

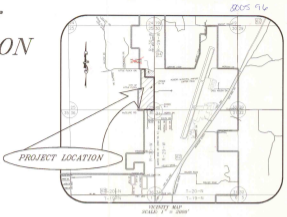
2005
 Revised to show
 100' wide Right of Way
 along Rogers and
 Little Flock Streets

2005 96 THE FINAL PLAT of CAMDEN WAY SUBDIVISION ROGERS, ARKANSAS

BOUNDARY DESCRIPTION

Part of the SE ¼ of the SE ¼ and part of the NE ¼ of the SE ¼ all in Section 25, Township 20 North, Range 30 West, in Rogers, Benton County, Arkansas, being more particularly described as follows:
 BEGINNING at the SE Corner of the SE ¼ of the SE ¼ of said Section 25, thence along the South line of said 40 acre tract S 89°27'50" W - 184.72 feet, thence leaving said South line N 0°34'11" W - 1321.34 feet to the North line of said 40 acre tract to Found Iron Pit, thence along said North line N 89°19'50" E - 170.15 feet to a Found Iron Pit, thence leaving said North line N 0°35'10" W - 1258.47 feet, thence N 89°20'50" E - 301.04 feet, thence S 0°32'45" W - 208.93 feet to a Found Iron Pit, thence N 89°25'00" E - 533.88 feet, thence S 0°23'44" E - 2076.45 feet to the POINT OF BEGINNING, containing 47.90 acres, more or less, and subject to the Right-of-Ways of Little Flock Drive on the North, McClure Road on the South, and Arkansas Highway #84 on the East and all other assessments of record.

ACREAGE - 47.90
 ZONING R-1A
 SINGLE FAMILY RESIDENTIAL
 TOTAL 162 LOTS



Certificate of Accuracy: The undersigned hereby certifies that the plan shown and described on this plat was prepared by a duly licensed and duly sworn Surveyor and that the measurements have been taken as required by the Subdivision Regulation.
 DATE: January 13th, 2005
 SIGNATURE: [Signature]
 TITLE: Surveyor



Prorogated Ownership and Dedication:
 The undersigned hereby certifies that the plat is to the City of Rogers for approval and acceptance and certifies to be the owner(s) of the property described and hereby dedicates all streets, utility easements, ponds and other appurtenant public or private use as noted. The undersigned certifies that the platting as filed on record cannot be changed unless accepted pursuant to applicable local or other law. The undersigned further certifies that the required ordinance of acceptance is in order having been approved by the City Attorney on January 13th, 2005.
 DATE: [Blank]

Certificate of Acceptance: The undersigned hereby certify that this plat meets current regulations of the City of Rogers and regulations of the Arkansas State Board of Surveyors and that the plat is to the office of responsibility shown below.

Owner: Pennington Developments
 P.O. Box 6000
 Springdale Arkansas 72765
 BY: [Signature] DATE: January 13th, 2005
 TITLE: PRESIDENT

ACCEPTANCE OF DEDICATIONS

CITY OF ROGERS
 MAYOR: [Signature]
 1-8-05
 1-8-05

ACCEPTANCE FOR SUBDIVISION

NOT REQUIRED
 SECRETARY, PLANNING COMMISSION
 CHIEFMAN, PLANNING COMMISSION
 1-4-05 [Signature]

ACCEPTANCE AND APPROVAL

NOT REQUIRED
 ENGINEER
 ROGERS WATER UTILITIES

ACCEPTANCE AND APPROVAL

NOT REQUIRED
 DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

RESOLUTION: IT IS RESOLVED THAT MRS PENNINGTON PRESIDENT OF PENNINGTON DEVELOPMENTS, INC. IS HEREBY AUTHORIZED TO EXECUTE THE INSTRUMENT OF OWNERSHIP AND DEDICATION AS SHOWN ON THIS FINAL PLAT.

I, MRS PENNINGTON SECRETARY OF PENNINGTON DEVELOPMENTS, INC. DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE RESOLUTION UNANIMOUSLY ADOPTED AT A MEETING OF THE BOARD OF DIRECTORS OF SAID CORPORATION, ON THE 13 TH DAY OF SEPTEMBER, 2004, AT WHICH A QUORUM OF THE BOARD WAS PRESENT BY MRS PENNINGTON SECRETARY OF PENNINGTON DEVELOPMENTS, INC.

2005 96
Owner/Developer
 PENNINGTON DEVELOPMENTS, INC.
 P.O. BOX 6000
 SPRINGDALE, AR 72765

Engineer/Surveyor
 LandTech Engineering, Inc.
 120 W. Emma
 Springdale, AR 72765

CAMDEN WAY SUBDIVISION

PENNINGTON DEVELOPMENTS, INC.
 P.O. BOX 6000
 SPRINGDALE, AR 72765

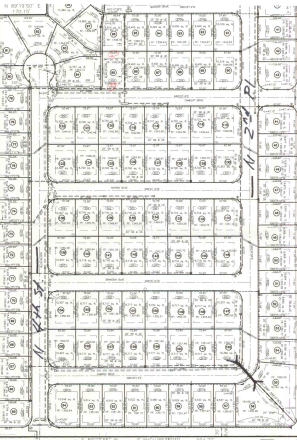
TITLE	FINAL PLAT
DATE	JAN 13 2005
PROJECT NO.	2005 96
OWNER	ROGERS ARKANSAS
ENGINEER	LANDTECH ENGINEERING, INC.
PLAT NO.	2004

Professional Land Planners
LandTech Engineering, Inc.
 120 W. Emma Ave.
 Springdale, AR 72765
 Telephone: (501) 796-2772

SHEET NO.
 1 / 4

205-97

SEE SHEET 3



SEE SHEET 4 FOR
UTILITY
EASEMENTS

205-97

BUILDING SETBACK
FROM STREET ROW - 25 FEET
FROM SIDE PROPERTY LINE - 7.5 FEET
FROM BACK PROPERTY LINE - 20 FEET

CURVE TABLE				
CURVE	LENGTH	CHORD	DELTA	TANGENT
1	33.34	33.00	103.91	30.00
2	33.34	33.00	103.91	30.00



LEGEND

- SET CONCRETE MONUMENT
- SET COTTON PICKER SPINDLE
- SET IRON PIN
- FOUND IRON PIN
- #11 ADDRESSES *205-97*
- WATER MAIN
- FIRE HYDRANT
- WATER TEE
- WATER VALVE
- SANITARY SEWER MANHOLE
- STORM SEWER
- STORM SEWER DROP INLET
- LOT PIN
- UTILITY CROSSING
- U.E.
- B.S.
- D.E.
- FINISH FLOOR
- STREET LIGHT
- FORCE MAIN
- STOP SIGN
- SINGLE PHASE CONDUCTOR
- 3 PHASE CONDUCTOR
- TRANSFORMER
- PRIMARY JUNCTION BOX

- NOTES:
- THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL 03007C000 DATED DECEMBER 20, 2000.
 - SEWERLINES SHALL BE BUILT AS LOTS ARE DEVELOPED.
 - ALL STREETLIGHTS TO BE 800 LUMENS EXCEPT, THE STREET LIGHT AT THE INTERSECTION OF HWY 94 AND CAMDEN DRIVE IS TO BE A MINIMUM 11,000 LUMENS. ALL STREET LIGHT LOCATIONS SHALL BE PLACED AT A MINIMUM HORIZONTAL SEPARATION OF 5-FEET FROM PROPOSED WATER & SEWER MAINS AND SERVICE LINES.
 - ALL STREET RIGHT-OF-WAYS ARE 50'
 - ALL SETBACKS AS SHOWN ARE TO BE UTILITY EASEMENTS ALSO INCLUDING SIDE SETBACKS.
 - NO LOTS ARE ALLOWED TO FRONT ONTO MCCLURE ROAD, NORTH 2ND ST (HWY 94) OR LITTLE FLOOD DRIVE.
 - ALL RADIUS ARE 30' UNLESS OTHERWISE NOTED.
 - ALL LOTS SHALL BE USED AS SINGLE FAMILY RESIDENTIAL, EXCEPT LOTS 12 & 13.
 - LOT FRO HINGE BODY SET AT ALL LOT CORNERS.
 - LOT NUMBER 13 IS A DRAINAGE EASEMENT & UTILITY EASEMENT DEDICATED TO THE CITY OF ROGERS.
 - LOT NUMBER 12 IS DEDICATED TO ROGERS WHEN UTILITIES.

OPPOSITE SEWER EASEMENTS

DEED BOOK	PAGE
2003	32443
2003	32450

DOCUMENT # 000119117 - 000119210
DOCUMENT # 000088999 - 0000902

22 CORNER
20 1/4"
20 1/4"
20 1/4"
20 1/4"

FORBARRON DEVELOPMENTS, INC.
P.O. BOX 8049
SPRINGDALE, AR 72765

CAMDEN WAY SUBDIVISION

FILE	FINAL	PLAN	DATE	BY	DATE	BY
205-97	205-97	205-97	01/20/07	JDL	01/20/07	DWH
205-97	205-97	205-97	01/20/07	JDL	01/20/07	DWH

Professional Land Planners
Landtech Engineering, Inc.
320 W. Emma Ave.
Springdale, Arkansas 72765
Telephone: (501) 756-2772

SHEET NO. **2** / **4**

2005 98

2005 98
Revised in the field
11/11/05
11/11/05 11:00:00 AM
D:\Projects\211001.dwg
D:\Projects\211001.dwg
User: jcl
Date: 11/11/05

2005 98

NORTH
GRAPHIC SCALE
1" = 100'

OFFSITE STORAGE EASEMENT
DEED BOOK PAGE
2004 46683

SEE SHEET 2

2005 98

2005 98

CAMDEN WAY SUBDIVISION

Professional Land Planners
Landtech Engineering, Inc.
110 N. Green Ave.
Springdale, Arkansas 72746
Telephone: (501) 754-3772

SHEET NO.

3 / 4

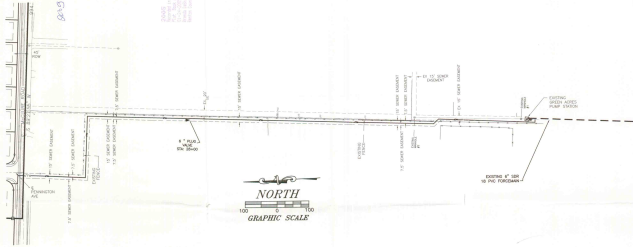
PENNINGTON DEVELOPMENTS, INC.
SPRINGDALE, AR 72746

PROJECT NO. 211001
SUBDIVISION 211001-0000
DATE 11/11/05

DATE 03/07
DRAWN BY JCL
CHECKED BY DMH
SCALE AS SHOWN
DATE 01/11/05

2005.07

2005.07



2005.07
 For All City Plans
 For All City Plans
 For All City Plans
 For All City Plans
 For All City Plans



2005.07

4	4
---	---

Professional Land Planners
Landtech Engineering, Inc.
 145 N. 10th Ave.
 Scottsdale, Arizona 85260
 Telephone (301) 756-2772

CAMDEN WAY SUBDIVISION

DATE OF T.D.	DATE OF P.L.	DATE OF A.P.	DATE OF S.D.
T.D.	P.L.	A.P.	S.D.
As Shown	As Shown	As Shown	As Shown
2005	2005	2005	2005

REVISIONS	DATE	BY	REASON