

ORIGINAL IF RED

Drawing Name: 93165-05\eng\dwg\FINAL PLAT.dwg (kmont)
Time: 1:24 pm
Scale: 1=100 (PS)
Date: 7/8/2004

SE 1/4 NW 1/4
20-19-30

SW 1/4 NE 1/4
20-19-30

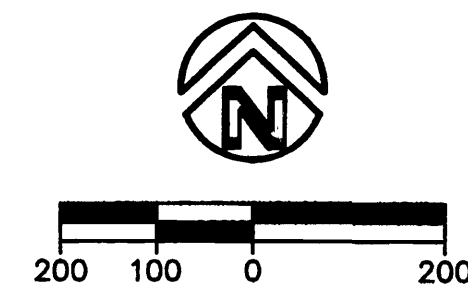
NW 1/4 SW 1/4
20-19-30

SW 1/4 SW 1/4
20-19-30

SW 1/4 SE 1/4
20-19-30

2004-712
7-9-04

2004 712
Recorded in the Above
Plat Book & Page
07-09-2004 12:48:55 PM
Brenda DeShields-Circuit Clerk
Benton County, AR



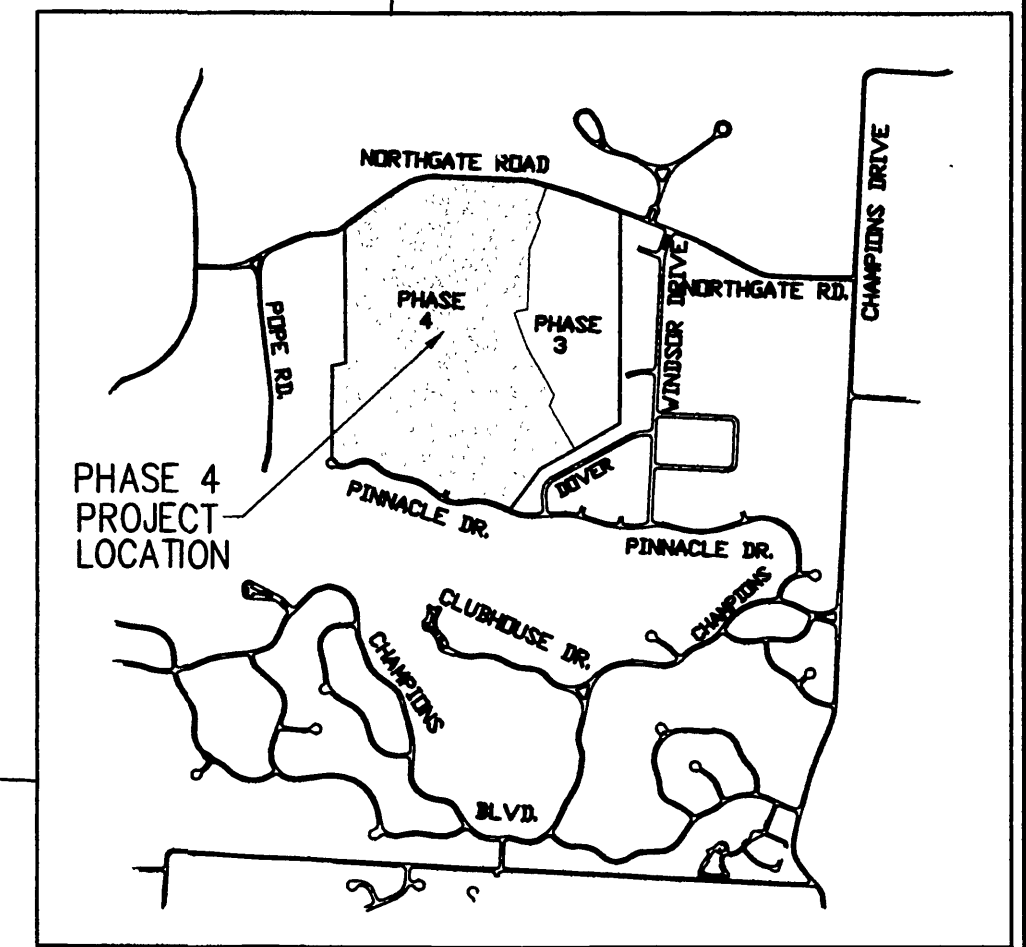
OSAGE ACRES SUBDIVISION
PLAT BOOK W AT PAGE 43.

OSAGE ACRES SUBDIVISION
PLAT BOOK W AT PAGE 43.

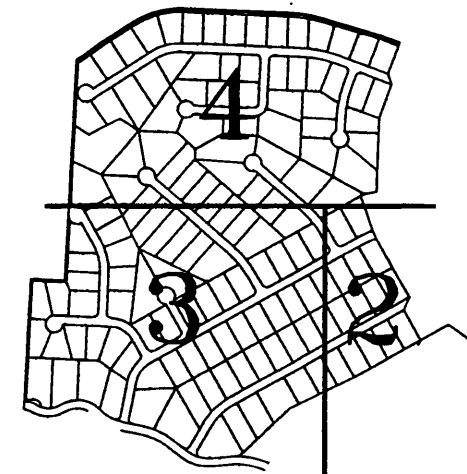
THE PINNACLE SUBDIVISION
PHASE 3
P2-909

THE PINNACLE SUBDIVISION
PHASE 1
19-203

CHAMPIONS GOLF COUNTRY CLUB
A15-179



VICINITY MAP
NTS



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06-04	KM	REVISED PER CITY OF ROGERS COMMENTS
07-04	KM	REVISED CURVE TABLE
DATE	BY	DESCRIPTION

REVISIONS

CORRECTED FINAL PLAT
PINNACLE SUBDIVISION PHASE 4
 Prepared For
TALLCHAMPS, LLC

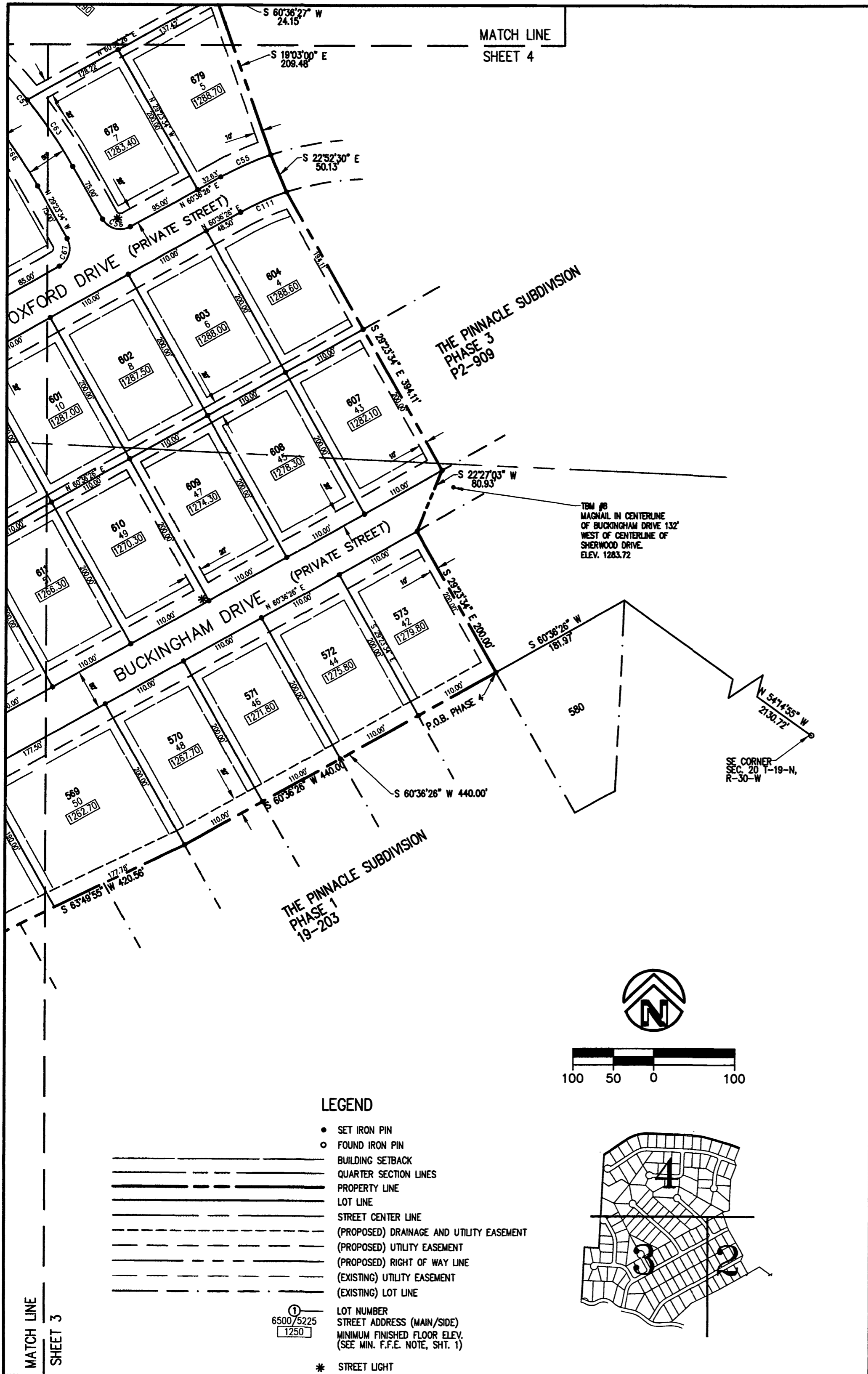


Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72756
479.638.4838 FAX: 479.631.8224 www.crafton.com
Architects, Engineers & Surveyors

DRAWN: LR	DATE: DEC. 2003	PROJECT NO. 93165.05
CHECKED: JH	SHEET NO.: 1/4	

ORIGINAL IF RED

Drawing Name: 93165-05.eng\dwg\FINAL PLAT.dwg (kmont)
Time: 1:24 pm
Scale: 1=100 (PS)
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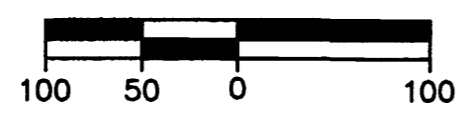
MATCH LINE
SHEET 4

THE PINNACLE SUBDIVISION
PHASE 3
P2-909

THE PINNACLE SUBDIVISION
PHASE 1
19-203

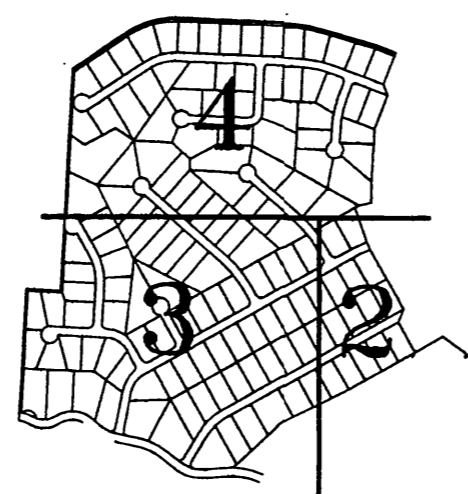
TBM #6
MAGNAIL IN CENTERLINE
OF BUCKINGHAM DRIVE 132'
WEST OF CENTERLINE OF
SHERWOOD DRIVE.
ELEV. 1283.72

OF CORNER
SEC. 20 T-19-N,
R-30-W



LEGEND

- SET IRON PIN
- FOUND IRON PIN
- BUILDING SETBACK
- QUARTER SECTION LINES
- PROPERTY LINE
- LOT LINE
- STREET CENTER LINE
- (PROPOSED) DRAINAGE AND UTILITY EASEMENT
- (PROPOSED) UTILITY EASEMENT
- (PROPOSED) RIGHT OF WAY LINE
- (EXISTING) UTILITY EASEMENT
- (EXISTING) LOT LINE
- ① LOT NUMBER
- ② STREET ADDRESS (MAIN/SIDE)
- ③ MINIMUM FINISHED FLOOR ELEV. (SEE MIN. F.F.E. NOTE, SHT. 1)
- * STREET LIGHT



LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 8 DAY OF July 20 04 THE HERON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION.

Richard Wright
RICHARD WRIGHT R.L.S.#1086
No. 1086
ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY WRITING COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 8 DAY OF July 20 04.

[Signature]
CHAIRMAN

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 8 DAY OF July 20 04 BY THE ROGERS CITY COUNCIL.

[Signature]
CITY CLERK
SEAL
CITY CLERK
[Signature]
MAYOR

SETBACK NOTE

STRUCTURES ARE REQUIRED TO ADHERE TO THE FOLLOWING BUILDING SETBACK GUIDE LINES:
 - 30' FRONT SETBACK
 - 20' REAR SETBACK
 - 25' SIDE SETBACK WHEN ADJACENT TO STREET R/W
 - 10' SIDE SETBACK WHEN ADJACENT TO ANOTHER LOT
 BUILDING SETBACKS FOR LOTS 649, 666, 706, 698, 695, 688, 678, 669, 646, 643, 624, 642, 623, 590, 589, 563, 632, AND 641 SHOWN ON THIS PLAT, WILL NEED TO BE ADJUSTED DEPENDING ON THE FRONTAGE ON THE MAIN RESIDENCE.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBERS 05007C0165F AND 05007C0155H, EFFECTIVE DATE, DECEMBER 20, 2000.

NOTES

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF ONE FOOT ABOVE CURB LEVEL OR PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH A COPY OF A GRADING PLAN FOR EACH LOT THAT CANNOT MEET THIS REQUIREMENT. (BASEMENTS NOT INCLUDED.) ELEVATIONS ARE CITY OF ROGER (NGVD 1929) DATUM.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHT-OF-WAY FOR NORTHGATE ROAD AND DO HEREBY ESTABLISH THE EASEMENTS & PRIVATE STREET RIGHT OF WAYS SHOWN UPON THIS PLAT. SAID EASEMENTS & STREET RIGHT OF WAYS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS, THE DEVELOPER, TALLCHAMPS, LLC AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS & PRIVATE STREET RIGHT OF WAY SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING SREETS, UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF ROGERS, THE DEVELOPER, TALLCHAMPS, LLC, 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.

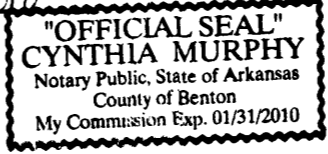
July 8, 2004
DATED
Thomas E. Hopper
THOMAS E. HOPPER, MANAGER
TALLCHAMPS, LLC

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

ON THIS 8 DAY OF July 20 04, THERE BEFORE ME, PERSONALLY APPEARED THOMAS E. HOPPER WHO ACKNOWLEDGED HIMSELF TO BE THE MANAGER, TALLCHAMPS, LLC, AND HE SWORE THAT HE WAS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICER AND DID SO IN MY PRESENCE.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 1/31/2010
Cynthia Murphy
NOTARY PUBLIC



OVERALL DESCRIPTION PHASE 4

A PART OF THE SE 1/4, A PART OF THE E 1/2 OF THE SW 1/4, A PART OF THE SW 1/4 OF THE SW 1/4, A PART OF THE SE 1/4 OF THE NW 1/4 AND A PART OF THE SW 1/4 OF THE NE 1/4 ALL IN SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 20, RUN N54°14'55"W 2130.72 FEET TO THE NORTHERLY MOST CORNER OF LOT 580 AS SHOWN ON THE FINAL PLAT OF THE PINNACLE SUBDIVISION, PHASE 1; THENCE S60°36'26"W 181.97 FEET ALONG THE NORTHWESTERLY LINE THEREOF TO THE WESTERLY MOST CORNER OF SAID LOT 580 FOR THE POINT OF BEGINNING; THENCE S60°36'26"W 440.00 FEET; THENCE S63°49'55"W 420.56 FEET; THENCE S46°27'46"W 397.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF COURSE ROAD AS PLATTED IN CHAMPIONS GOLF & COUNTRY CLUB, RECORDED IN PLAT RECORD A15 AT PAGE 178; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING COURSES: 50.03 FEET ALONG A CURVE TO THE LEFT WITH A 435.00 FOOT RADIUS AND A S87°54'38"W 50.00 FOOT CHORD; THENCE S84°36'56"W 110.00 FEET; THENCE 151.58 FEET ALONG A CURVE TO THE RIGHT WITH A 200.00 FOOT RADIUS AND A N73°40'23"W 147.97 FOOT CHORD; THENCE N51°57'40"W 100.00 FEET; THENCE 206.51 FEET ALONG A CURVE TO THE LEFT WITH A 435.00 FOOT RADIUS AND A N85°33'42"W 204.58 FOOT CHORD; THENCE N79°09'43"W 100.00 FEET; THENCE 159.68 FEET ALONG A CURVE TO THE RIGHT WITH A 280.00 FOOT RADIUS AND A N81°34'04"W 157.18 FOOT CHORD; THENCE 247.55 FEET ALONG A CURVE TO THE LEFT WITH A 180.00 FOOT RADIUS AND A N83°22'19"W 228.50 FOOT CHORD; THENCE 130.90 FEET ALONG A CURVE TO THE RIGHT WITH A 125.00 FOOT RADIUS AND A S87°13'43"W 125.00 FOOT CHORD; THENCE N62°46'21"W 28.89 FEET; THENCE 61.10 FEET ALONG A CURVE TO THE LEFT WITH A 175.00 FOOT RADIUS AND A N72°46'27"W 60.79 FOOT CHORD TO THE EAST LINE OF OSAGE ACRES SUBDIVISION AS RECORDED IN PLAT RECORD "W" AT PAGE 43; THENCE ALONG SAID EAST LINE THE FOLLOWING COURSES: N02°59'41"E 711.67 FEET; THENCE S87°05'42"E 196.82 FEET; THENCE N03°01'58"E 1286.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHGATE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: N55°23'42"E 172.01 FEET; THENCE N58°42'06"E 211.88 FEET; THENCE 310.57 FEET ALONG A CURVE TO THE RIGHT WITH A 500.00 FOOT RADIUS AND A N74°29'46"E 305.60 FOOT CHORD; THENCE S87°42'34"E 622.34 FEET; THENCE 192.44 FEET ALONG A CURVE TO THE RIGHT WITH A 775.00 FOOT RADIUS AND A S80°35'45"E 191.95 FOOT CHORD; THENCE S73°28'56"E 341.96 FEET; THENCE S89°11'44"E 120.37 FEET TO THE NORTHWEST CORNER OF THE PINNACLE SUBDIVISION, PHASE 3 AS PLATTED AND RECORDED AT PLAT RECORD P2-909; THENCE ALONG THE WEST LINE OF THE PINNACLE SUBDIVISION, PHASE 3 THE FOLLOWING COURSES: S20°48'16"W 195.00 FEET; THENCE S20°48'11"E 66.89 FEET; THENCE S20°48'16"W 210.00 FEET; THENCE S02°08'37"W 425.39 FEET; THENCE S77°27'04"W 72.02; THENCE S60°36'27"W 24.15 FEET; THENCE S19°03'00"E 209.48 FEET; THENCE S22°52'30"E 50.13 FEET; THENCE S29°23'34"E 394.11 FEET; THENCE S22°27'03"W 80.93 FEET; THENCE S29°23'34"E 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 101.06 ACRES, MORE OR LESS.
ALSO TO BE KNOWN AS THE PINNACLE SUBDIVISION, PHASE 4.

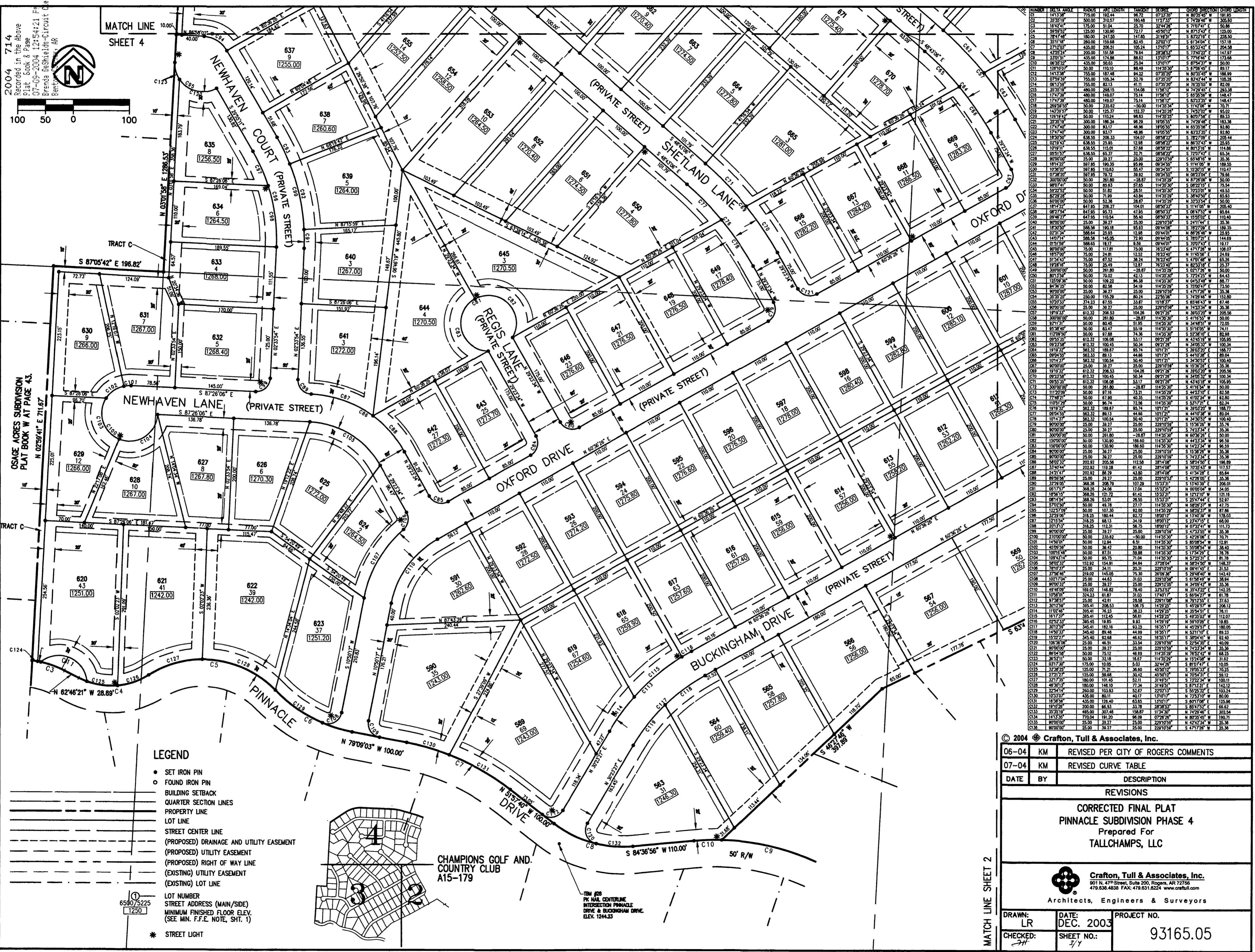
2004-713
7-9-04
2004 713
Recorded in the Above
Plat Book & Page
07-09-2004 12:51:44 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

© 2004 Crafton, Tull & Associates, Inc.		
06-04	KM	REVISED PER CITY OF ROGERS COMMENTS
07-04	KM	REVISED CURVE TABLE
DATE	BY	DESCRIPTION
REVISIONS		
CORRECTED FINAL PLAT PINNACLE SUBDIVISION PHASE 4 Prepared For TALLCHAMPS, LLC		
 Crafton, Tull & Associates, Inc. <small>501 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4836 FAX: 479.631.6224 www.crafton.com</small> Architects, Engineers & Surveyors		
DRAWN: LR	DATE: DEC. 2003	PROJECT NO. 93165.05
CHECKED: JH	SHEET NO.: 2/4	

ORIGINAL IN RED

Time: 1:29 pm
Scale: 1"=100' (PS)
Date: 7/8/2004

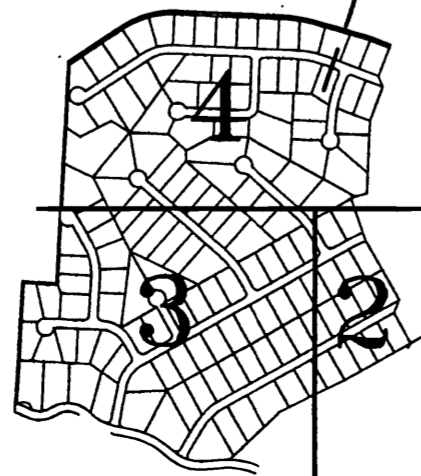
Drawing Name: 93165-05.dwg (FINAL PLAT.dwg (krmont))



2004 714
Recorded in the Above
Plat Book & Page
07-05-2004 12754721 F
Brenda DeGiacomo-Circuit Clerk
Bentonville, AR

MATCH LINE
SHEET 4

- LEGEND**
- SET IRON PIN
 - FOUND IRON PIN
 - BUILDING SETBACK
 - - - QUARTER SECTION LINES
 - PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - (PROPOSED) DRAINAGE AND UTILITY EASEMENT
 - (PROPOSED) UTILITY EASEMENT
 - (PROPOSED) RIGHT OF WAY LINE
 - (EXISTING) UTILITY EASEMENT
 - (EXISTING) LOT LINE
 - LOT NUMBER
 - STREET ADDRESS (MAIN/SIDE)
 - MINIMUM FINISHED FLOOR ELEV. (SEE MIN. F.F.E. NOTE, SHT. 1)
 - * STREET LIGHT



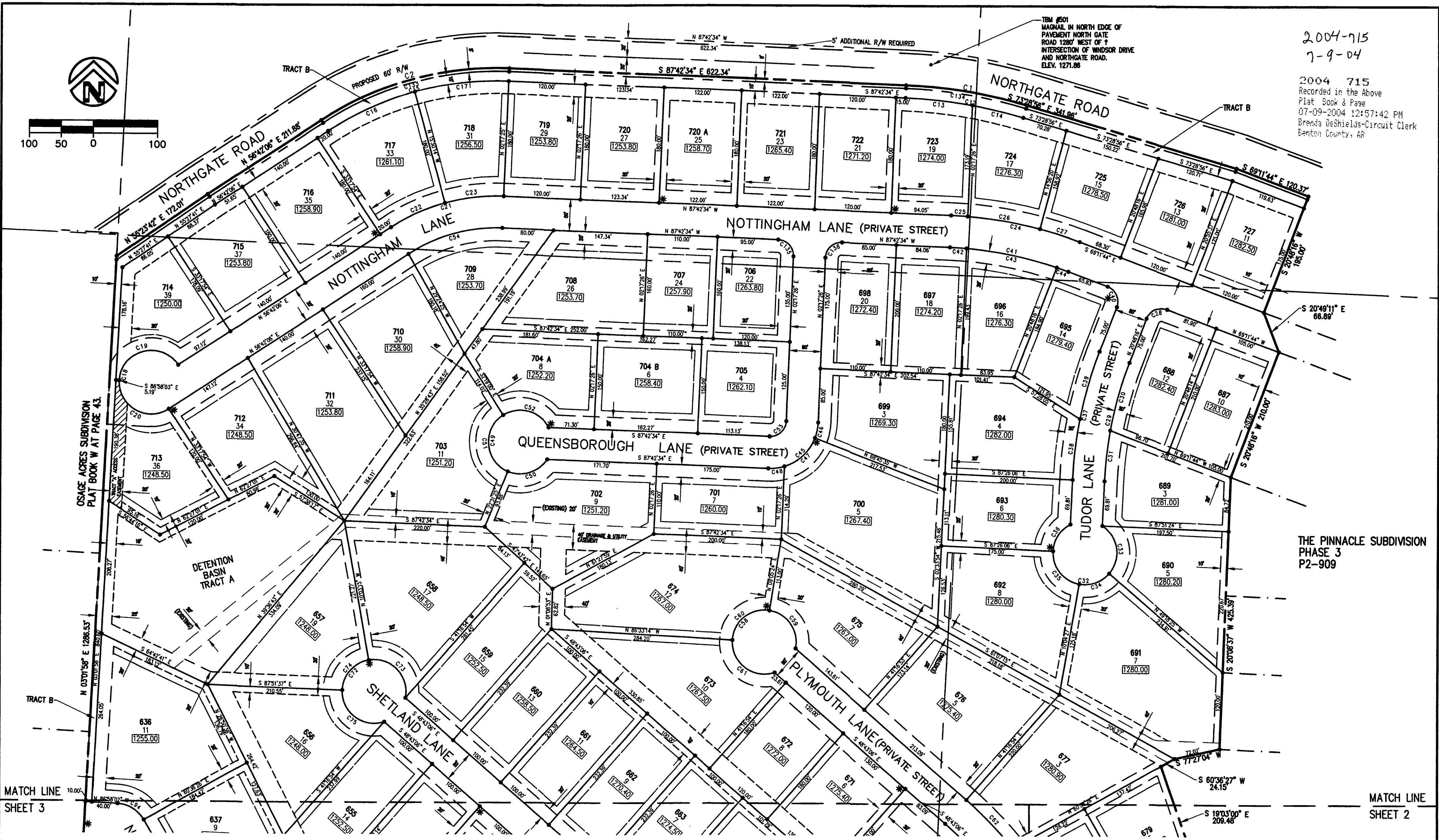
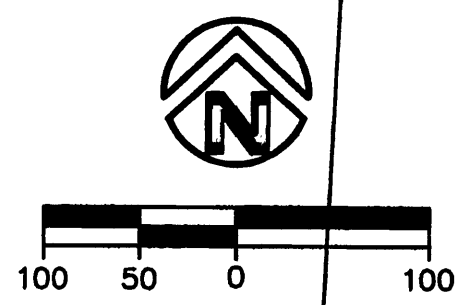
CHAMPIONS GOLF AND COUNTRY CLUB
A15-179

TRM 628
PK MAIL CENTERLINE
INTERSECTION PINNACLE
DRIVE & BUCKINGHAM DRIVE.
ELEV. 1244.23

NUMBER	DETA	ANGLE	BEARS	ARC LENGTH	TANGENT	CHORD	CHORD BEARINGS	CHORD LENGTH
C1	174.87	111.82	111.82	272.29	111.82	111.82	S 71°29'40" W	352.60
C2	162.41	175.00	51.04	25.70	324.26	324.26	S 71°29'40" W	50.86
C3	99.99	125.00	130.00	72.17	45.5012	45.5012	S 87°13'43" E	125.00
C4	78.47	180.00	180.00	180.00	0.0000	0.0000	S 87°13'43" E	125.00
C5	35.11	280.00	158.88	62.45	220.13	220.13	S 81°34'04" E	157.18
C6	271.20	435.00	206.21	105.24	1370.17	1370.17	S 65°33'42" E	204.36
C7	43.29	435.00	130.58	26.82	435.00	435.00	S 72°50'22" E	61.29
C8	230.51	435.00	174.88	68.52	1370.17	1370.17	S 71°16'46" E	173.86
C9	06.26	435.00	50.03	25.04	1370.17	1370.17	S 87°54'37" W	50.00
C10	128.10	50.00	116.03	68.49	1143.50	1143.50	S 87°54'37" W	50.00
C11	143.34	67.48	68.52	67.48	0.0000	0.0000	S 87°54'37" W	188.89
C12	07.99	755.00	108.34	52.78	0735.20	0735.20	N 83°42'44" W	108.28
C13	061.35	755.00	82.13	41.11	0735.20	0735.20	N 78°35'55" W	82.09
C14	43.29	755.00	130.58	26.82	435.00	435.00	S 72°50'22" E	61.29
C15	174.39	400.00	148.07	75.14	1158.12	1158.12	S 65°35'58" W	148.47
C16	174.39	400.00	148.07	75.14	1158.12	1158.12	S 82°23'35" E	148.47
C17	289.35	50.00	238.52	-20.00	1143.50	1143.50	S 11°42'08" W	70.71
C18	143.34	50.00	116.03	68.49	1143.50	1143.50	S 87°54'37" W	50.00
C19	128.10	50.00	116.03	68.49	1143.50	1143.50	S 87°54'37" W	50.00
C20	35.11	280.00	158.88	62.45	220.13	220.13	S 81°34'04" E	83.23
C21	35.11	280.00	158.88	62.45	220.13	220.13	S 74°29'48" E	183.36
C22	174.47	300.00	83.17	46.98	675.00	675.00	S 82°55'58" E	52.80
C23	174.47	300.00	83.17	46.98	675.00	675.00	S 82°55'58" E	52.80
C24	183.50	638.55	208.33	104.07	0858.27	0858.27	S 78°27'09" E	208.44
C25	0219.43	638.55	208.33	104.07	0858.27	0858.27	S 86°52'43" W	208.44
C26	1079.11	638.55	208.33	104.07	0858.27	0858.27	S 86°52'43" W	208.44
C27	05.51	638.55	65.37	32.71	0858.27	0858.27	S 72°07'42" E	65.34
C28	9070.00	25.00	39.27	25.00	22910.59	22910.59	S 68°48'16" E	35.36
C29	1814.22	697.85	100.33	51.66	697.85	697.85	S 82°55'58" E	181.87
C30	1036.00	997.85	110.63	55.47	0834.05	0834.05	S 15°30'13" W	110.47
C31	0738.20	997.85	78.72	39.82	0834.05	0834.05	N 06°23'04" E	78.86
C32	300.00	50.00	281.80	-28.87	1143.50	1143.50	N 87°26'06" W	50.00
C33	897.47	50.00	89.71	51.66	1143.50	1143.50	N 87°26'06" W	50.00
C34	592.52	50.00	51.82	28.51	1143.50	1143.50	S 70°23'51" E	49.53
C35	822.28	50.00	71.89	43.84	1143.50	1143.50	S 38°40'50" E	65.83
C36	6070.00	50.00	60.70	35.36	22910.59	22910.59	S 68°48'16" E	35.36
C37	1814.22	647.85	208.27	104.01	0850.33	0850.33	S 11°41'05" W	206.40
C38	0872.54	647.85	65.73	47.85	0850.33	0850.33	S 09°47'52" W	85.84
C39	0946.27	647.85	110.54	58.40	0850.33	0850.33	N 15°50'12" E	110.40
C40	9070.00	647.85	65.73	35.36	22910.59	22910.59	S 68°48'16" E	35.36
C41	1830.50	388.56	190.18	95.83	0944.06	0944.06	S 78°27'09" E	189.35
C42	0231.34	388.56	25.85	12.98	0944.06	0944.06	N 86°28'48" W	25.85
C43	1432.44	388.56	143.24	71.62	0944.06	0944.06	S 78°27'09" E	143.24
C44	0130.50	388.56	19.17	9.59	0944.06	0944.06	S 70°07'43" E	19.17
C45	8070.00	75.00	117.81	75.00	7823.40	7823.40	S 47°17'28" W	106.07
C46	1875.00	75.00	24.81	12.52	7823.40	7823.40	N 11°45'58" E	24.81
C47	8124.43	75.00	61.52	30.74	7823.40	7823.40	N 11°45'58" E	30.74
C48	1928.18	75.00	25.49	12.87	7823.40	7823.40	S 84°33'18" E	25.49
C49	30070.00	50.00	281.80	-28.87	1143.50	1143.50	S 07°17'28" W	50.00
C50	1814.22	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	208.53
C51	1259.38	50.00	125.93	62.98	1143.50	1143.50	S 04°53'48" W	86.77
C52	8436.25	50.00	84.36	54.19	1143.50	1143.50	S 75°00'47" E	73.50
C53	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 47°17'28" W	25.00
C54	3525.00	250.00	352.50	22.90	0821.25	0821.25	S 86°30'20" W	250.00
C55	1020.33	374.23	67.55	33.87	1518.37	1518.37	S 85°46'43" E	67.48
C56	9070.00	25.00	39.27	25.00	22910.59	22910.59	S 47°17'28" W	25.00
C57	1814.22	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	208.53
C58	30070.00	50.00	281.80	-28.87	1143.50	1143.50	S 07°17'28" W	50.00
C59	8211.31	50.00	82.11	51.95	1143.50	1143.50	N 34°48'51" W	72.05
C60	9528.40	50.00	83.47	55.19	1143.50	1143.50	S 51°16'55" W	74.11
C61	11270.00	50.00	112.70	67.48	1143.50	1143.50	S 84°33'18" E	85.81
C62	0925.55	612.32	108.08	55.17	0921.28	0921.28	N 43°45'19" W	105.95
C63	0923.50	612.32	108.08	55.17	0921.28	0921.28	S 34°05'32" W	100.34
C64	1814.22	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	181.42
C65	0924.50	562.33	88.13	44.66	1071.21	1071.21	S 44°10'38" E	89.04
C66	1074.37	562.33	100.54	50.40	1071.21	1071.21	S 34°30'52" E	100.40
C67	8070.00	25.00	39.27	25.00	22910.59	22910.59	N 15°36'18" E	35.36
C68	1912.42	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	208.53
C69	0923.50	612.32	108.08	55.17	0921.28	0921.28	N 34°05'32" W	100.34
C70	0923.50	612.32	108.08	55.17	0921.28	0921.28	N 43°45'19" W	105.95
C71	30070.00	50.00	281.80	-28.87	1143.50	1143.50	S 07°17'28" W	50.00
C72	11270.00	50.00	112.70	67.48	1143.50	1143.50	S 84°33'18" E	85.81
C73	11270.00	50.00	112.70	67.48	1143.50	1143.50	S 44°23'07" E	85.81
C74	7748.21	50.00	67.90	40.35	1143.50	1143.50	S 41°02'34" W	62.80
C75	11031.29	50.00	110.31	72.56	1143.50	1143.50	S 53°17'21" E	82.34
C76	1912.42	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	191.24
C77	0924.50	562.33	88.13	44.66	1071.21	1071.21	S 44°10'38" E	89.04
C78	1074.37	562.33	100.54	50.40	1071.21	1071.21	S 34°30'52" W	100.40
C79	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 47°17'28" W	25.00
C80	1912.42	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	191.24
C81	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 47°17'28" W	25.00
C82	30070.00	50.00	281.80	-28.87	1143.50	1143.50	N 60°36'26" E	50.00
C83	15070.00	50.00	150.70	96.60	1143.50	1143.50	S 47°17'28" W	96.59
C84	15070.00	50.00	150.70	96.60	1143.50	1143.50	S 86°30'20" W	96.59
C85	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 15°36'18" E	25.00
C86	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 74°23'34" E	25.00
C87	5672.37	202.82	205.56	112.58	2814.06	2814.06	S 56°29'50" E	186.89
C88	15070.00	50.00	150.70	96.60	1143.50	1143.50	S 86°30'20" W	96.59
C89	2421.47	202.82	86.29	43.80	2814.06	2814.06	S 41°34'28" E	85.84
C90	8259.58	25.00	39.27	25.00	22910.59	22910.59	S 42°28'05" E	35.36
C91	15070.00	50.00	150.70	96.60	1143.50	1143.50	S 86°30'20" W	96.59
C92	15070.00	50.00	150.70	96.60	1143.50	1143.50	S 86°30'20" W	96.59
C93	0814.56	368.26	121.72	61.42	1533.31	1533.31	S 25°47'44" E	121.16
C94	1370.17	368.26	53.01	26.55	1533.31	1533.31	S 25°47'44" E	52.97
C95	1225.09	368.26	78.78	39.37	1533.31	1533.31	S 42°28'05" E	41.75
C96	1225.09	50.00	107.30	62.00	1143.50	1143.50	N 58°25'37" E	87.86
C97	3229.00	318.25	180.44	82.72	1800.12	1800.12	N 13°40'58" W	178.03
C98	1814.22	612.32	208.53	104.28	0821.25	0821.25	S 86°30'20" W	181.42
C99	2031.33	318.25	112.31	56.75	1800.12	1800.12	N 07°52'41" W	111.73
C100	8070.00	25.00	39.27	25.00	22910.59	22910.59	S 47°17'28" W	25.00
C101	21070.00	50.00	210.70	136.00	1143.50	1143.50	S 47°17'28" W	70.71
C102	1432.44	50.00	143.24	71.62	1143.50	1143.50	S 86°30'20" W	143.24
C103	4599.59	50.00	36.42	20.80	1143.50	1143.50	S 50°08'54" W	36.40
C104	10071.48	50.00	87.31	55.88	1143.50	1143.50	S 17°34'29" E	78.78
C105	10943.14	50.00	109.43	73.75	1143.50	1143.50	S 57°23'31" E	81.78
C106	5802.52	152.92	154.81	84.84	3728.04	3728.04	S 86°29'50" W	148.37
C107	7810.37	25.00	34.11	20.31	22910.59	22910.59	N 09°41'45" E	31.53
C108	3756.42	219.02						

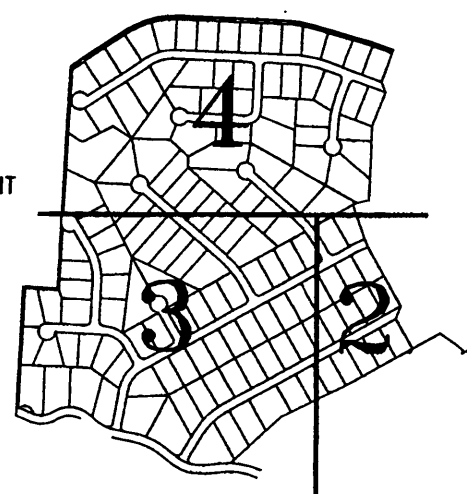
ORIGINAL IN RED

2004-715
7-9-04
2004 715
Recorded in the Above
Plat Book & Page
07-09-2004 12:57:42 PM
Brenda Deshields-Circuit Clerk
Benton County, AR



Time: 1:30 pm
Scale: 1"=100' (PS)
Date: 7/8/2004
Drawing Name: 93165-05-eng\dwg\FINAL PLAT.dwg (kmont)

- LEGEND**
- SET IRON PIN
 - FOUND IRON PIN
 - BUILDING SETBACK
 - QUARTER SECTION LINES
 - PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - - - (PROPOSED) DRAINAGE AND UTILITY EASEMENT
 - - - (PROPOSED) UTILITY EASEMENT
 - - - (PROPOSED) RIGHT OF WAY LINE
 - - - (EXISTING) UTILITY EASEMENT
 - - - (EXISTING) LOT LINE
 - ① LOT NUMBER
 - ② STREET ADDRESS (MAIN/SIDE)
 - ③ MINIMUM FINISHED FLOOR ELEV. (SEE MIN. F.F.E. NOTE, SHT. 1)
 - * STREET LIGHT



LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES	LOT	SQUARE FEET	ACRES
636	38235.48	0.88	646	21999.89	0.51	656	21999.89	0.51	666	21999.89	0.51
637	22000.00	0.51	647	21999.89	0.51	657	21999.89	0.51	667	21999.89	0.51
638	22000.00	0.51	648	21999.89	0.51	658	21999.89	0.51	668	21999.89	0.51
639	22000.00	0.51	649	21999.89	0.51	659	21999.89	0.51	669	21999.89	0.51
640	22000.00	0.51	650	21999.89	0.51	660	21999.89	0.51	670	21999.89	0.51
641	22000.00	0.51	651	21999.89	0.51	661	21999.89	0.51	671	21999.89	0.51
642	22000.00	0.51	652	21999.89	0.51	662	21999.89	0.51	672	21999.89	0.51
643	22000.00	0.51	653	21999.89	0.51	663	21999.89	0.51	673	21999.89	0.51
644	22000.00	0.51	654	21999.89	0.51	664	21999.89	0.51	674	21999.89	0.51
645	22000.00	0.51	655	21999.89	0.51	665	21999.89	0.51	675	21999.89	0.51
646	21999.89	0.51	656	21999.89	0.51	666	21999.89	0.51	676	21999.89	0.51
647	21999.89	0.51	657	21999.89	0.51	667	21999.89	0.51	677	21999.89	0.51
648	21999.89	0.51	658	21999.89	0.51	668	21999.89	0.51	678	21999.89	0.51
649	21999.89	0.51	659	21999.89	0.51	669	21999.89	0.51	679	21999.89	0.51
650	21999.89	0.51	660	21999.89	0.51	670	21999.89	0.51	680	21999.89	0.51
651	21999.89	0.51	661	21999.89	0.51	671	21999.89	0.51	681	21999.89	0.51
652	21999.89	0.51	662	21999.89	0.51	672	21999.89	0.51	682	21999.89	0.51
653	21999.89	0.51	663	21999.89	0.51	673	21999.89	0.51	683	21999.89	0.51
654	21999.89	0.51	664	21999.89	0.51	674	21999.89	0.51	684	21999.89	0.51
655	21999.89	0.51	665	21999.89	0.51	675	21999.89	0.51	685	21999.89	0.51
656	21999.89	0.51	666	21999.89	0.51	676	21999.89	0.51	686	21999.89	0.51
657	21999.89	0.51	667	21999.89	0.51	677	21999.89	0.51	687	21999.89	0.51
658	21999.89	0.51	668	21999.89	0.51	678	21999.89	0.51	688	21999.89	0.51
659	21999.89	0.51	669	21999.89	0.51	679	21999.89	0.51	689	21999.89	0.51
660	21999.89	0.51	670	21999.89	0.51	680	21999.89	0.51	690	21999.89	0.51
661	21999.89	0.51	671	21999.89	0.51	681	21999.89	0.51	691	21999.89	0.51
662	21999.89	0.51	672	21999.89	0.51	682	21999.89	0.51	692	21999.89	0.51
663	21999.89	0.51	673	21999.89	0.51	683	21999.89	0.51	693	21999.89	0.51
664	21999.89	0.51	674	21999.89	0.51	684	21999.89	0.51	694	21999.89	0.51
665	21999.89	0.51	675	21999.89	0.51	685	21999.89	0.51	695	21999.89	0.51
666	21999.89	0.51	676	21999.89	0.51	686	21999.89	0.51	696	21999.89	0.51
667	21999.89	0.51	677	21999.89	0.51	687	21999.89	0.51	697	21999.89	0.51
668	21999.89	0.51	678	21999.89	0.51	688	21999.89	0.51	698	21999.89	0.51
669	21999.89	0.51	679	21999.89	0.51	689	21999.89	0.51	699	21999.89	0.51
670	21999.89	0.51	680	21999.89	0.51	690	21999.89	0.51	700	21999.89	0.51
671	21999.89	0.51	681	21999.89	0.51	691	21999.89	0.51	701	21999.89	0.51
672	21999.89	0.51	682	21999.89	0.51	692	21999.89	0.51	702	21999.89	0.51
673	21999.89	0.51	683	21999.89	0.51	693	21999.89	0.51	703	21999.89	0.51
674	21999.89	0.51	684	21999.89	0.51	694	21999.89	0.51	704	21999.89	0.51
675	21999.89	0.51	685	21999.89	0.51	695	21999.89	0.51	705	21999.89	0.51
676	21999.89	0.51	686	21999.89	0.51	696	21999.89	0.51	706	21999.89	0.51
677	21999.89	0.51	687	21999.89	0.51	697	21999.89	0.51	707	21999.89	0.51
678	21999.89	0.51	688	21999.89	0.51	698	21999.89	0.51	708	21999.89	0.51
679	21999.89	0.51	689	21999.89	0.51	699	21999.89	0.51	709	21999.89	0.51
680	21999.89	0.51	690	21999.89	0.51	700	21999.89	0.51	710	21999.89	0.51
681	21999.89	0.51	691	21999.89	0.51	701	21999.89	0.51	711	21999.89	0.51
682	21999.89	0.51	692	21999.89	0.51	702	21999.89	0.51	712	21999.89	0.51
683	21999.89	0.51	693	21999.89	0.51	703	21999.89	0.51	713	21999.89	0.51
684	21999.89	0.51	694	21999.89	0.51	704	21999.89	0.51	714	21999.89	0.51
685	21999.89	0.51	695	21999.89	0.51	705	21999.89	0.51	715	21999.89	0.51
686	21999.89	0.51	696	21999.89	0.51	706	21999.89	0.51	716	21999.89	0.51
687	21999.89	0.51	697	21999.89	0.51	707	21999.89	0.51	717	21999.89	0.51
688	21999.89	0.51	698	21999.89	0.51	708	21999.89	0.51	718	21999.89	0.51
689	21999.89	0.51	699	21999.89	0.51	709	21999.89	0.51	719	21999.89	0.51
690	21999.89	0.51	700	21999.89	0.51	710	21999.89	0.51	720	21999.89	0.51
691	21999.89	0.51	701	21999.89	0.51	711	21999.89	0.51	721	21999.89	0.51
692	21999.89	0.51	702	21999.89	0.51	712	21999.89	0.51	722	21999.89	0.51
693	21999.89	0.51	703	21999.89	0.51	713	21999.89	0.51	723	21999.89	0.51
694	21999.89	0.51	704	21999.89	0.51	714	21999.89	0.51	724	21999.89	0.51
695	21999.89	0.51	705	21999.89	0.51	715	21999.89	0.51	725	21999.89	0.51
696	21999.89	0.51	706	21999.89	0.51	716	21999.89	0.51			
697	21999.89	0.51	707	21999.89	0.51	717	21999.89	0.51			
698	21999.89	0.51	708	21999.89	0.51	718	21999.89	0.51			
699	21999.89	0.51	709	21999.89	0.51	719	21999.89	0.51			
700	21999.89	0.51	710	21999.89	0.51						
701	21999.89	0.51	711	21999.89	0.51						
702	21999.89	0.51	712	21999.89	0.51						
703	21999.89	0.51	713	21999.89	0.51						
704	21999.89	0.51	714	21999.89	0.51						
705	21999.89	0.51	715	21999.89	0.51						
706	21999.89	0.51	716	21999.89	0.51						
707	21999.89	0.51	717	21999.89	0.51						
708	21999.89	0.51	718	21999.89	0.51						
709	21999.89	0.51	719	21999.89	0.51						
710	21999.89	0.51									
711	21999.89	0.51									
712	21999.89	0.51									
713	21999.89	0.51									
714	21999.89	0.51									
715	21999.89	0.51									
716	21999.89	0.51									
717	21999.89	0.51									
718	21999.89	0.51									
719	21999.89	0.51									
720	21999.89	0.51									
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724	21999.89	0.51									
725	21999.89	0.51									

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06-04	KM	REVISED PER CITY OF ROGERS COMMENTS
07-04	KM	REVISED CURVE TABLE
DATE	BY	DESCRIPTION
REVISIONS		
CORRECTED FINAL PLAT		
PINNACLE SUBDIVISION PHASE 4		
Prepared For		
TALLCHAMPS, LLC		

Crafton, Tull & Associates, Inc.
901 N. 47th Street, Suite 200, Rogers, AR 72758
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Architects, Engineers & Surveyors

DRAWN: LR	DATE: DEC. 2003	PROJECT NO.
CHECKED: JH	SHEET NO.: 11/4	93165.05