21L-24

FLOOD ZONE CERTIFICATION

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05007C0155 E DATED SEPT. 18, 1991.

ZONING

THIS PROPERTY IS ZONED I-1

BASIS OF BEARINGS: ASSUMED NORTH

QUIT CLAIM DEED 521-54

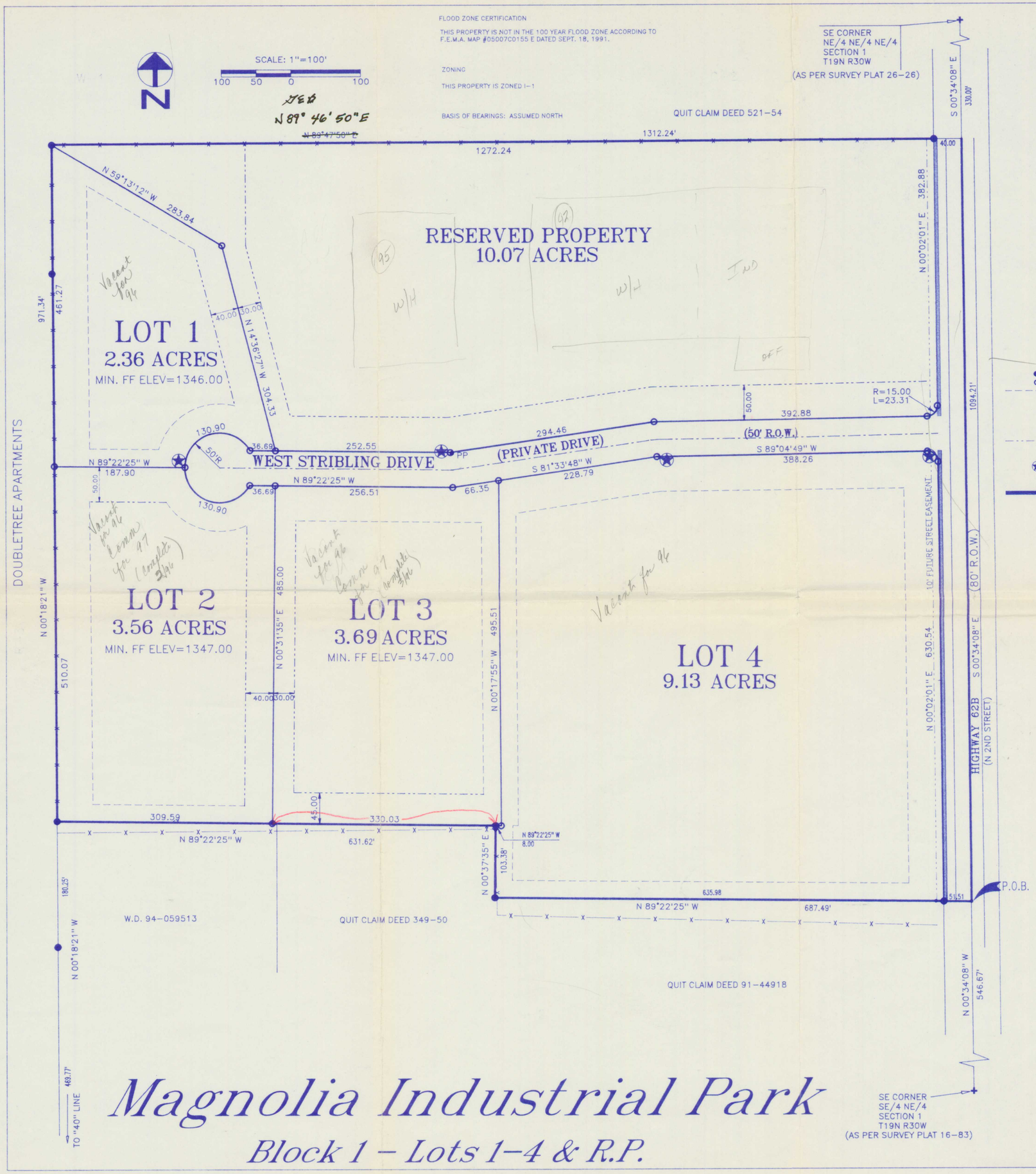
SCALE: 1"=100'

100 50 0 100

N

JEB
N 89° 46' 50" E
~~N 89°47'50" E~~

SE CORNER
NE/4 NE/4 NE/4
SECTION 1
T19N R30W
(AS PER SURVEY PLAT 26-26)

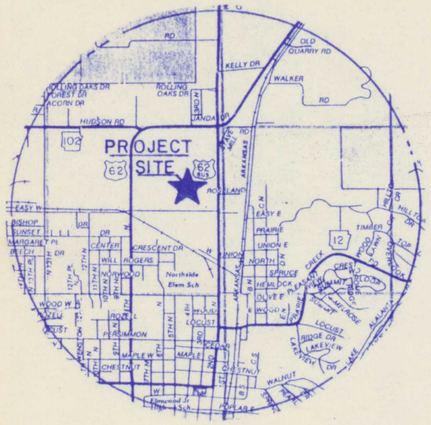



# Magnolia Industrial Park

## Block 1 – Lots 1-4 & R.P.

SE CORNER
SE/4 NE/4
SECTION 1
T19N R30W
(AS PER SURVEY PLAT 16-83)

FILED FOR RECORD
At 1:30 O'clock A M
SEP 29 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.




LEGEND

- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  - 50' FRONT
  - 25' REAR
  - 25' INTERIOR SIDE
  - 50' EXTERIOR SIDE
- SPECIAL UTILITY AND DRAINAGE EASTMENT SIZE SHOWN
- STREET LIGHT
- SIDEWALK PER ROGERS AND ADA SPECS

OWNERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC, THE STREET RIGHT-OF-WAY, SAID RIGHT-OF-WAY IS FOR INGRESS AND EGRESS AND THE EXTENSION OF UTILITIES AND FOR USE IN DRAINAGE, THE CITY SHALL HAVE ALL RIGHTS NORMALLY ASSOCIATED WITH A PUBLIC STREET AND RIGHT-OF-WAY, WITH THE EXCEPTION THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY FOR MAINTENANCE, REPAIR, OR REPLACEMENT OF SAID STREET, THE STREET IS PRIVATE AND SHALL NOT BE FOR THE USE OF THE GENERAL PUBLIC. WE ALSO DEDICATE ALL 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, AND ALL UTILITY COMPANIES AND ALL TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

STATE OF ARKANSAS

SUBSCRIBED AND SWORN BEFORE ME THIS 28 DAY OF Aug 1995.

MY COMMISSION EXPIRES 3-14-03

NOTARY PUBLIC

BILL WATKINS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 3-14-03

SURVEY DESCRIPTION

PART OF THE NE/4 AND PART OF THE SE/4 OF THE NE/4 OF SECTION 1, TWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SE/4 OF THE NE/4, THENCE N 00D34'08" W 546.67 FEET TO THE POINT OF BEGINNING, THENCE N 89D22'25" W 687.49 FEET, THENCE N 00D37'35" E 103.38 FEET, THENCE N 89D22'25" W 631.62 FEET, THENCE N 00D18'21" W 971.34 FEET, THENCE N 89D46'50" E 1312.24 FEET, THENCE S 00D34'08" E 1094.21 FEET TO THE POINT OF BEGINNING, CONTAINING 31.23 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF HWY. 62B ALONG THE EAST SIDE OF THE PROPERTY.

JEB
N 89° 46' 50"

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION AND THAT CORNERS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1181
Signature
G.E. BUESCHER

PLANNING COMMISSION ACCEPTANCE

THIS PRELIMINARY PLAT IS HEREBY ACCEPTED THIS 15 DAY OF Sept, 1995 BY THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS.

CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PRELIMINARY PLAT IS HEREBY ACCEPTED THIS 22nd DAY OF Aug., 19 BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS.

MAYOR — CITY CLERK

ROGERS SEAL CITY CLERK

# FINAL PLAT

PREPARED FOR:

MAGNOLIA INVESTMENTS
1924 N. 2ND
ROGERS, ARKANSAS

REVISIONS

| DATE | BY | DESCRIP. |
|---|---|---|
| 8/15 | W/R | LOT 3 REV. |

| | |
|---|---|
| DRAWN BY JCD | DATE 7/26/95 |
| CHECKED BY | JOB NO. 94171 |
| SCALE 1"=100' | SHEET |

273-7989 OR 636-7989

CONSULTING INC.

1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

500-19N-30W-0-01-110/120-04-1181