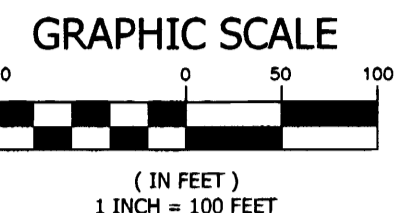


BENCH MARK:
CHISELED "X"
IN CONCRETE
ELEV.=1364.10
S34°13'47"W
68.20' TO A SET
IRON PIN AT THE
NW CORNER OF
LOT 1



LATITUDE: 36°18'41.2" N
LONGITUDE: 94°06'14.5" W

LOT AREA & ADDRESSES TABLE

LOT #	AREA SQ.FT	AREA ACRES	LOT ADDRESSES	MINIMUM FINISH FLOOR ELEVATIONS
1	25,018	0.57		
2	7,374	0.16	1900	1368.70'
3	7,394	0.16	1902	1368.90'
4	7,413	0.17	1904	1368.70'
5	7,433	0.17	1906	1368.50'
6	7,453	0.17	1908	1368.50'
7	7,472	0.17	1910	1368.90'
8	7,492	0.17	1912	1368.30'
9	7,512	0.17	1914	1369.30'
10	7,531	0.17	1916	1371.00'
11	7,551	0.17	1918	1371.70'
12	7,570	0.17	1920	1372.40'
13	6,125	0.17	901	1370.80'
14	6,034	0.14	1922	1373.00'
15	7,215	0.14	2000	1374.00'
16	5,916	0.17	900	1370.80'
17	7,675	0.14	2002	1374.00'
18	7,695	0.18	2004	1373.70'
19	7,715	0.18	2006	1373.60'
20	7,597	0.18	2008	1374.00'
21	9,680	0.17		900 1374.40'
22	16,511	0.22		902 1374.60'
23	5,570	0.38		904 1374.90'
24	6,028	0.13		906 1375.00'
25	6,120	0.14		908 1375.30'
26	6,149	0.14		910 1375.80'
27	6,178	0.14		912 1376.60'
28	6,207	0.14		914 1376.90'
29	11,709	0.14		916 1377.10'
30	18,530	0.27		918 1377.40'
31	19,252	0.43		917 1377.60'
32	12,166	0.44		915 1377.40'
33	7,675	0.28		913 1377.10'
34	9,685	0.18		911 1376.30'
35	9,721	0.22		909 1375.80'
36	7,745	0.22	2007	907 1374.80'
37	5,393	0.18	2005	1373.60'
38	7,784	0.12	2003	1374.00'
39	8,300	0.18	1917	1371.70'
40	6,514	0.19	1915	1370.30'
41	6,549	0.15	1913	1369.70'
42	6,585	0.15	1911	1368.90'
43	6,981	0.15	1909	1368.50'
44	7,062	0.16	1907	1368.50'
45	6,696	0.16	1905	1368.70'
46	8,688	0.15	1903	1368.90'

SURVEY DESCRIPTION:
PART OF THE NE1/4 OF THE NE1/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4 OF THE NE1/4, SAID POINT BEING ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY 94; THENCE ALONG SAID CENTERLINE S88°23'20"E 195.72 FEET; THENCE DEPARTING SAID CENTERLINE S01°11'40"W 255.40 FEET; THENCE S88°23'20"E 135.20 FEET; THENCE S02°00'40"W 434.00 FEET; THENCE N88°42'19"W 129.01 FEET; THENCE S01°11'40"W 287.29 FEET; THENCE S88°06'49"E 453.01 FEET; THENCE S02°22'40"W 367.80 FEET; THENCE N88°02'15"W 651.69 FEET; THENCE N01°38'38"E 1343.32 FEET TO THE POINT OF BEGINNING, CONTAINING 11.30 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF ARKANSAS STATE HIGHWAY 94 AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

SUBDIVISION NAME: PINEWOODS
SURVEYOR: GEOMATIC CONSULTANTS, INC.
134 NORTH MAIN STR.
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

GENERAL NOTES:
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.

THIS SURVEY MEETS CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN THE STATE OF ARKANSAS.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

BASIS OF BEARINGS: ARKANSAS STATE PLANE ZONE NORTH NAD83 (1993)
5/8 INCH IRON PINS WILL BE SET AT ALL THE LOT CORNERS.

LOT 1 WILL BE A DRAINAGE EASEMENT DEDICATED TO THE CITY OF ROGERS

LOT 6 DRIVE ENTRANCE WILL BE ALONG THE SOUTH PROPERTY LINE

ALL FINISHED FLOORS SHALL BE A MINIMUM OF 1.0' (ONE FOOT) ABOVE THE TOP BACK OF CURB UNLESS OTHERWISE NOTED IN THIS PLAT

ALL SETBACKS SHALL SERVE AS UTILITY AND DRAINAGE EASEMENTS

NOTE: ALL FINISHED FLOORS SHALL BE A MINIMUM OF 1.0' (ONE FOOT) ABOVE THE TOP BACK OF CURB UNLESS OTHERWISE NOTED ON THIS PLAT

ZONING INFORMATION:
1. THIS PROPERTY IS ZONED RSF-8 AND LOTS SETBACK ARE AS FOLLOWS
FRONT - 25'
INTERIOR SIDE - 6'(PER THIS PLAT)
REAR - 20'

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 AND SAID EASEMENT SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, 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: [Signature] DATE: 4-14-05

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF APRIL 2005

OFFICIAL SEAL
RIZZEL L. TEAGUE
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 06-07-13

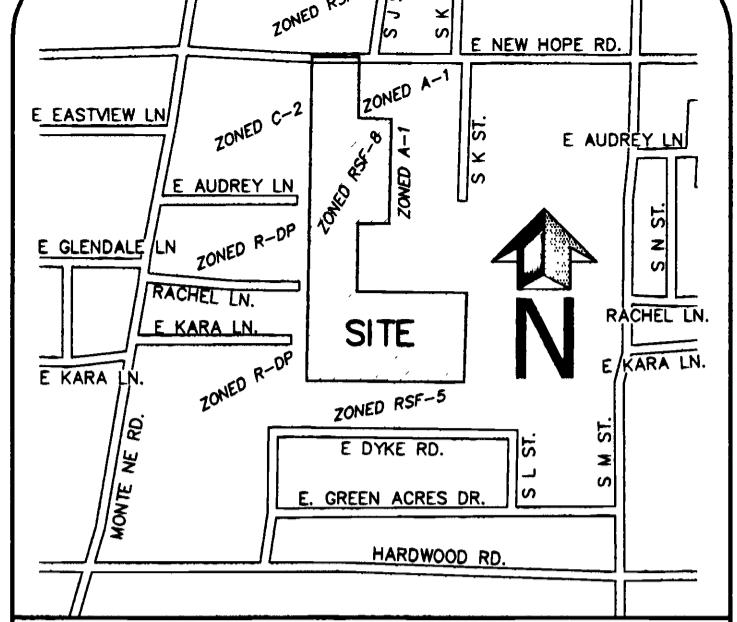
OWNER/DEVELOPER
RIGGINS LAND & CATTLE COMPANY
755 FANTINEL STE B
TONTTOWN AR 72762

ROGERS PLANNING COMMISSION ACCEPTANCE:
APPROVED AND RECOMMENDED ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 5th DAY OF APRIL 2005.

[Signature] CHAIRMAN

ROGERS CITY COUNCIL ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 12th DAY OF APRIL 2005 BY THE CITY COUNCIL

[Signature] MAYOR
[Signature] CITY CLERK



VICINITY MAP
NOT TO SCALE

- LEGEND:**
- IRON PIN/PIPE FOUND
 - IRON PIN SET
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - BUILDING SETBACK LINE & UTILITY EASEMENT
 - UGE UNDERGROUND ELECTRIC
 - X"SS SANITARY SEWER
 - X"W WATER
 - X"GAS GAS
 - FO FIBER OPTIC
 - ⊗ FIRE HYDRANT
 - ⊙ GAS RISER
 - ⊠ GAS METER
 - ⊖ SIGN
 - ⊕ SEWER MANHOLE
 - ⊙ CLEAN OUT
 - ★ STREET LIGHT
 - ⊙ UTILITY POLE
 - GUY WIRE
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ TELEPHONE VAULT

2005-482 2005 482
04-14-05 Recorded in the Above
Plat Book & Page
04-14-2005 02:12:35 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

STATE OF ARKANSAS
COUNTY OF BENTON
CITY OF ROGERS
FINAL PLAT
FOR
PINEWOODS SUBDIVISION

DATE OF LAST REVISION: 04-12-05



GEOMATIC CONSULTANTS INC.
134 N. MAIN STREET
CAVE SPRINGS, AR 72718
PHONE: (479) 248-1466
FAX: (479) 248-1462

DRAWN BY: VDS SCALE: 1" = 100'
FIELD CREW: BDS/CEB DWG: 30097_FINAL PLAT
CHECKED BY: BDS DATE: 03-25-05
SHEET 1 OF 1

