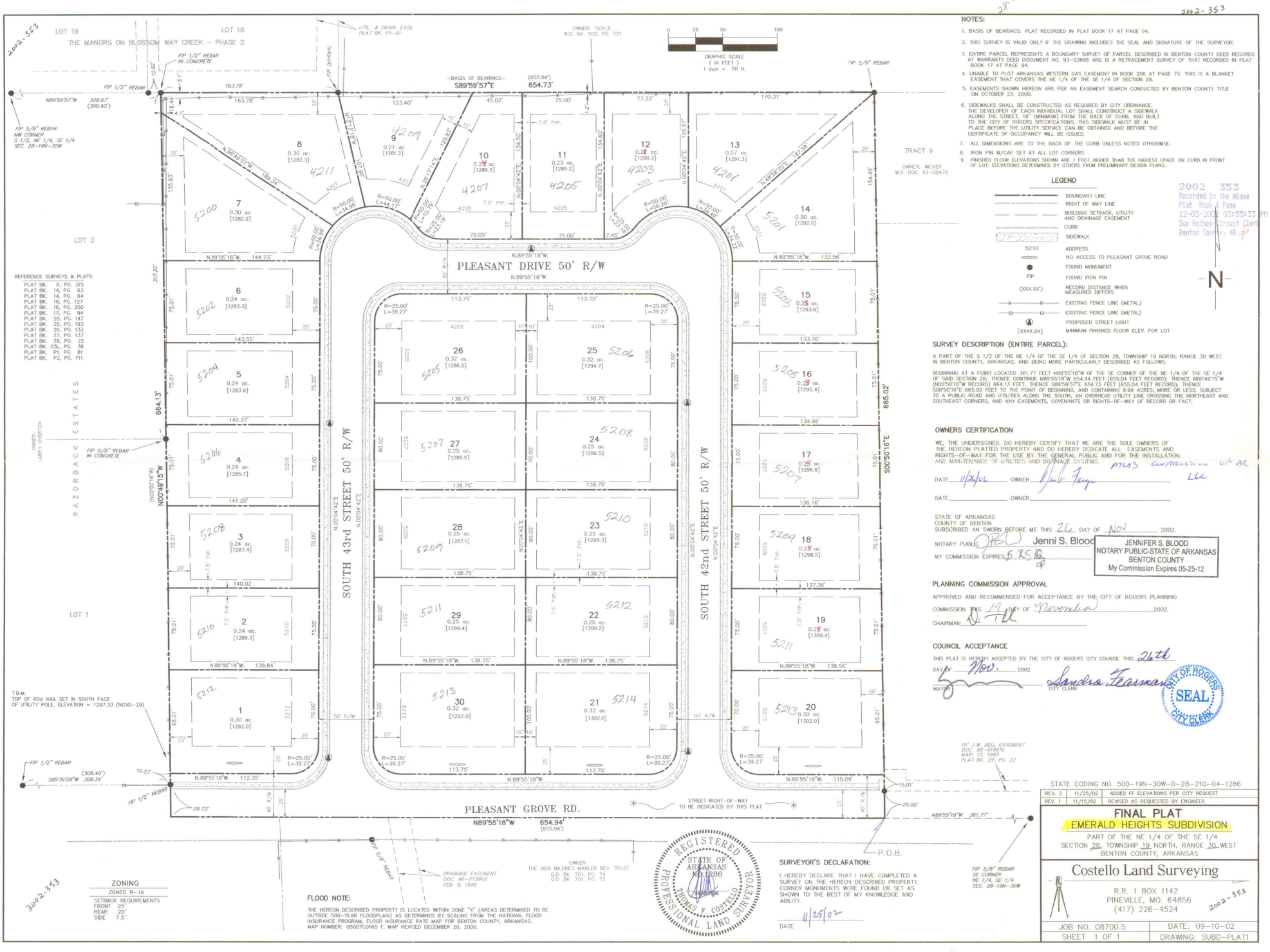

2002-353

28-19-30

2002-353

NOTES:

1. BASIS OF BEARINGS: PLAT RECORDED IN PLAT BOOK 17 AT PAGE 94.
2. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
3. ENTIRE PARCEL REPRESENTS A BOUNDARY SURVEY OF PARCEL DESCRIBED IN BENTON COUNTY DEED RECORDS AT WARRANTY DEED DOCUMENT NO. 93-03696 AND IS A RETRACEMENT SURVEY OF THAT RECORDED IN PLAT BOOK 17 AT PAGE 94.
4. UNABLE TO PLOT ARKANSAS WESTERN GAS EASEMENT IN BOOK 256 AT PAGE 73. THIS IS A BLANKET EASEMENT THAT COVERS THE NE 1/4 OF THE SE 1/4 OF SECTION 28.
5. EASEMENTS SHOWN HEREON ARE PER AN EASEMENT SEARCH CONDUCTED BY BENTON COUNTY TITLE ON OCTOBER 23, 2000.
6. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE. THE DEVELOPER OF EACH INDIVIDUAL LOT SHALL CONSTRUCT A SIDEWALK ALONG THE STREET, 18" (MINIMUM) FROM THE BACK OF CURB, AND BUILT TO THE CITY OF ROGERS SPECIFICATIONS. THIS SIDEWALK MUST BE IN PLACE BEFORE THE UTILITY SERVICE CAN BE OBTAINED AND BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
7. ALL DIMENSIONS ARE TO THE BACK OF THE CURB UNLESS NOTED OTHERWISE.
8. IRON PIN W/CAP SET AT ALL LOT CORNERS
9. FINISHED FLOOR ELEVATIONS SHOWN ARE 1 FOOT HIGHER THAN THE HIGHEST GRADE ON CURB IN FRONT OF LOT. ELEVATIONS DETERMINED BY OTHERS FROM PRELIMINARY DESIGN PLANS.

LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- BUILDING SETBACK, UTILITY AND DRAINAGE EASEMENT
- CURB
- SIDEWALK
- 5210 ADDRESS
- NO ACCESS TO PLEASANT GROVE ROAD
- FOUND MONUMENT
- FIP FOUND IRON PIN
- (XXX.XX') RECORD DISTANCE WHEN MEASURED DIFFERS
- EXISTING FENCE LINE (METAL)
- EXISTING FENCE LINE (METAL)
- PROPOSED STREET LIGHT
- [XXXX.XX] MINIMUM FINISHED FLOOR ELEV. FOR LOT

2002 353
Recorded in the Above
Plat Book & Page
12-03-2002 03:55:33 PM
Sue Hodges-Circuit Clerk
Benton County, AR

N

REFERENCE SURVEYS & PLATS

PLAT BK. R, PG. 315
PLAT BK. 14, PG. 63
PLAT BK. 14, PG. 64
PLAT BK. 16, PG. 127
PLAT BK. 16, PG. 200
PLAT BK. 17, PG. 94
PLAT BK. 20, PG. 147
PLAT BK. 25, PG. 193
PLAT BK. 26, PG. 133
PLAT BK. 27, PG. 137
PLAT BK. 29, PG. 22
PLAT BK. 23L, PG. 38
PLAT BK. P1, PG. 81
PLAT BK. P2, PG. 711

ZONING

ZONED R-1A

SETBACK REQUIREMENTS
FRONT 25'
REAR 20'
SIDE 7.5'

FLOOD NOTE:

THE HEREON DESCRIBED PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0165 F. MAP REVISED DECEMBER 20, 2000.

REGISTERED
STATE OF ARKANSAS
NO. 1286
PROFESSIONAL LAND SURVEYOR
THOMAS F. COSTELLO

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

11/25/02
DATE

SURVEY DESCRIPTION (ENTIRE PARCEL):

A PART OF THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 361.77 FEET N89°55'18"W OF THE SE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 28; THENCE CONTINUE N89°55'18"W 654.94 FEET (655.04 FEET RECORD); THENCE N00°49'15"W (N00°50'16"W RECORD) 664.13 FEET; THENCE S89°59'57"E 654.73 FEET (655.04 FEET RECORD); THENCE S00°50'16"E 665.02 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.99 ACRES, MORE OR LESS. SUBJECT TO A PUBLIC ROAD AND UTILITIES ALONG THE SOUTH, AN OVERHEAD UTILITY LINE CROSSING THE NORTHEAST AND SOUTHEAST CORNERS, AND ANY EASEMENTS, COVENANTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

OWNERS CERTIFICATION

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 THE USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE SYSTEMS.

DATE 11/26/02 OWNER Mark Tenga ATAS CONSTRUCTION OF AR LLC

DATE OWNER

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AN SWORN BEFORE ME THIS 26 DAY OF Nov 2002.

NOTARY PUBLIC Jenni S. Blood

MY COMMISSION EXPIRES 5-25-12

JENNIFER S. BLOOD
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 05-25-12

PLANNING COMMISSION APPROVAL

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY OF ROGERS PLANNING COMMISSION THIS 19 DAY OF November 2002.

CHAIRMAN

COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED BY THE CITY OF ROGERS CITY COUNCIL THIS 26th DAY OF Nov. 2002.

MAYOR

Sandra Fearnan CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

STATE CODING NO. 500-19N-30W-0-28-210-04-1286

REV. 2	11/25/02	ADDED FF ELEVATIONS PER CITY REQUEST
REV. 1	11/15/02	REVISED AS REQUESTED BY ENGINEER

FINAL PLAT

EMERALD HEIGHTS SUBDIVISION

PART OF THE NE 1/4 OF THE SE 1/4
SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST
BENTON COUNTY, ARKANSAS

Costello Land Surveying
R.R. 1 BOX 1142
PINEVILLE, MO. 64856
(417) 226-4524

2002-353

JOB NO. 08700.5	DATE: 09-10-02
SHEET 1 OF 1	DRAWING: SUBD-PLAT1