2⁰⁰

S-37

FILED FOR RECORD
At 11 O'Clock A M.

FEB 24 1976
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

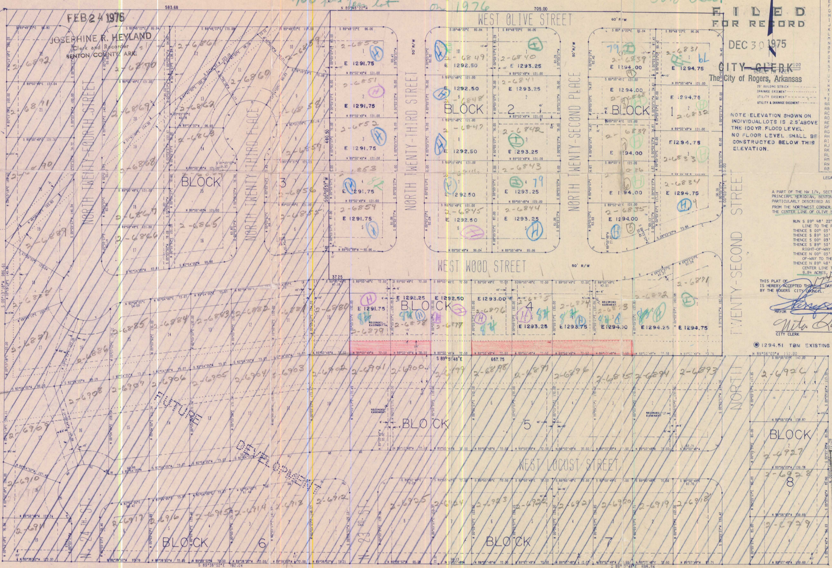
FROM = 18=5187
$100 flat fee for future Dev. per lot
on 1976

C-30

Dev. Area.

$15⁰⁰ ft.ft.
50% Dev.

FILED
FOR RECORD
DEC 30 1975
CITY CLERK
The City of Rogers, Arkansas



NW CORNER SECTION 11 T-19-N, R-30-W
583.68
705.00
N 89°48'22"W
WEST OLIVE STREET
60' R/W
50' R/W
NORTH TWENTY-FOURTH STREET
NORTH TWENTY-THIRD PLACE
NORTH TWENTY-THIRD STREET
NORTH TWENTY-SECOND PLACE
NORTH TWENTY-SECOND STREET
WEST WOOD STREET
WEST LOCUST STREET
24 TH. ST.
23 RD. ST.
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
FUTURE DEVELOPMENT
E 1291.75
E 1292.50
E 1293.25
E 1294.00
E 1294.75
E 1292.25
E 1293.00
E 1293.75
E 1294.25
37.25
480.50
S 89°5'48"E 667.75
S 89°38'52"E 782.04
S 89°7'48"E 698.94
RECORDED EASEMENT
SCALE IN FEET
50
100

- 25' BUILDING SETBACK
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- UTILITY & DRAINAGE EASEMENT

NOTE: ELEVATION SHOWN ON INDIVIDUAL LOTS IS 2.5' ABOVE THE 100 YR. FLOOD LEVEL. NO FLOOR LEVEL SHALL BE CONSTRUCTED BELOW THIS ELEVATION.

ID	RADIUS	DELTA	ARC LGT	CHORD
A	25.00	89°52'19"	39.21	35.32
B	25.00	80°47'12"	35.25	32.40
C	150.00	12°27'12"	32.60	32.54
D	25.00	89°54'45"	39.23	35.33
E	100.00	21°45'15"	37.97	37.74
F	25.00	90°07'41"	39.33	35.39
G	25.00	90°05'15"	39.31	35.38
H	449.50	7°15'07"	56.89	56.86
I	25.00	97°09'52"	42.40	37.50
J	25.00	48°11'23"	21.03	20.41
K	50.00	55°23'50"	48.34	46.48
L	50.00	49°27'29"	43.16	41.83
M	50.00	65°20'50"	57.03	53.99
N	50.00	57°37'42"	50.29	48.20
O	50.00	48°32'53"	42.37	41.11
P	25.00	82°50'08"	36.14	33.08
Q	25.00	111°40'00"	48.72	41.37
R	150.00	10°36'44"	27.78	27.74
S	150.00	11°08'30"	29.17	29.12
T	399.50	3°37'59"	25.33	25.33
U	399.50	3°37'08"	25.23	25.23
V	50.00	74°31'41"	65.04	60.55
W				
X	50.00	49°44'50"	43.41	42.06
Y	50.00	53°21'14"	46.56	44.90
*Z	50.00	15°54'53"	13.89	13.84
AA	1603.04	1°24'56"	39.60	39.60
AB	1603.04	2°35'39"	72.58	72.58
AC	1603.04	2°36'08"	72.81	72.80
AD	1603.04	0°38'24"	17.90	17.90
AE	25.00	29°12'49"	12.31	12.19
AF	25.00	19°58'34"	8.72	8.67
AG	50.00	58°08'12"	50.73	48.59
AH	50.00	52°52'11"	46.14	44.52
AI	50.00	68°12'31"	59.52	56.07
AJ	25.00	25°36'47"	11.18	11.08
AK	25.00	22°34'36"	9.85	9.79
AL	1553.04	1°42'25"	46.26	46.26
AM	25.00	92°20'26"	40.29	36.07
AN	1553.04	2°41'13"	72.83	72.82
AO	1553.04	0°25'49"	11.66	11.66

LEGAL DESCRIPTION

A PART OF THE NW 1/4, SECTION 11, T-19-N, R-30-W, OF THE FIFTH PRINCIAPL MERIDIAN, BENTON COUNTY, ARKANSAS; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SAID NW 1/4, SAID POINT LYING ON THE CENTER LINE OF OLIVE STREET,

RUN S 89° 48' 22" E 583.68 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING;
THENCE S 00° 03' 57" W 480.50 FEET;
THENCE S 89° 50' 48" E 37.25 FEET;
THENCE S 00° 03' 57" W 135.00 FEET;
THENCE S 89° 50' 48" E 667.75 FEET TO THE WESTERLY RIGHT-OF-WAY OF TWENTY SECOND STREET;
THENCE N 00° 03' 57" E 615.00 FEET ALONG SAID RIGHT-OF-WAY TO THE CENTER LINE OF OLIVE STREET;
THENCE N 89° 48' 22" W 705.00 FEET ALONG SAID CENTER LINE TO THE POINT OF BEGINNING CONTAINING 9.84 ACRES, MORE OR LESS.

THIS PLAT OF
IS HEREBY ACCEPTED THIS 17th DAY OF February, 1976
BY THE ROGERS CITY COUNCIL.

MAYOR

Nita Rappingt
CITY CLERK

◉ 1294.51 TBM EXISTING MH E. SIDE 22ND ST.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 30 DAY OF Dec., 1975, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN.

Lemuel H. Tull
LEMUEL H. TULL LAND SURVEYOR #182

LEMUEL H. TULL
REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
NO. 182
LHT
SIGNATURE

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 12 DAY OF JAN, 1976

Clay Byoe
CHAIRMAN

8/27/75 JOB NO. 75020

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND/OR INSTALLATION OF UTILITIES.

Lee Comley Construction Inc
Horace B Comley Pres

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 20 DAY OF January, 1976

Beatrice L. Kelley (Beatrice L. Kelley)
NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-79

FINAL PLAT

OAKDALE SUBDIVISION

BLOCK 1, BLOCK 2, LOTS 1-5 BLOCK 3 & LOTS 1-9 BLOCK 4
ROGERS, ARKANSAS

CRAFTON, TULL & ASSOCIATES, INC.
CONSULTING ENGINEERS ROGERS, ARK.

REVISIONS		
DATE	BY	DESCRIPTION
12-75	RW	ELEV. ADDED
12-75	RW	NAME CHANGE

DRAWN: RW
DATE 11/18/75
SCALE:
CHECKED
DATE:
SHEET
OF