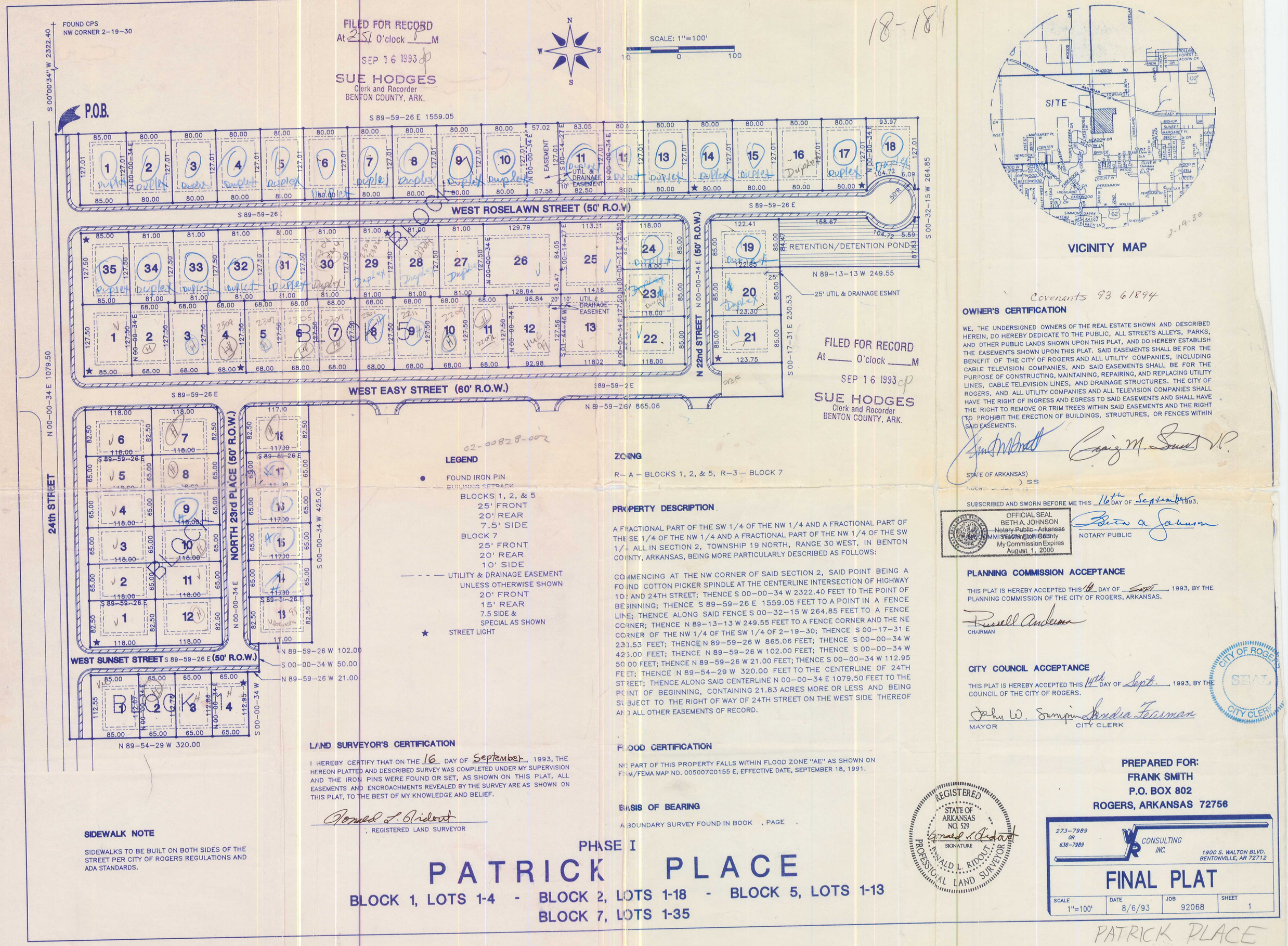
FILED FOR RECORD
At 2:51 O'clock ____M
SEP 16 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

18-181



VICINITY MAP

Covenants 93 61894

OWNER'S CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, 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, 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.

Craig M. Smith V.P.

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF September, 1993.

OFFICIAL SEAL
BETH A. JOHNSON
Notary Public - Arkansas
Washington County
My Commission Expires
August 1, 2000

Beth A. Johnson
NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 16 DAY OF Sept, 1993, BY THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS.

Russell Anderson
CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF Sept., 1993, BY THE COUNCIL OF THE CITY OF ROGERS.

John W. Sampin Sandra Fearman
MAYOR CITY CLERK

CITY OF ROGERS
SEAL
CITY CLERK

FILED FOR RECORD
At ____ O'clock ____M
SEP 16 1993
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

02-00828-002

LEGEND

- ● FOUND IRON PIN
- BUILDING SETBACK
  - BLOCKS 1, 2, & 5
    - 25' FRONT
    - 20' REAR
    - 7.5' SIDE
  - BLOCK 7
    - 25' FRONT
    - 20' REAR
    - 10' SIDE
- — - - — UTILITY & DRAINAGE EASEMENT UNLESS OTHERWISE SHOWN
  - 20' FRONT
  - 15' REAR
  - 7.5 SIDE & SPECIAL AS SHOWN
- ★ STREET LIGHT

ZONING

R-A – BLOCKS 1, 2, & 5, R-3 – BLOCK 7

PROPERTY DESCRIPTION

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

COMMENCING AT THE NW CORNER OF SAID SECTION 2, SAID POINT BEING A FOUND COTTON PICKER SPINDLE AT THE CENTERLINE INTERSECTION OF HIGHWAY 102 AND 24TH STREET; THENCE S 00-00-34 W 2322.40 FEET TO THE POINT OF BEGINNING; THENCE S 89-59-26 E 1559.05 FEET TO A POINT IN A FENCE LINE; THENCE ALONG SAID FENCE S 00-32-15 W 264.85 FEET TO A FENCE CORNER; THENCE N 89-13-13 W 249.55 FEET TO A FENCE CORNER AND THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF 2-19-30; THENCE S 00-17-31 E 230.53 FEET; THENCE N 89-59-26 W 865.06 FEET; THENCE S 00-00-34 W 425.00 FEET; THENCE N 89-59-26 W 102.00 FEET; THENCE S 00-00-34 W 50.00 FEET; THENCE N 89-59-26 W 21.00 FEET; THENCE S 00-00-34 W 112.95 FEET; THENCE N 89-54-29 W 320.00 FEET TO THE CENTERLINE OF 24TH STREET; THENCE ALONG SAID CENTERLINE N 00-00-34 E 1079.50 FEET TO THE POINT OF BEGINNING, CONTAINING 21.83 ACRES MORE OR LESS AND BEING SUBJECT TO THE RIGHT OF WAY OF 24TH STREET ON THE WEST SIDE THEREOF AND ALL OTHER EASEMENTS OF RECORD.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 16 DAY OF September, 1993, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald L. Ridout
REGISTERED LAND SURVEYOR

FLOOD CERTIFICATION

NO PART OF THIS PROPERTY FALLS WITHIN FLOOD ZONE "AE" AS SHOWN ON FIRM/FEMA MAP NO. 005007C0155 E, EFFECTIVE DATE, SEPTEMBER 18, 1991.

BASIS OF BEARING

A BOUNDARY SURVEY FOUND IN BOOK , PAGE .

REGISTERED
STATE OF ARKANSAS
NO. 529
Ronald L. Ridout
SIGNATURE
RONALD L. RIDOUT
PROFESSIONAL LAND SURVEYOR

SIDEWALK NOTE

SIDEWALKS TO BE BUILT ON BOTH SIDES OF THE STREET PER CITY OF ROGERS REGULATIONS AND ADA STANDARDS.

PHASE I

PATRICK PLACE

BLOCK 1, LOTS 1-4 - BLOCK 2, LOTS 1-18 - BLOCK 5, LOTS 1-13
BLOCK 7, LOTS 1-35

PREPARED FOR:
FRANK SMITH
P.O. BOX 802
ROGERS, ARKANSAS 72756

273-7989
OR
636-7989

CONSULTING INC.
1900 S. WALTON BLVD.
BENTONVILLE, AR 72712

FINAL PLAT

SCALE	DATE	JOB	SHEET
1"=100'	8/6/93	92068	1

PATRICK PLACE