2006-354

FINAL PLAT FOR ROCKY CREEK SUBDIVISION

A PART OF THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T-19-N, R-30-W,
OF THE FIFTH PRINCIPAL MERIDIAN,
BENTON COUNTY, ARKANSAS. CITY OF ROGERS, ARKANSAS

GENERAL NOTES

1. THIS PROPERTY IS ZONED R-SF, AND LOT SETBACKS ARE AS FOLLOWS:
   - FRONT: 25'
   - INTERIOR SIDE: 7.5'
   - STREET SIDE: 20'
   - REAR: 20'
2. ALL SETBACKS SHALL ALSO BE UTILITY/DRAINAGE EASEMENTS.
3. FENCES ARE NOT PERMITTED IN ANY DRAINAGE EASEMENT.
4. THE APPLICANT OF THIS PLAT IS PURSUING A REQUEST FOR A CONDITIONAL LETTER OF MAP REVISION WITH FEMA (FEMA CASE NO.: 05-06-0557R) DURING THE PREPARATION OF THIS PLAT.
5. LOTS 56, 57, & 58 ARE NON-BUILDABLE LOTS.
6. LOTS 1, 28, 29 AND 53 ARE NOT ALLOWED ACCESS TO DODSON ROAD.

SITE AMENITY AGREEMENT

PER THIS AMENITY AGREEMENT THE PROPERTY IS ZONED R-SF WITH MIN. 7,800 SF LOTS AND SETBACKS AS FOLLOWS:
- FRONT: 25'
- INTERIOR SIDE: 7.5'

ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 7th DAY OF March, 2006.

Brenda Mehaffy
CHAIRMAN

ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED ON THIS 28th DAY OF March 2006 BY THE ROGERS CITY COUNCIL.

MAYOR

Peggy Ansel
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, 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.

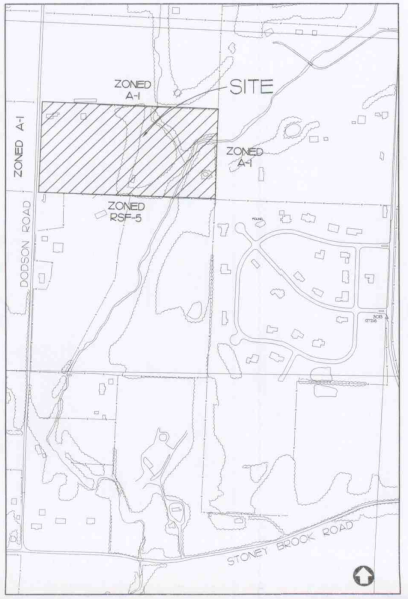
DEVELOPER — DATE: 3/29/06

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 29th DAY OF March, 2006.

Carla Holloway
NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-20-12

Carla Holloway
Notary Public
Arkansas, Benton County
My Comm. Expires August 20, 2012



VICINITY MAP
NOT TO SCALE

OWNER:
MR. JEFF SIMPSON/MR. PAT SIMPSON
SHES LIMITED PARTNERSHIP, LLLP
210 N. WALTON BLVD., SUITE 30
BENTONVILLE, AR 72712
(479) 273-5909 PHONE

ENGINEER:
FREELAND-KAUFFMAN & FREDEEN, INC.
1700 W. COMMERCE DRIVE, SUITE A
ROGERS, AR 72756
(479) 621-6699

SUBDIVISION NAME:
ROCKY CREEK SUBDIVISION

PROPERTY ZONING:
R-SF (RESIDENTIAL SINGLE FAMILY)

SURVEYOR:
FREELAND-KAUFFMAN & FREDEEN, INC.
1700 W. COMMERCE DRIVE, SUITE A
ROGERS, AR 72756
(479) 621-6699

SURVEY DESCRIPTION:

A 20.32 ACRE PARCEL LYING IN THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 17, T-19-N, R-30-W, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 17,, THENCE ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, S89°26'51"W 20.90 FEET, TO THE POINT OF BEGINNING.
THENCE CONTINUING, S89°26'51"W 1309.49 FEET TO A POINT IN DODSON ROAD, THENCE N00°21'17"W 668.70 FEET,
THENCE N89°43'40"E 241.73 FEET,
THENCE N89°42'50"E 183.81 FEET,
THENCE N89°43'40"E 905.33 FEET,
THENCE S00°18'56"E 641.20 FEET,
THENCE S44°27'26"W 29.75 FEET TO THE POINT OF BEGINNING,
CONTAINING 885,300.05 SQUARE FEET OR 20.32 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR OF FACT.

FLOOD CERTIFICATION:

A PORTION OF THE PROPERTY SHOWN HEREON WAS LOCATED WITHIN THE OSAGE TRIBUTARY 1 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS.
MAP NUMBER: 05007C0155 H
MAP REVISED: DECEMBER 20, 2000

THE FINAL PLAT OF ROCKY CREEK SUBDIVISION REFLECTS THE NEW 100-YEAR FLOOD PLAIN AS DELINEATED ON THIS PLAT BASED ON THE CONDITIONAL LETTER OF MAP REVISION (FEMA CASE NO.: 05-06-0557R)

ARKANSAS STATE SURVEY CODE:
500-19N-30W-0-17-140-04-1370

SURVEYOR'S DECLARATION:

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.

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 1370 — ROBERT J. CASTER — SIGNATURE

ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE: 3/2/06

0 60 120
SCALE 1" = 60 FEET

2006-354

RECORDING INFORMATION
2006 354
Recorded in the Above
Plat Book & Page
03-29-2006 03:28:32 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks:
FKF
Civil Engineers · Landscape Architects · Land Surveyors
Freeland · Kauffman & Fredeen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-6699
Fax 479-621-0602
Affiliate Freeland and Kauffman, Inc. Greenville, SC

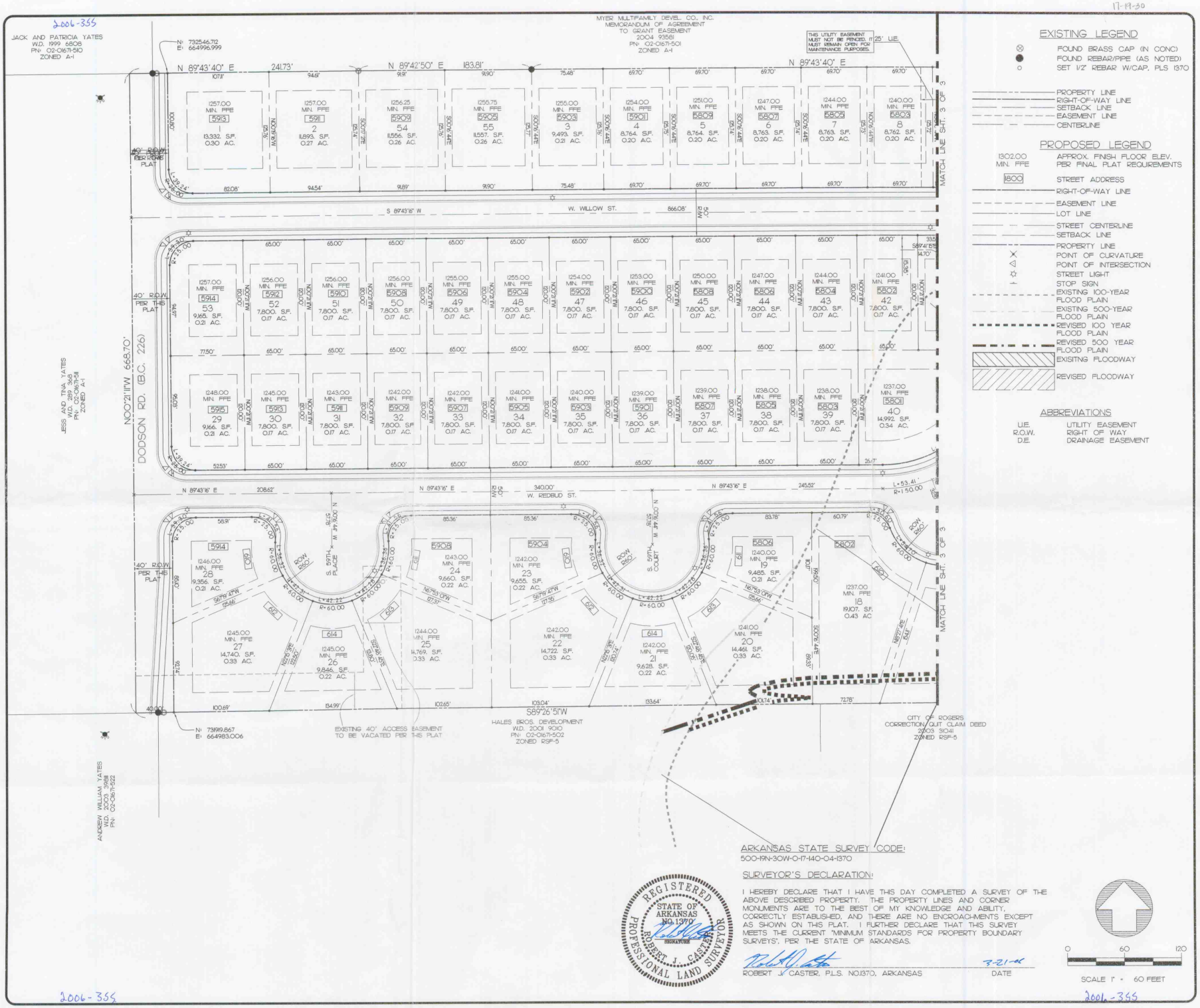
FINAL PLAT FOR ROCKY CREEK SUBDIVISION
ROGERS, BENTON COUNTY, AR
SHES LIMITED PARTNERSHIP, LLLP
(479) 273-5909

DRAWN	SAB
CHECKED	KHN
DATE	02/03/2006
SCALE	1"=50'
JOB No.	2004-148
SHEET	1

OF 3 SHEETS

2006-355

17-19-30



EXISTING LEGEND

- FOUND BRASS CAP (IN CONC)
- FOUND REBAR/PIPE (AS NOTED)
- SET 1/2" REBAR W/CAP, PLS 1370
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EASEMENT LINE
- CENTERLINE

PROPOSED LEGEND

- 1302.00 MIN. FFE — APPROX. FINISH FLOOR ELEV. PER FINAL PLAT REQUIREMENTS
- 1800 — STREET ADDRESS
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- STREET CENTERLINE
- SETBACK LINE
- PROPERTY LINE
- POINT OF CURVATURE
- POINT OF INTERSECTION
- STREET LIGHT
- STOP SIGN
- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING 500-YEAR FLOOD PLAIN
- REVISED 100 YEAR FLOOD PLAIN
- REVISED 500 YEAR FLOOD PLAIN
- EXISITNG FLOODWAY
- REVISED FLOODWAY

ABBREVIATIONS

U.E.	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT

ARKANSAS STATE SURVEY CODE:

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ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE 3-21-06

0 60 120

SCALE 1" = 60 FEET

2006-355

RECORDING INFORMATION

2006 355
Recorded in the Above
Plat Book & Page
03-29-2006 03:34:35 PM
I certify this instrument was filed for record in the
Brenda DeShields-Circuit Clerk
Benton County, AR

The essential building blocks...

FKF

Civil Engineers - Landscape Architects - Land Surveyors
Freeland - Kauffman & Freideen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-1699
Fax 479-621-0502
Affiliate Freeland and Kauffman, Inc. Greenville, SC

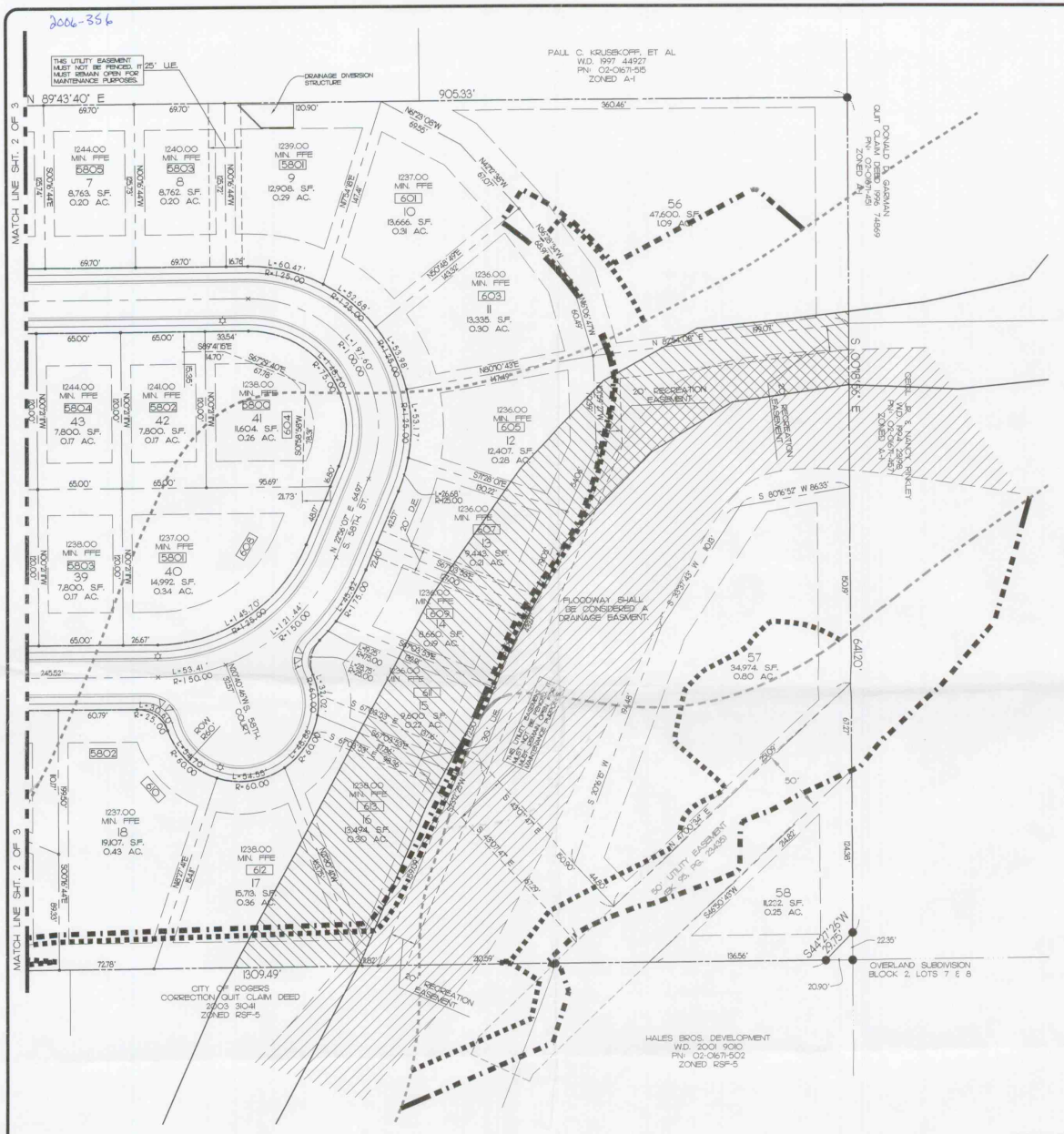
FINAL PLAT FOR ROCKY CREEK SUBDIVISION ROGERS, BENTON COUNTY, AR SHES LIMITED PARTNERSHIP, LLLP (479) 273-5909

DRAWN	SAB
CHECKED	KHN
DATE	02/28/2006
SCALE	1"=50'
JOB No.	2004-148
SHEET	2

OF 3 SHEETS

2006-355

2006-356



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ROBERT J. CASTER, P.L.S. NO.1370, ARKANSAS — DATE 3-21-06

0 60 120

SCALE 1" = 60 FEET

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2006-356.

RECORDING INFORMATION

2006 356
Recorded in the Above
Plat Book & Page
03-29-2006 03:43:07 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

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FKF
Civil Engineers · landscape Architects · Land Surveyors
Freeland · Kauffman & Freideen, Inc.
1700 W. Commerce Drive, Suite A
Rogers, AR 72756
Telephone 479-621-0699
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FINAL PLAT FOR ROCKY CREEK SUBDIVISION
ROGERS, BENTON COUNTY, AR
SHES LIMITED PARTNERSHIP, LLLP
(479) 273-5909

DRAWN	SAB
CHECKED	KJH
DATE	02/03/2006
SCALE	1"=50'
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SHEET	3

OF 3 SHEETS