LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S60°36'50"E	65.20'
L2	S89°50'22"E	84.36'
L3	S87°37'06"E	76.92'
L4	S60°38'37"E	56.86'
L5	S59°26'15"E	133.18'
L6	S71°32'42"E	128.91'
L7	S85°33'22"E	20.79'
L8	N29°24'26"W	8.73'
L9	N34°39'35"E	25.00'
L10	N26°18'46"E	25.00'
L11	S29°37'37"E	40.46'
L12	S81°57'16"W	18.01'
L13	N85°20'48"E	25.33'
L14	S85°20'48"W	25.33'
L15	S46°06'11"W	15.33'
L16	N00°00'00"E	20.34'
L17	N90°00'00"W	35.45'
L18	S90°00'00"E	35.45'
L19	N20°01'20"E	25.44'
L20	S20°01'20"W	4.55'
L21	N85°10'10"W	25.00'
L22	S25°52'13"E	25.00'
L23	S01°18'33"W	17.53'
L24	S01°18'33"W	24.98'
L25	S36°29'27"W	17.71'

BEARING ORIENTATION:

The bearings shown hereon, are oriented to the Legal Description, in a Warranty Deed recorded in Book 682, Page 94 of the Benton County records, using the computed bearing between a found iron pin marking the Northwest Corner of the NW¼ of the SW¼ of Section 17 and the Southwest Corner of the NW¼ of the SW¼ of said Section 17, of Township 17 North, Range 29 West.

NOTES:

1–SIDEWALKS will be constructed by the home builder of each individual lot, per the City of Rogers Code, Sections 37 and 51.

2–BUILDING SETBACK LINES shown on this plat are as follows, unless noted otherwise:

Front Yard Setback–25 ft. from street right–of–way.
Rear Yard Setback–20 ft. from rear property line.
Side Yard Setback–7.5 ft. Interior/20 feet exterior.

3–COVENANTS All lots within the subdivision are covered by a set of PROTECTIVE COVENANTS AND RESTRICTIONS recorded at _____, Benton Counnty Records, of the Benton County Circuit Clerk.

4–Areas included in the BUILDING SETBACK area, shall also be UTILITY AND DRAINAGE EASEMENTS.

5–Lots 6, 7, 8, 9 AND 10 shall have driveways from Breckenridge Loop only, no driveways are allowed off of Pleasant Ridge Road.

6–Owners of Lots 13 thru 26 are warned not to build permanent structures in the SWEPCO powerline right–of–way, except fences.

7–All finished floor elevations of all houses being built in this subdivision will be a minimum of one foot above the curb, fronting the lot being built on.

8–No obstructions may be constructed or planted restricting the emergency access between Lots 28 and 29, and the asphalt surface shall not be removed.

ROGERS PLANNING COMMISSION ACCEPTANCE:

Approved and recommended for acceptance by the City Planning Commission of Rogers, Arkansas, this 21 day of December, 2000.1999

Chairman

ROGERS CITY COUNCIL ACCEPTANCE:

This plat is hereby accepted this 11th day of January, 2000 by the Rogers City Council.

Mayor

City Clerk

CITY OF ROGERS SEAL CITY CLERK

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 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, all utility companies, and all cable television companies shall have the right of ingress and egress to said easements and the right to prohibit the erection of buildings, structures, or fences within said easements.

DAVID RAY CHAPMAN — 1-25-00 date

Donna Chapman — 1-25-00 date
DONNA RUTH CHAPMAN

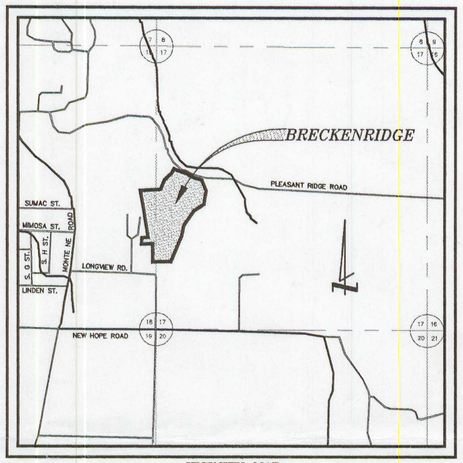
State of Arkansas
County of Benton
Subscribed and sworn before me this 25 day of January, 2000

Patricia R. Ross
Notary Public

My commission expires: 6-17-2004

OFFICIAL SEAL PATRICIA R. ROSS NOTARY PUBLIC - ARKANSAS WASHINGTON COUNTY My Commission Expires: 6-17-2004

FILED FOR RECORD
At 11 O'Clock 00 M
FEB 07 2000
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK



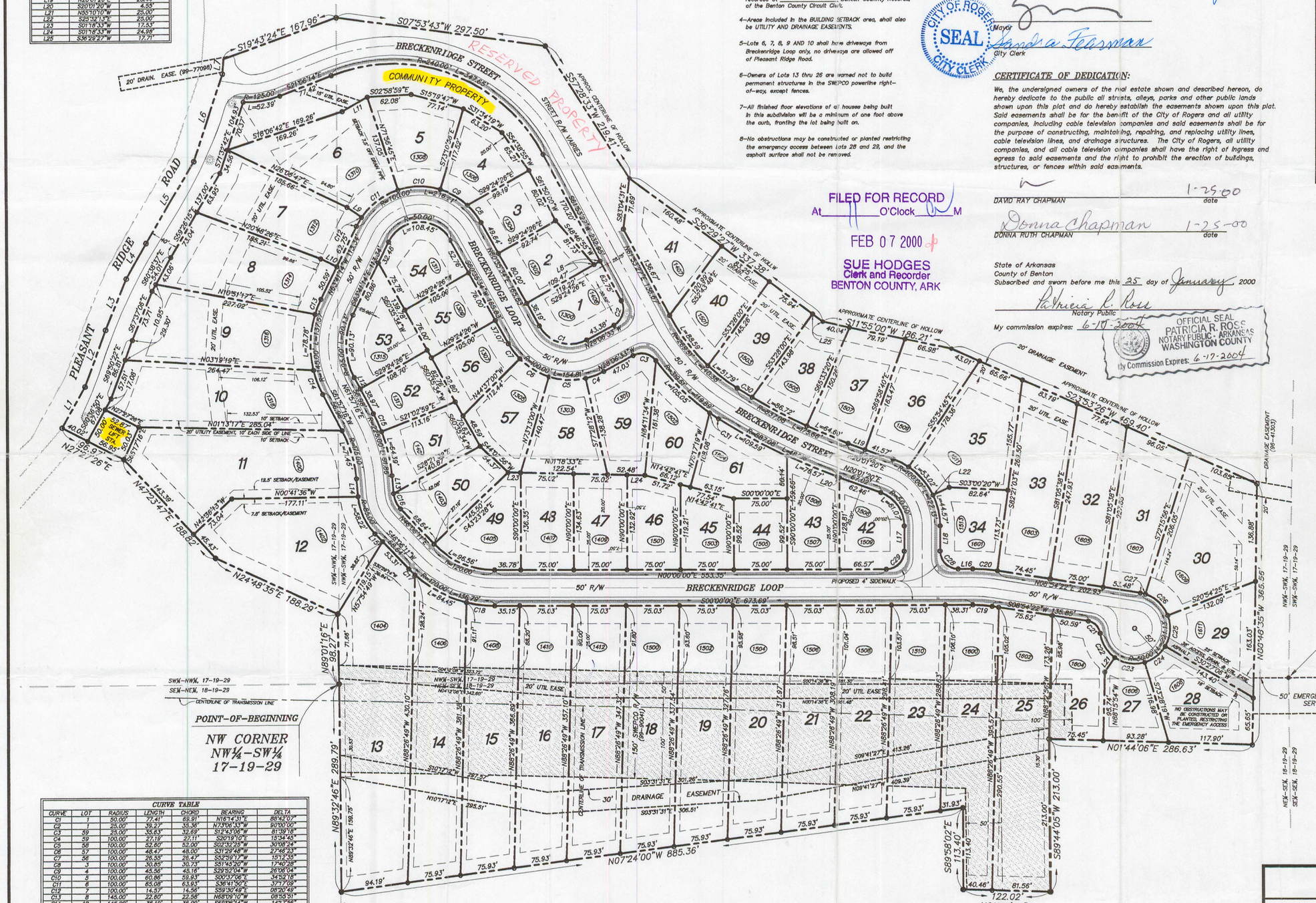
VICINITY MAP
Not to Scale

P2758

SURVEY DESCRIPTION OF BRECKENRIDGE BOUNDARY:

A certain tract of land located within the corporate limits of the City of Rogers, being a part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section Seventeen (17), and a part of the Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Eighteen (18), all in Township 19 North, Range 29, West of the 5th Principal Meridian, Benton County, Arkansas, being more particularly described as follows, to–wit:

Beginning at the Northwest Corner of the NW¼ of the SW¼ of said Section 17, thence N89°01'16"E 98.27 feet to a point; thence N24°48'35"E 188.29 feet to a point; thence N47°23'47"E 188.82 feet to a point; thence N27°27'26"E 96.97 feet to a point along the centerline of Pleasant Ridge Road; thence along said centerline S60°36'50"E 65.20 feet to a point; thence continuing along said centerline S89°50'22"E 84.36 feet to a point; thence continuing along said centerline S87°37'06"E 76.92 feet to a point; thence continuing along said centerline S60°38'37"E 56.86 feet to a point; thence continuing along said centerline S59°26'15"E 133.18 feet to a point; thence S71°32'42"E 128.91 feet along said centerline S85°33'22"E 20.79 feet to a point; thence away from said road S19°43'24"E 167.96 feet to a point along the Northerly line of the NW¼ of the SW¼ of said Section 17; thence along the approximate center of a hollow S07°53'43"W 297.50 feet to the point of intersection with the approximate center of a second hollow; thence along the approximate center of said second hollow S57°28'33"W 219.41 feet to a point; thence along the approximate center of said second hollow S36°29'27"W 337.38 feet to a point along the approximate center of said hollow; thence continuing along the approximate centerline of said second hollow S11°55'00"W 186.21 feet to a point; thence continuing along the approximate centerline of said second hollow S23°53'26"W 469.40 feet to a point 50 feet North of the Southerly line of the NW¼ of the SW¼ of said Section 17; thence paralleling said Southerly line of N88°48'35"W 365.56 feet to a point; thence N01°44'06"E 286.63 feet to a point; thence S89°44'05"W 213.00 feet to a point; thence N01°44'06"E 122.02 feet to a point; thence S89°58'02"E 113.40 feet to a point; thence N07°24'00"W 885.36 feet to a point; thence N89°32'46"E 289.79 feet to the Point–of–Beginning, containing 28.35 acres (1,234,752 sq. ft.), more or less, subject to all rights–of–way, servitudes and/or easements, of record or fact.



CURVE TABLE					
CURVE	LOT	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1	50.00'	77.41'	69.91'	N16°14'31"E	88°42'07"
C2	1	25.00'	39.27'	35.36'	N73°06'53"W	90°00'00"
C3	39	25.00'	35.63'	32.69'	S12°43'06"W	81°39'16"
C4	59	100.00'	27.19'	27.11'	S20°19'10"E	15°34'45"
C5	58	100.00'	52.60'	52.00'	S02°13'28"W	30°08'24"
C6	57	100.00'	48.47'	48.00'	S31°29'48"W	27°46'23"
C7	56	100.00'	26.55'	26.47'	S52°59'17"W	15°12'35"
C8	3	100.00'	30.85'	30.73'	S51°45'20"W	17°40'28"
C9	4	100.00'	45.56'	45.16'	S29°52'04"W	26°06'04"
C10	5	100.00'	60.86'	59.93'	S00°37'06"E	34°52'18"
C11	6	100.00'	65.08'	63.93'	S36°41'50"E	37°27'09"
C12	7	100.00'	14.57'	14.56'	S59°30'49"E	08°20'49"
C13	8	145.00'	22.69'	22.58'	N68°09'10"W	09°53'51"
C14	10	145.00'	36.19'	36.09'	S69°06'14"W	14°17'56"
C15	52	225.00'	27.47'	27.46'	N63°27'09"E	06°59'45"
C16	50	35.00'	23.97'	23.51'	N53°43'29"E	39°14'37"
C17	13	170.00'	12.22'	12.22'	S44°02'37"W	04°07'08"
C18	15	170.00'	40.12'	40.03'	S06°45'37"W	13°31'14"
C19	24	175.00'	27.20'	27.18'	S04°27'11"W	08°54'22"
C20	34	225.00'	34.97'	34.94'	N04°27'11"E	08°54'22"
C21	26	20.00'	25.62'	23.90'	S40°36'20"W	73°23'54"
C22	26	50.00'	41.43'	40.25'	S58°34'03"W	47°28'27"
C23	27	50.00'	44.82'	43.33'	S09°09'05"W	51°21'31"
C24	26	50.00'	37.54'	36.67'	S38°02'17"E	43°01'13"
C25	29	50.00'	44.82'	43.33'	S89°13'40"E	51°21'31"
C26	30	50.00'	44.82'	43.33'	N43°24'50"E	51°21'31"
C27	31	50.00'	7.70'	7.70'	N13°59'13"E	08°49'42"
C28	34	25.00'	39.27'	35.36'	N45°00'00"E	90°00'00"
C29	42	25.00'	39.27'	35.36'	N45°00'00"W	90°00'00"
C30	39	837.08'	24.34'	24.34'	N31°12'47"E	01°39'49"
C31	61	319.51'	14.64'	14.64'	S33°22'36"W	02°39'40"

100 0 100 200
GRAPHIC SCALE IN FEET

LEGEND:

- MONUMENT FOUND AS NOTED
- MONUMENT SET AS NOTED
- CONCRETE MONUMENT SET
- LIGHT
- (1234) STREET ADDRESS

OWNER/DEVELOPER:

David Ray Chapman & Donna Ruth Chapman
109 Spring Street
Springdale, Arkansas 72712
756–5159

SURVEYOR/ENGINEER:

Engineering Design Associates, P.A.
134 West Emma Avenue
Springdale, Arkansas 72712
Ph: 501–756–1266
FAX: 501–756–2129

FLOOD CERTIFICATION:

I certify that this property lies within FIRM Zone "X" (unshaded) Areas determined to be outside 500–year floodplain, according to the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) No. 0500TC0160 E Dated September 18, 1991.

LAND SURVEYOR'S DECLARATION:

I hereby declare that on the 30th day of APRIL 1999, the survey of the hereon platted and described property was completed under my supervision, and the property corners were found or set, as shown, to the best of my professional knowledge and belief.

Michael B. Marie 1-24-00
Michael B. Marie, Ar. PLS No. 1174 dated

ARKANSAS MICHAEL B. MARIE 1174 PROFESSIONAL LAND SURVEYOR

FINAL PLAT

BRECKENRIDGE SUBDIVISION

ROGERS, ARKANSAS

EDA
Consulting Engineering
Landscape Architecture
Land Surveying
Engineering Design Associates, P.A.
3291 South Thompson, Bldg. A, Suite 105
Springdale, Arkansas 72764
(501) 756-1266
Fax: (501) 756-2129

DRAWN BY: MBM	CHECKED BY: RMA
DATE: 1–24–00	
SCALE: 1"=100'	
JOB NUMBER: 0379	
0379FINL.DWG	

DESCRIPTION: City of Rogers, Part of SW¼–NW¼ & NW¼–SW¼, 17–19–29, and part of NE¼–SE¼ 18–19–29, Benton County, Arkansas

SHEET 1 OF 1

C:\Land Projects\0379\dwg\0379FINL.dwg 01/24/00 04:54:53 PM CST