2004.
Valerie Learned
NOTARY PUBLIC
"OFFICIAL SEAL" VALERIE LEARNED NOTARY PUBLIC • ARKANSAS BENTON COUNTY My Commission Expires 5/09/06
MY COMMISSION EXPIRES: 05-09-06

ALL BUILDING SETBACKS ARE TO SERVE AS UTILITY AND DRAINAGE EASEMENTS AS WELL.

ROGERS CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 24th DAY OF February 2004. BY THE ROGERS CITY COUNCIL.
MAYOR
CITY CLERK
CITY OF ROGERS SEAL CITY CLERK

ROGERS PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 8 DAY OF March 2004.
CHAIRMAN

REGISTERED STATE OF ARKANSAS NO. 1156 SIGNATURE S. CRAIG DAVIS PROFESSIONAL LAND SURVEYOR

AMENDMENT TO FINAL PLAT OF BENT TREE PHASE II - CHANGED NAME OF 45TH STREET PER PLAT BOOK 2003 PAGE 1059, TO SOUTH 45TH COURT, PER THE CITY OF ROGERS.

500-19N-30W-0-33-140-04-1156

0 100 200
SCALE : 1" = 100 FEET

DRAWN	TWM
CHECKED	SCD/LDF
DATE	2/3/04
SCALE	1" = 100'
JOB #	2002-135
SHEET	1
OF	1 SHEETS

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