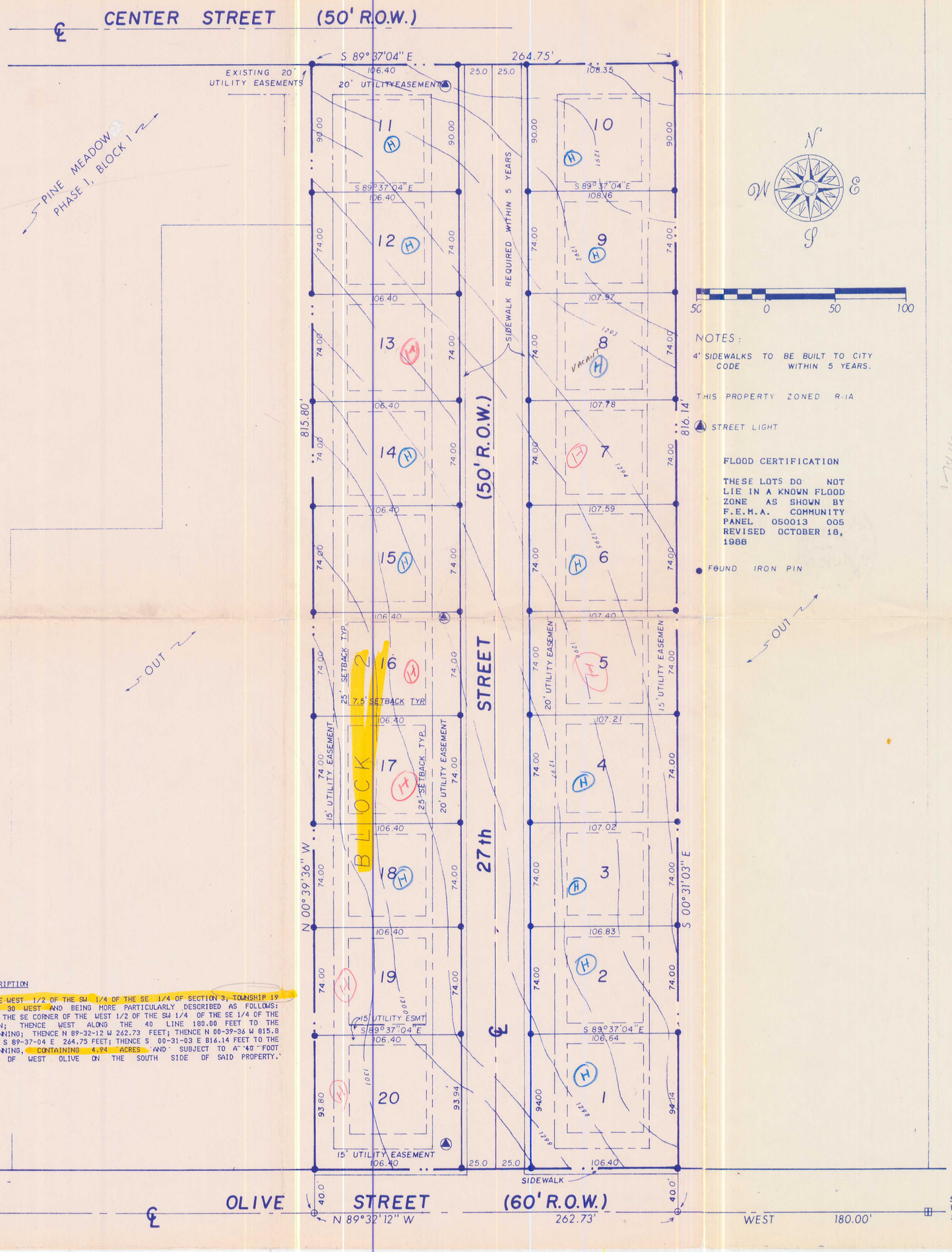
A15-176



NOTES:

4' SIDEWALKS TO BE BUILT TO CITY CODE WITHIN 5 YEARS.

THIS PROPERTY ZONED R-1A

STREET LIGHT

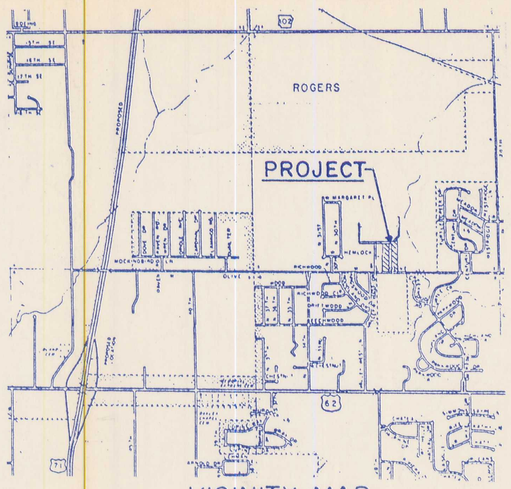
FLOOD CERTIFICATION

THESE LOTS DO NOT LIE IN A KNOWN FLOOD ZONE AS SHOWN BY F.E.M.A. COMMUNITY PANEL 050013 005 REVISED OCTOBER 18, 1988

FOUND IRON PIN

PROPERTY DESCRIPTION

A PART OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF THE SAID SECTION; THENCE WEST ALONG THE 40 LINE 180.00 FEET TO THE POINT-OF-BEGINNING; THENCE N 89-32-12 W 262.73 FEET; THENCE N 00-39-36 W 815.8 FEET; THENCE S 89-37-04 E 264.75 FEET; THENCE S 00-31-03 E 816.14 FEET TO THE POINT-OF-BEGINNING, CONTAINING 4.94 ACRES AND SUBJECT TO A 40 FOOT RIGHT-OF-WAY OF WEST OLIVE ON THE SOUTH SIDE OF SAID PROPERTY.



OWNERS CERTIFICATION AND DEDICATION

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 CABLE 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.

John W. Charlton Mary Lou Charlton

NOTARY PUBLIC — BENTON COUNTY, ARKANSAS — MY COMMISSION EXPIRES 7-21-96

SUBSCRIBED AND SWORN BEFORE ME, THIS 30th DAY OF July, 1990 STATE OF ARKANSAS AND COUNTY OF BENTON.

Katherine M Charlton — NOTARY PUBLIC

7-21-96 — MY COMMISSION EXPIRES

PLANNING COMMISSION ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 7 DAY OF AUGUST, 1990.

Gary W. Ryal — CHAIRMAN

CITY COUNCIL ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF Aug, 1990, BY THE COUNCIL OF THE CITY OF ROGERS, ARKANSAS.

John W. Stump Jr. — MAYOR

Sondra Fearman — CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE HEREIN REPLATTED 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.

SIGNED — 7-30-90 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF ARKANSAS NO. 601 — ELLYD. COCHRAN

FILED FOR RECORD
At 4:20 O'clock P M
AUG 15 1990
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

Prepared for:

Charlton Construction Co.
2705 West Olive
Rogers, Arkansas 72756

18-06418-001

273-7989 OR 636-7989 — WR CONSULTING INC. — RT. 8, BOX 506 ROGERS, AR. 72756

FINAL PLAT
PINE MEADOW, BLOCK 2

SCALE	DATE	JOB	SHEET
1" = 50'	7/28/90	E-90035	1

Rogers