

2005-1242
10-19-2005

2005 1242
Recorded in the above
Plat Book & Page
10-14-2005 03:22:04 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

J.R. PAUL S. & MERIDITH A. SARGENT
2222 S. 1ST STREET
ROGERS, AR 72756
89-02-02020-000
ZONING: A-1

MICHAEL D. & LAURIE ROWDEN
2931 S. 1ST STREET
ROGERS, AR 72756
89-18-03591-000
ZONING: COUNTY

JAMES E. & FRANCES HALES TRUST
1418A HWY 84 E
ROGERS, AR 72758
89-18-03594-000
ZONING: R-1B
*Subdivision
(Under Construction)*

GERVIS RAY & MARY DELLE SUMMERS
2921 S. 1ST
ROGERS, AR 72758
89-18-03598-000
ZONING: COUNTY

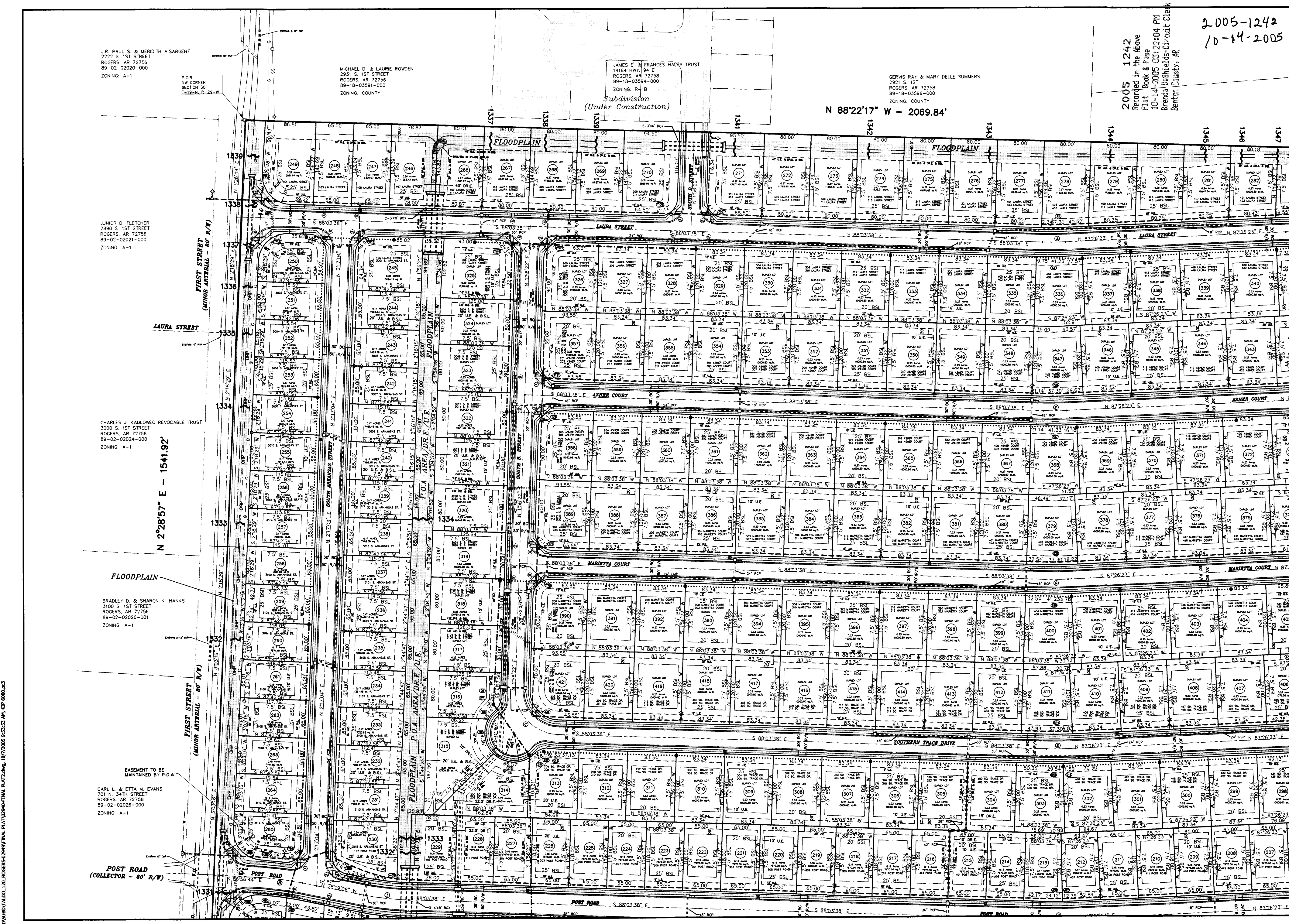
JUNIOR D. FLETCHER
2890 S. 1ST STREET
ROGERS, AR 72756
89-02-02021-000
ZONING: A-1

CHARLES J. KADLOWEC REVOCABLE TRUST
3000 S. 1ST STREET
ROGERS, AR 72756
89-02-02024-000
ZONING: A-1

BRADLEY D. & SHARON K. HANKS
3100 S. 1ST STREET
ROGERS, AR 72758
89-02-02026-001
ZONING: A-1

CARL L. & ETTA M. EVANS
701 N. 34TH STREET
ROGERS, AR 72758
89-02-02026-000
ZONING: A-1

REVISION DATE DESCRIPTION



FINAL PLAT THE PLANTATION, PHASE I ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: OCT 2005
W.O. # 02949

GERMS RAY & MARY DELLE SUMMERS
2921 S 1ST
ROGERS, AR 72758
89-18-03598-000
ZONING: COUNTY

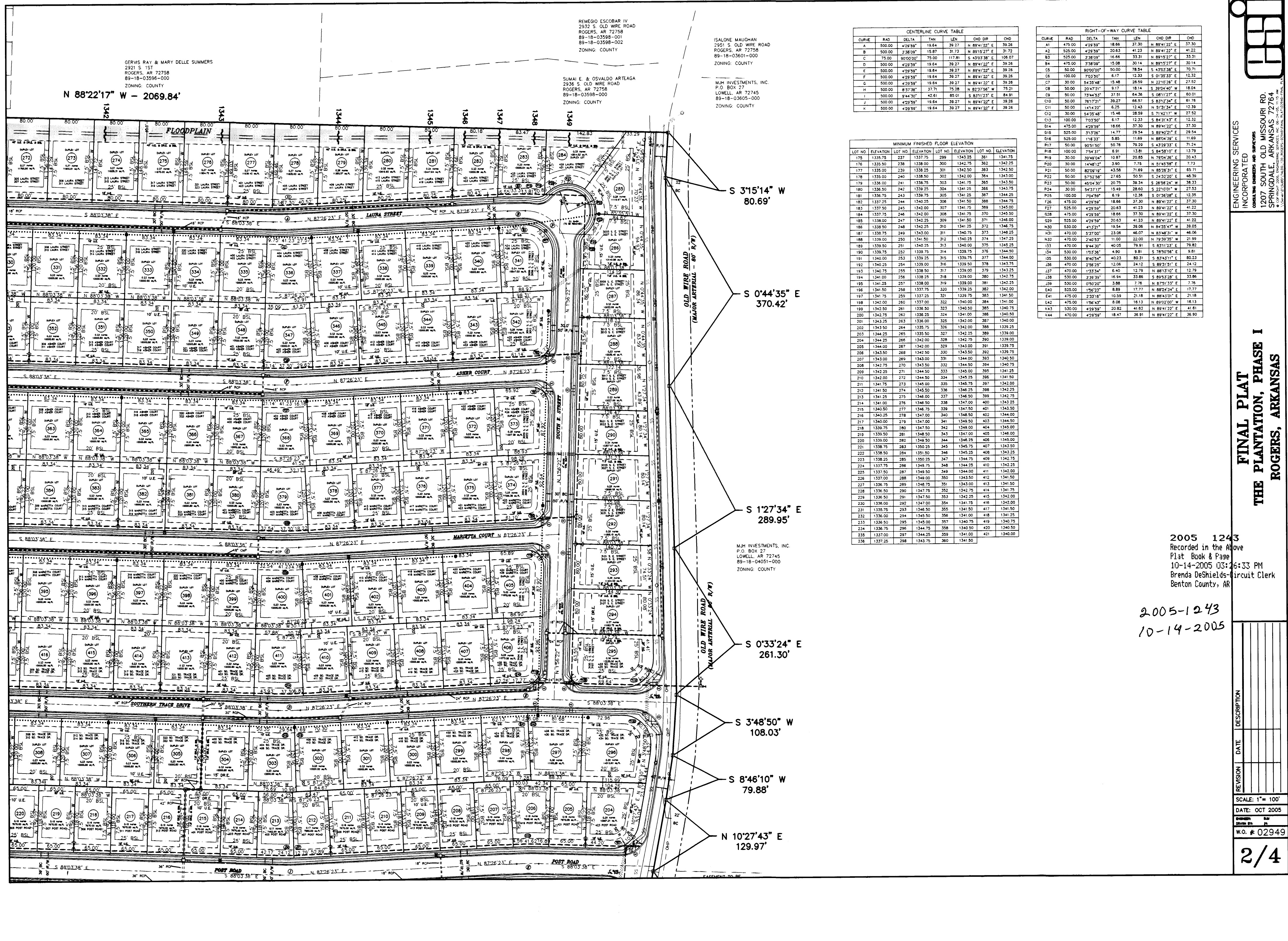
REMEGIO ESCOBAR IV
2932 S OLD WIRE ROAD
ROGERS, AR 72758
89-18-03598-001
89-18-03598-002
ZONING: COUNTY

ISALONE MAUGHAN
2951 S OLD WIRE ROAD
ROGERS, AR 72758
89-18-03601-000
ZONING: COUNTY

SUVAI E. & OSVALDO ARTEAGA
2936 S OLD WIRE ROAD
ROGERS, AR 72758
89-18-03598-000
ZONING: COUNTY

MJM INVESTMENTS, INC.
P.O. BOX 27
LOWELL, AR 72745
89-18-03605-000
ZONING: COUNTY

N 88°22'17" W - 2069.84'



CENTERLINE CURVE TABLE									
CURVE	RAD	DELTA	TAN	LEN	CHD DIR	CHD			
A	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
B	500.00	338.09'	15.87	31.73	N 89°12'27" E	31.72			
C	75.00	90.0000'	75.00	117.81	S 43°03'38" E	108.07			
D	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
E	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
F	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
G	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
H	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
I	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			
J	500.00	429.99'	19.64	39.27	N 89°41'22" E	39.26			

RIGHT-OF-WAY CURVE TABLE									
CURVE	RAD	DELTA	TAN	LEN	CHD DIR	CHD			
A1	475.00	429.99'	18.66	37.30	N 89°41'22" E	37.30			
A2	525.00	429.99'	20.63	41.23	N 89°41'22" E	41.22			
B3	525.00	338.09'	16.66	33.31	N 89°12'27" E	33.31			
B4	475.00	338.09'	15.08	30.14	N 89°12'27" E	30.14			
C5	50.00	90.0000'	50.00	78.84	S 43°03'38" E	70.71			
C6	100.00	70.500'	6.17	12.33	S 01°35'33" E	12.32			
C7	30.00	54.3548'	15.48	28.59	N 22°02'28" E	27.52			
C8	50.00	20.4721'	9.17	18.14	S 39°04'40" W	18.04			
C9	50.00	23.4453'	37.51	64.36	S 08°11'22" E	60.01			
C10	50.00	76.7721'	38.27	68.57	S 82°12'24" E	61.78			
C11	50.00	14.7423'	6.25	12.43	N 01°31'34" E	12.39			
C12	30.00	54.3548'	15.48	28.59	S 71°42'17" W	27.52			
C13	100.00	70.500'	6.17	12.33	S 84°31'43" E	12.32			
D14	475.00	429.99'	18.66	37.30	N 89°41'22" E	37.30			
D15	525.00	429.99'	20.63	41.23	N 89°41'22" E	41.22			
D16	525.00	338.09'	16.66	33.31	N 89°12'27" E	33.31			
D17	475.00	338.09'	15.08	30.14	N 89°12'27" E	30.14			
D18	50.00	90.0000'	50.00	78.84	S 43°03'38" E	70.71			
D19	100.00	70.500'	6.17	12.33	S 01°35'33" E	12.32			
D20	30.00	54.3548'	15.48	28.59	N 22°02'28" E	27.52			
D21	50.00	20.4721'	9.17	18.14	S 39°04'40" W	18.04			
D22	50.00	23.4453'	37.51	64.36	S 08°11'22" E	60.01			
D23	50.00	76.7721'	38.27	68.57	S 82°12'24" E	61.78			
D24	50.00	14.7423'	6.25	12.43	N 01°31'34" E	12.39			
D25	30.00	54.3548'	15.48	28.59	S 71°42'17" W	27.52			
D26	100.00	70.500'	6.17	12.33	S 84°31'43" E	12.32			
D27	475.00	429.99'	18.66	37.30	N 89°41'22" E	37.30			
D28	525.00	429.99'	20.63	41.23	N 89°41'22" E	41.22			
D29	525.00	338.09'	16.66	33.31	N 89°12'27" E	33.31			
D30	475.00	338.09'	15.08	30.14	N 89°12'27" E	30.14			
D31	50.00	90.0000'	50.00	78.84	S 43°03'38" E	70.71			
D32	100.00	70.500'	6.17	12.33	S 01°35'33" E	12.32			
D33	30.00	54.3548'	15.48	28.59	N 22°02'28" E	27.52			
D34	50.00	20.4721'	9.17	18.14	S 39°04'40" W	18.04			
D35	50.00	23.4453'	37.51	64.36	S 08°11'22" E	60.01			
D36	50.00	76.7721'	38.27	68.57	S 82°12'24" E	61.78			
D37	50.00	14.7423'	6.25	12.43	N 01°31'34" E	12.39			
D38	30.00	54.3548'	15.48	28.59	S 71°42'17" W	27.52			
D39	100.00	70.500'	6.17	12.33	S 84°31'43" E	12.32			
D40	475.00	429.99'	18.66	37.30	N 89°41'22" E	37.30			

MINIMUM FINISHED FLOOR ELEVATION									
LOT NO.	ELEVATION	LOT NO.	ELEVATION	LOT NO.	ELEVATION				
175	1335.75	237	1337.75	299	1343.25				
176	1335.00	238	1338.00	300	1342.75				
177	1335.00	239	1338.25	301	1342.50				
178	1335.00	240	1338.50	302	1342.25				
179	1335.00	241	1338.75	303	1342.00				
180	1336.50	242	1339.25	304	1341.75				
181	1336.75	243	1339.50	305	1341.50				
182	1337.25	244	1340.25	306	1341.50				
183	1337.50	245	1340.00	307	1341.75				
184	1337.75	246	1340.50	308	1341.75				
185	1338.00	247	1341.25	309	1341.50				
186	1338.50	248	1342.25	310	1341.25				
187	1338.75	249	1343.00	311	1340.75				
188	1339.00	250	1343.50	312	1340.25				
189	1339.50	251	1344.25	313	1340.00				
190	1339.75	252	1344.75	314	1339.75				
191	1340.00	253	1345.25	315	1339.50				
192	1340.25	254	1345.75	316	1339.25				
193	1340.50	255	1346.25	317	1339.00				
194	1341.00	256	1346.75	318	1338.75				
195	1341.25	257	1347.25	319	1338.50				
196	1341.50	258	1347.75	320	1338.25				
197	1341.75	259	1348.25	321	1338.00				
198	1342.00	260	1348.75	322	1337.75				
199	1342.50	261	1349.25	323	1337.50				
200	1342.75	262	1349.75	324	1337.25				
201	1343.25	263	1350.25	325	1337.00				
202	1343.50	264	1350.75	326	1336.75				
203	1344.25	265	1351.25	327	1336.50				
204	1344.75	266	1351.75	328	1336.25				
205	1345.00	267	1352.25	329	1336.00				
206	1345.50	268	1352.75	330	1335.75				
207	1346.00	269	1353.25	331	1335.50				
208	1346.50	270	1353.75	332	1335.25				
209	1347.25	271	1354.25	333	1335.00				
210	1347.50	272	1354.75	334	1334.75				
211	1347.75	273	1355.00	335	1334.50				
212	1348.00	274	1355.25	336	1334.25				
213	1348.25	275	1355.50	337	1334.00				
214	1348.50	276	1355.75	338	1333.75				
215	1349.00	277	1356.25	339	1333.50				
216	1349.25	278	1356.75	340	1333.25				
217	1349.50	279	1357.00	341	1333.00				
218	1349.75	280	1357.25	342	1332.75				
219	1350.00	281	1357.50	343	1332.50				
220	1350.50	282	1358.00	344	1332.25				
221	1350.75	283	1358.25	345	1332.00				
222	1351.00	284	1358.50	346	1331.75				
223	1351.25	285	1358.75	347	1331.50				
224	1351.50	286	1359.00	348	1331.25				
225	1351.75	287	1359.25	349	1331.00				
226	1352.00	288	1359.50	350	1330.75				
227	1352.25	289	1359.75	351	1330.50				
228	1352.50	290	1360.00	352	1330.25				
229	1352.75	291	1360.25	353	1330.00				
230	1353.00	292	1360.50	354	1329.75				
231	1353.25	293	1360.75	355	1329.50				
232	1353.50	294	1361.00	356	1329.25				
233	1353.75	295	1361.25	357	1329.00				
234	1354.00	296	1361.50	358	1328.75				
235	1354.25	297	1361.75	359	1328.50				
236	1354.50	298	1362.00	360	1328.25				

2005 1243
Recorded in the Above
Plat Book & Page
10-14-2005 03:26:33 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

2005-1243
10-14-2005

ENGINEERING SERVICES INCORPORATED
CONSULTING ENGINEERS AND ARCHITECTS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

FINAL PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: OCT 2005
DATE PLOTTED: 10/14/05
W.O. # 02949

2/4

2005 1244
 Recorded in the Above
 Plat Book & Page
 10-14-2005 03:29:29 PM
 Brenda Deshaields-Circuit Clerk
 Benton County, AR
 2005-1244
 10-14-2005

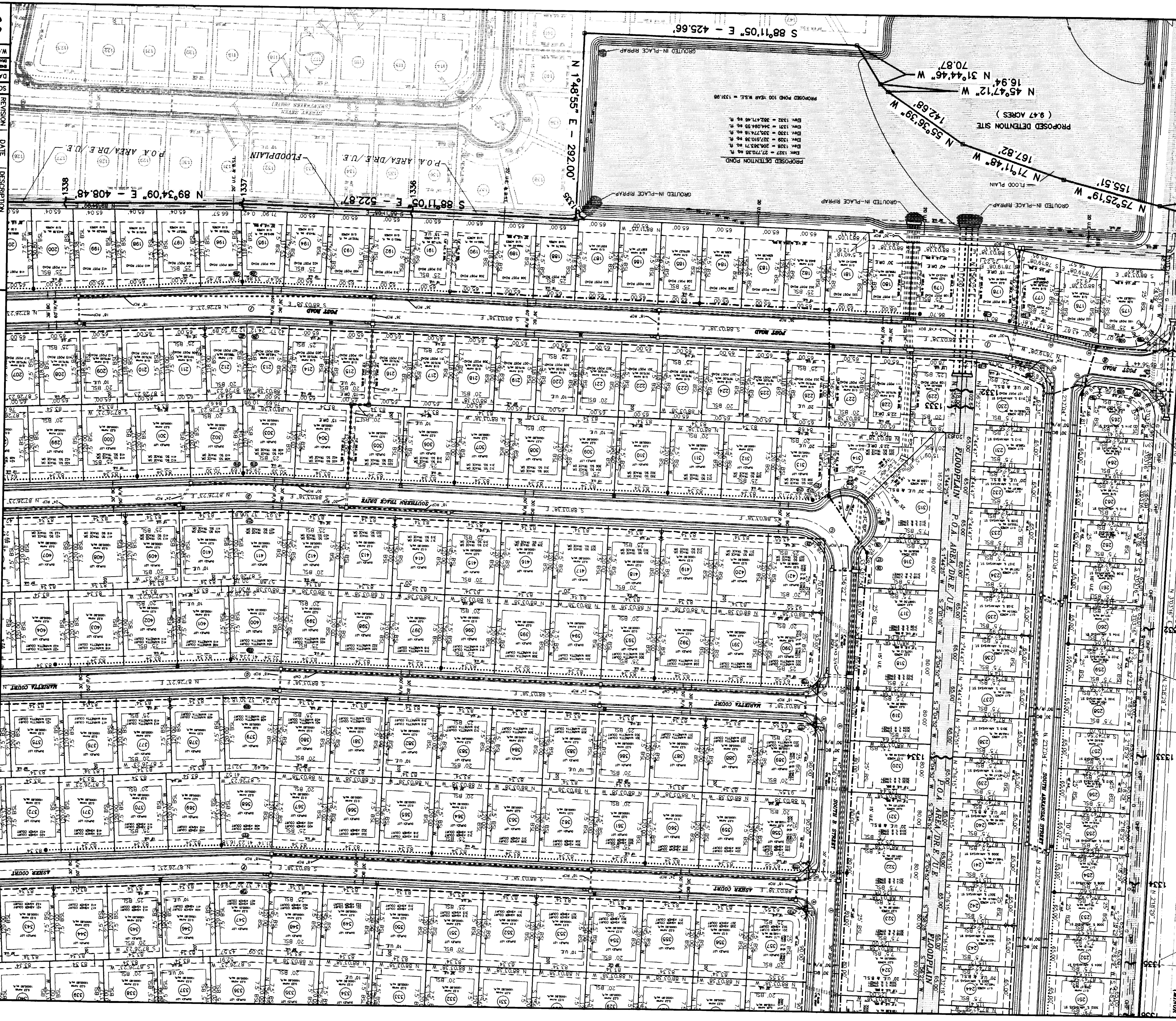
CHARLES J. KADLOVIC REVOCABLE TRUST
 3000 S. 1ST STREET
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02024-000

BRADLEY D. & SHARON K. HANKS
 1010 S. 1ST STREET
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02026-000

CARL L. & ETIA M. EVANS
 701 N. 24TH STREET
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02026-000

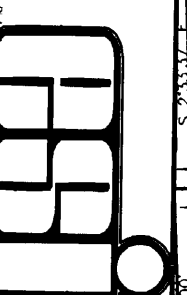
DWYER LLC
 306 W. POST ROAD
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02044-000

3/4
 W.O. # 02949
 DATE: OCT 2005
 SCALE: 1" = 100'

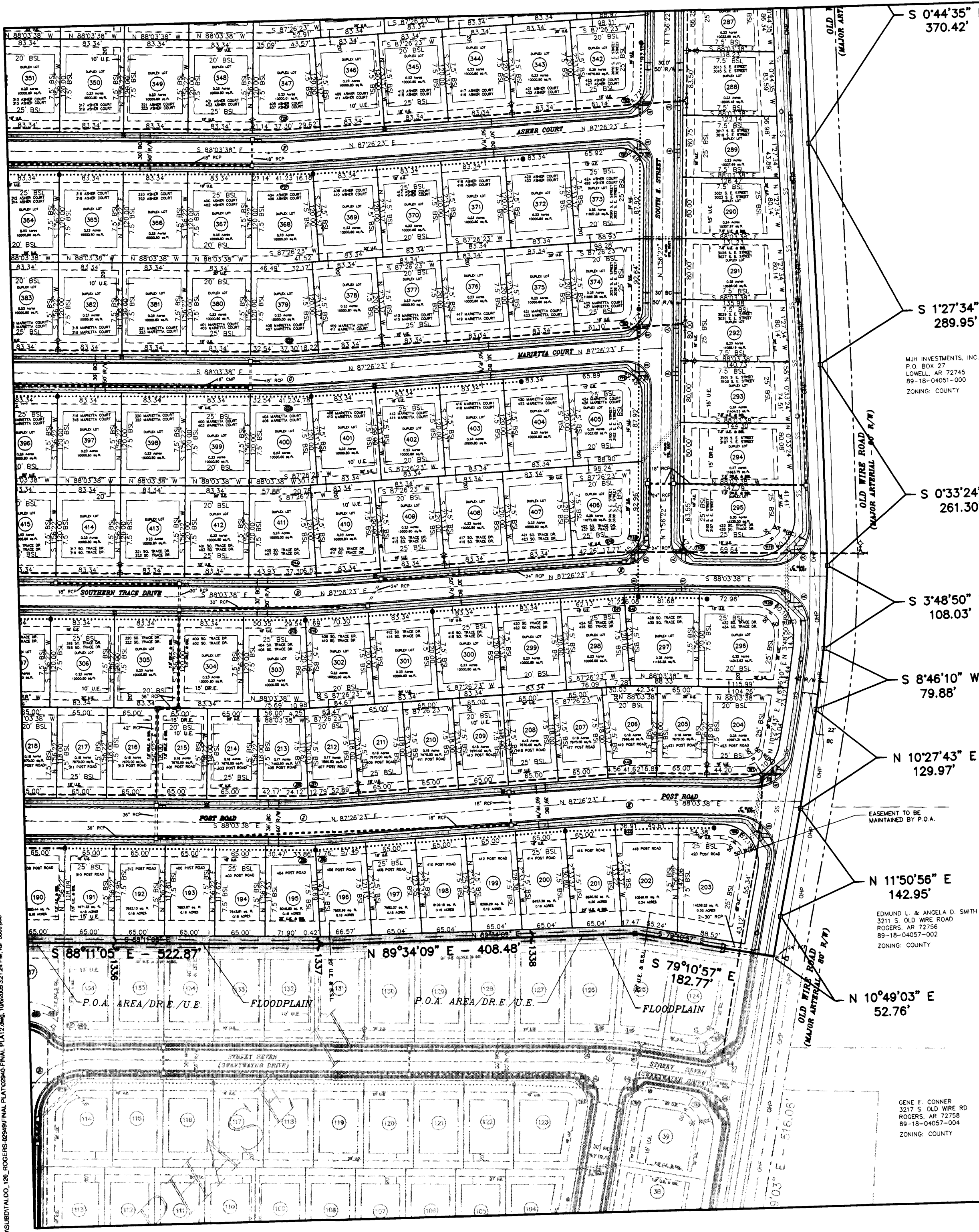


FINAL PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

ENGINEERING SERVICES
 INCORPORATED
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764



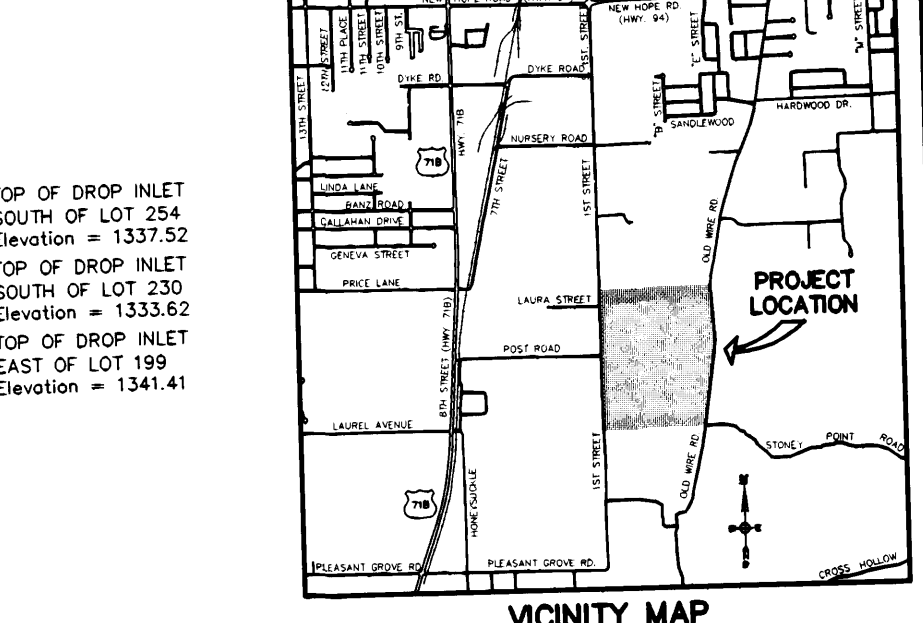
REVISION	DATE	DESCRIPTION



OWNER/DEVELOPER: First Street, LLC
 5100 S. Thompson
 Springdale, AR 72764

SURVEYOR/ENGINEER: Engineering Services, Inc.
 1207 South Old Missouri Road
 P.O. Box 282
 Springdale, AR 72764

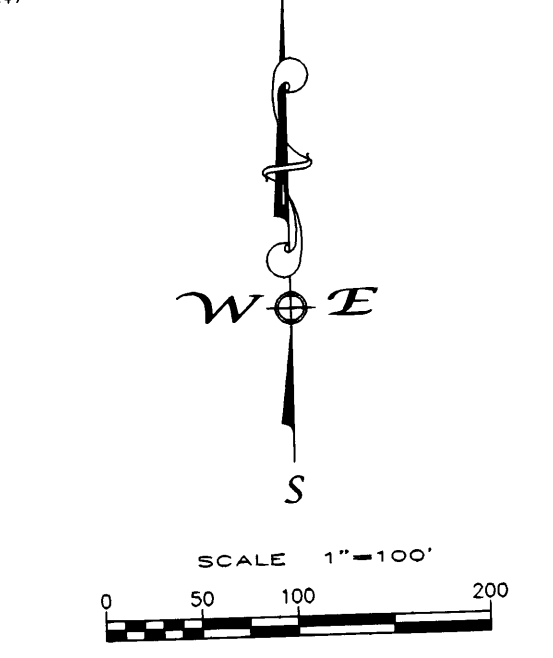
ACREAGE: 76.24 ACRES
 ZONING: R-1A & R-2
 PROPOSED USE: Residential Subdivision, Single Family & Duplex
 NO. OF LOTS: 247



PARCEL NUMBER: 02-16540-000

LEGAL DESCRIPTION:
 A part of the Northwest Quarter (NW 1/4), lying West of Old Wire Road, in Section Thirty (30), Township Nineteen North (T-19-N), Range Twenty-Nine West (R-29-W), all being in Benton County, Arkansas, and being more particularly described as follows to-wit:

Beginning at a Found Iron Pin on the Northwest Corner of said Section Thirty (30); Beginning at a point, said point being the POINT OF BEGINNING, thence S.88°22'17"E., a distance of 2,069.84 feet; thence S.03°51'14"W., a distance of 80.69 feet; thence S.00°44'35"E., a distance of 370.42 feet; thence S.01°27'34"E., a distance of 289.95 feet; thence S.00°33'24"E., a distance of 281.30 feet; thence S.03°48'50"W., a distance of 108.03 feet; thence S.08°46'10"W., a distance of 79.88 feet; thence S.10°27'43"W., a distance of 129.97 feet; thence S.11°50'56"W., a distance of 142.95 feet; thence S.10°49'03"W., a distance of 52.76 feet; thence N.79°10'57"E., a distance of 182.77 feet; thence S.89°34'09"W., a distance of 408.48 feet; thence N.88°11'05"W., a distance of 522.87 feet; thence S.01°48'55"W., a distance of 232.00 feet; thence N.88°11'05"W., a distance of 425.66 feet; thence N.31°44'46"W., a distance of 70.87 feet; thence N.45°47'12"W., a distance of 16.94 feet; thence N.55°36'39"W., a distance of 142.68 feet; thence N.71°11'48"W., a distance of 167.82 feet; thence N.74°46'38"W., a distance of 43.42 feet; thence N.02°59'57"E., a distance of 1,541.92 feet to the POINT OF BEGINNING, and containing 76.24 acres, more or less, and subject to any easements and/or rights-of-way, of record, if any.



LEGEND	
□	SET MONUMENT
▲	POINT NOT SET
●	FOUND IRON PIN
○	SET IRON PIN
---	PROPOSED 8" SANITARY SEWER LINE W/ MANHOLE
---	PROPOSED 12" SANITARY SEWER LINE
---	PROPOSED 8" WATER LINE
---	FIRE HYDRANT ASSEMBLY
---	GATE VALVE
---	PROPOSED STREET LIGHT
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING FIBER-OPTIC TELEPHONE LINE
---	EXISTING OVERHEAD POWER LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT & DRAINAGE EASEMENT
---	4" QUAD UTILITY DUCT
---	SIDEWALK
---	DRAINAGE SWALE
---	PROPOSED STORM BOX
---	PROPOSED HEADWALL
---	PROPOSED STORM PIPE

- NOTES:
- ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - ALL BACK OF CURB RADII ARE 30' UNLESS OTHERWISE NOTED.
 - SIDEWALKS ALONG LAURA STREET, ARKANSAS STREET, E. STREET, D. STREET, B. STREET, MARIETTA COURT, AND ASHER COURT SHALL BE 4 FEET WIDE AND 1 FOOT FROM BACK OF RIGHT-OF-WAY. SIDEWALKS ALONG OLD WIRE ROAD, POST ROAD, AND FIRST STREET SHALL BE 5 FEET WIDE AND 1 FOOT FROM BACK OF RIGHT-OF-WAY. SIDEWALKS SHALL BE BUILT TO CITY CODE AND RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS.
 - LOTS 249-265, 175 SHALL HAVE NO ACCESS TO FIRST STREET. LOTS 285-296, 204, 203 SHALL HAVE NO ACCESS TO OLD WIRE ROAD. ALL LOTS MUST ACCESS INTERNAL STREETS.
 - THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
 - STREETLIGHTS SHALL BE INSTALLED AT EACH ENTRANCE, INTERSECTION, END OF CUL-DE-SAC, AND NOT MORE THAN 400' APART THROUGH OUT THE INTERIOR AND EXTERIOR OF THE SUBDIVISION. THE DEVELOPER MUST COORDINATE WITH THE LOCAL UTILITY FOR THE PLACEMENT AND MAINTENANCE OF THE LIGHTS.
 - DRAINAGE SWALES CANNOT BE BLOCKED.
 - IRON PINS ARE SET AT ALL LOT CORNERS AND AT P.C.'S AND P.T.'S ON ALL LOT LINES, EXCEPT WHERE CONCRETE MONUMENTS ARE PLACED.
 - ALL SWALES TO BE MAINTAINED BY P.O.A.
 - SIDEWALKS TO BE BUILT BY LOT OWNERS.

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, do hereby dedicate to the public all detention ponds & structures, 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 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 right to prohibit the erection of buildings, structures, or fences within said easements.

Date: 10-7-05 Owner: First Street LLC

Date: 10-7-05 Owner: Pkg Todd Mgr

State of Arkansas
 County of Benton
 Subscribed and sworn before me this 7th day of Oct 2005

Notary Public
 Stephanie R. Hyde
 My Commission Expires: 10-31-2013

2005 1245
 Approved and accepted by the City of Rogers Planning Commission on the 27th day of Sept 2005
 Chairman: Chad Campbell
 City Clerk: Peggy David

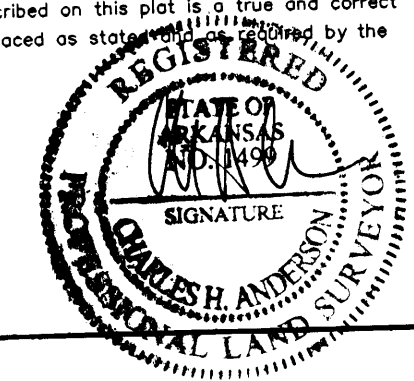
2005 1245
 10-14-2005 03:33:52 PM
 Brenda DeShields, Circuit Clerk
 Benton County, AR

FLOOD ZONE NOTE:
 A portion of this property lies in Zone A of the 100 year Flood Zone as shown on the F.I.R.M. Map #500700162 of Benton County, Arkansas, and incorporated Areas dated December 20, 2000.
 Floodplain shown for study by TWH consulting, submitted to the Corps of Engineers January 2005.

CERTIFICATE OF ACCURACY:
 I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and approved by the Subdivision Regulations of the City of Rogers.

ROGERS PLANNING COMMISSION APPROVAL:
 THIS PRELIMINARY PLAT IS APPROVED BY THE CITY OF ROGERS PLANNING COMMISSION THIS _____ DAY OF _____, 2005.

CHAIRMAN OR AUTHORIZED DESIGNATED REPRESENTATIVE



ENGINEERING SERVICES INCORPORATED
 CONSULTING ENGINEERS AND SURVEYORS
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764
 A COMPANY OF THE ENGINEERING SERVICE GROUP, INC. (A NATIONAL PUBLIC COMPANY)

FINAL PLAT
 THE PLANTATION, PHASE I
 ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
 DATE: OCT 2005
 W.O. # 02949
 4/4

J.R. PAUL S. & MERIDITH A. ARGENT
2222 S. 1ST STREET
ROGERS, AR 72756
89-02-02020-000
ZONING: A-1

P.O.B.
NW CORNER
SECTION 30
T-19-N. R-29-W

MICHAEL D. & LAURIE ROWDEN
2931 S. 1ST STREET
ROGERS, AR 72756
89-18-03591-000
ZONING: COUNTY

JAMES E. & FRANCES HALTS TRUST
14184 HWY. 94 E
ROGERS, AR 72758
89-18-03594-000
ZONING: R-1B

GERVIS RAY & MARY DELLE SUMMERS
2921 S. 1ST
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89-18-03596-000
ZONING: COUNTY

2005 1246
Recorded in the Above
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10-14-2005 03:37:24 PM
Brenda DeShields-Circuit Clerk
Benton County, AR
2005-1246
/D-14-2005

N 88°22'17" W - 2069.84'

JUNIOR D. FLETCHER
2890 S. 1ST STREET
ROGERS, AR 72756
89-02-02021-000
ZONING: A-1

FIRST STREET
(MINOR ARTERIAL - 80' R/W)

CHARLES J. KADLOWEC REVOCABLE TRUST
3000 S. 1ST STREET
ROGERS, AR 72756
89-02-02024-000
ZONING: A-1

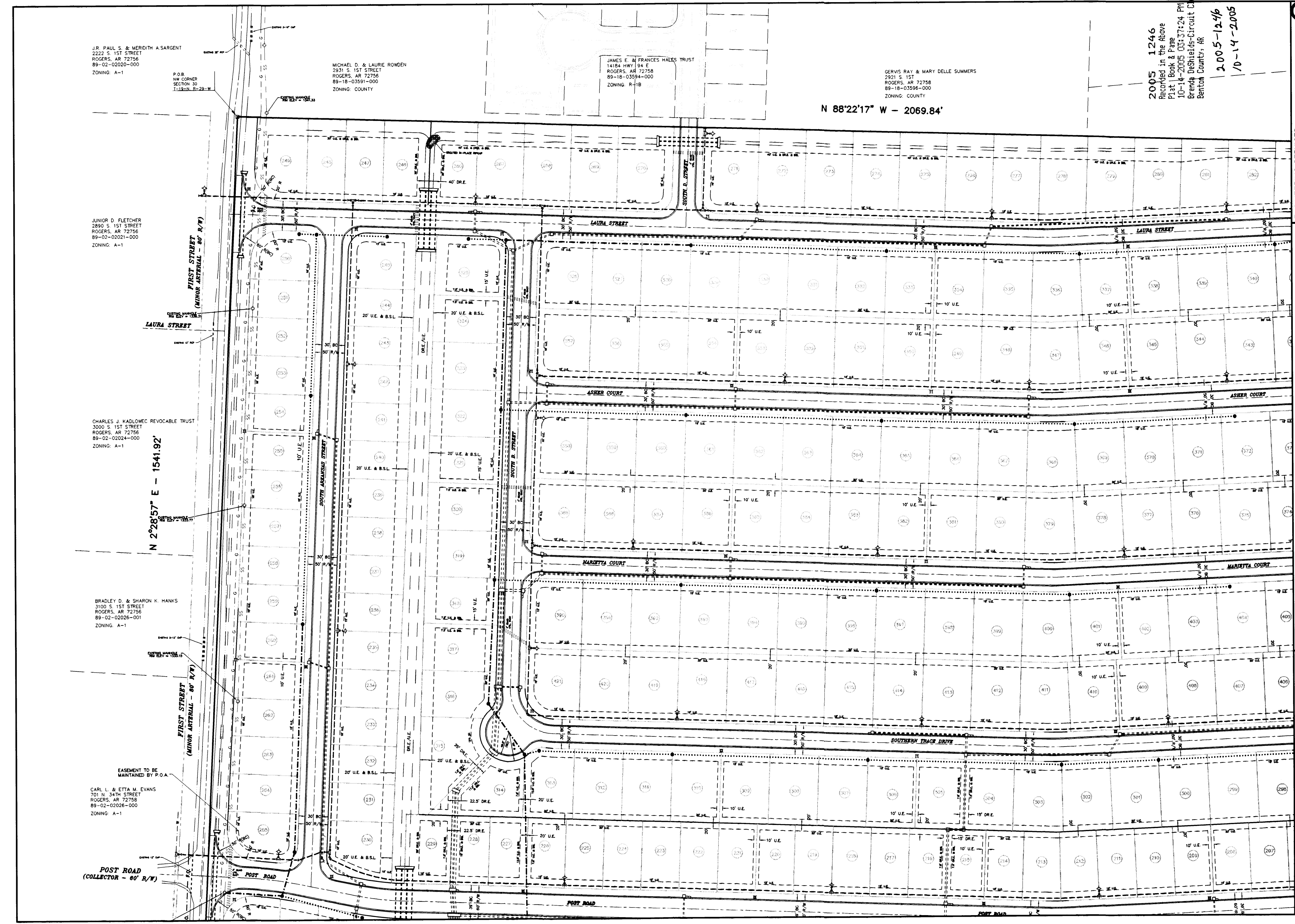
N 2°28'57" E - 1541.92'

BRADLEY D. & SHARON K. HANKS
3100 S. 1ST STREET
ROGERS, AR 72756
89-02-02026-001
ZONING: A-1

FIRST STREET
(MINOR ARTERIAL - 80' R/W)

EASEMENT TO BE
MAINTAINED BY P.O.A.
CARL L. & ETTA M. EVANS
701 N. 34TH STREET
ROGERS, AR 72758
89-02-02026-000
ZONING: A-1

POST ROAD
(COLLECTOR - 60' R/W)



ENGINEERING SERVICES
INCORPORATED

CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

**EASEMENT PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: OCT 2005
W.O. # 02949

1/4

\\PDS\BUT\ALDO_121.ROGERS\02949\FINAL PLAT\EASEMENT PLAT.dwg, 10/27/2005 9:19:21 AM, RP 6000.dwg

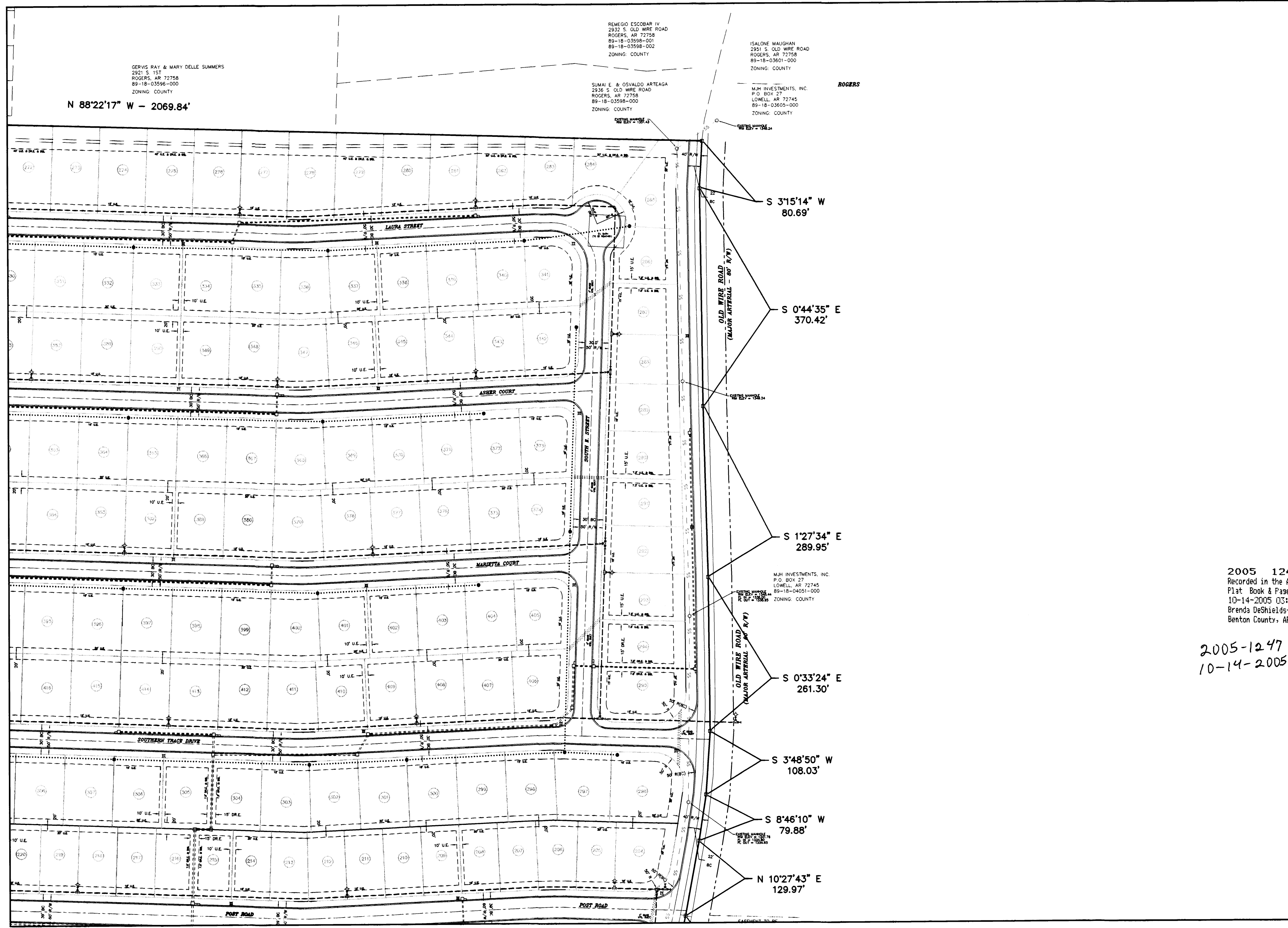
**EASEMENT PLAT
 THE PLANTATION, PHASE I
 ROGERS, ARKANSAS**

2005 1247
 Recorded in the Above
 Plat Book & Page
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 Brenda DeShields-Circuit Clerk
 Benton County, AR

2005-1247
 10-14-2005

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
 DATE: OCT 2005
 W.O. # 02949



GERIS RAY & MARY DELLE SUMMERS
 2921 S. 1ST
 ROGERS, AR 72758
 89-18-03596-000
 ZONING: COUNTY
N 88°22'17" W - 2069.84'

REMEGIO ESCOBAR IV
 2932 S. OLD WIRE ROAD
 ROGERS, AR 72758
 89-18-03598-001
 89-18-03598-002
 ZONING: COUNTY

SUMAI E. & OSVALDO ARTEAGA
 2936 S. OLD WIRE ROAD
 ROGERS, AR 72758
 89-18-03598-000
 ZONING: COUNTY

ISALONE MAUGHAN
 2951 S. OLD WIRE ROAD
 ROGERS, AR 72758
 89-18-03601-000
 ZONING: COUNTY

MJM INVESTMENTS, INC.
 P.O. BOX 27
 LOWELL, AR 72745
 89-18-03605-000
 ZONING: COUNTY

MJM INVESTMENTS, INC.
 P.O. BOX 27
 LOWELL, AR 72745
 89-18-04051-000
 ZONING: COUNTY

e:\POSUB\TALUD_120 ROGERS-02949\FINAL PLAT\EASEMENT PLAT.dwg, 10/7/2005 9:26:33 AM, PLOT 6000.pct

2005 1248
 Recorded in the Above
 Plat Book & Page
 10-14-2005 03:44:06 PM
 Brenda Beschtales-Circuit Clerk
 Benton County, AR

CHARLES J. KADLOWEC REVOCABLE TRUST
 3000 S. 1ST STREET
 ROGERS, AR 72756
 89-02-0204-000
 ZONING: A-1

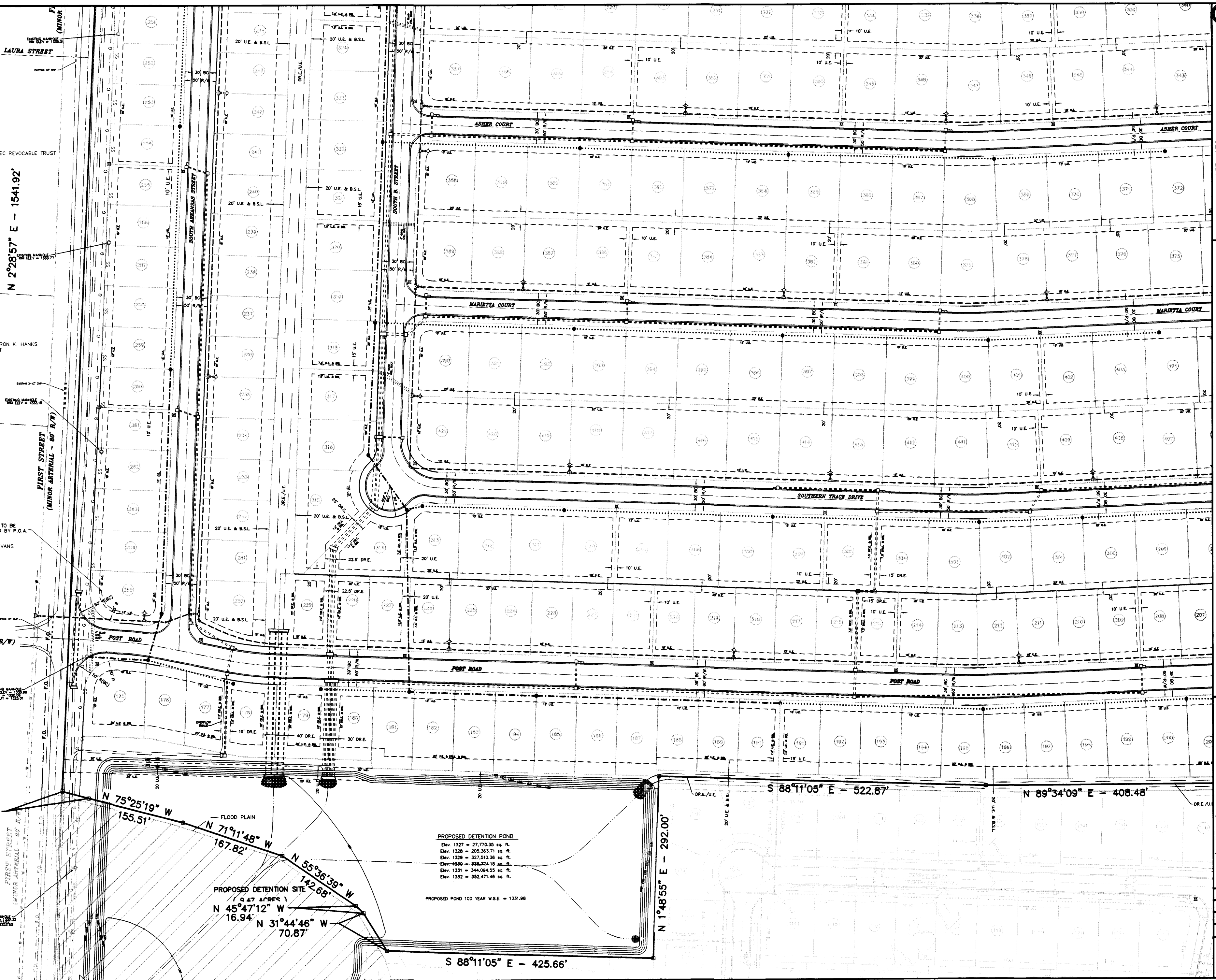
2005-1248
 10-14-2005

BRADLEY D. & SHARON K. HANKS
 3100 S. 1ST STREET
 ROGERS, AR 72756
 89-02-02026-001
 ZONING: A-1

CARL L. & ETTA M. EVANS
 701 N. 34TH STREET
 ROGERS, AR 72758
 89-02-02026-000
 ZONING: A-1

POST ROAD
 (COLLECTOR - 60' R/W)

DKMP, LLC
 306 W. POST ROAD
 ROGERS, AR 72756
 89-02-02044-000
 ZONING: A-1

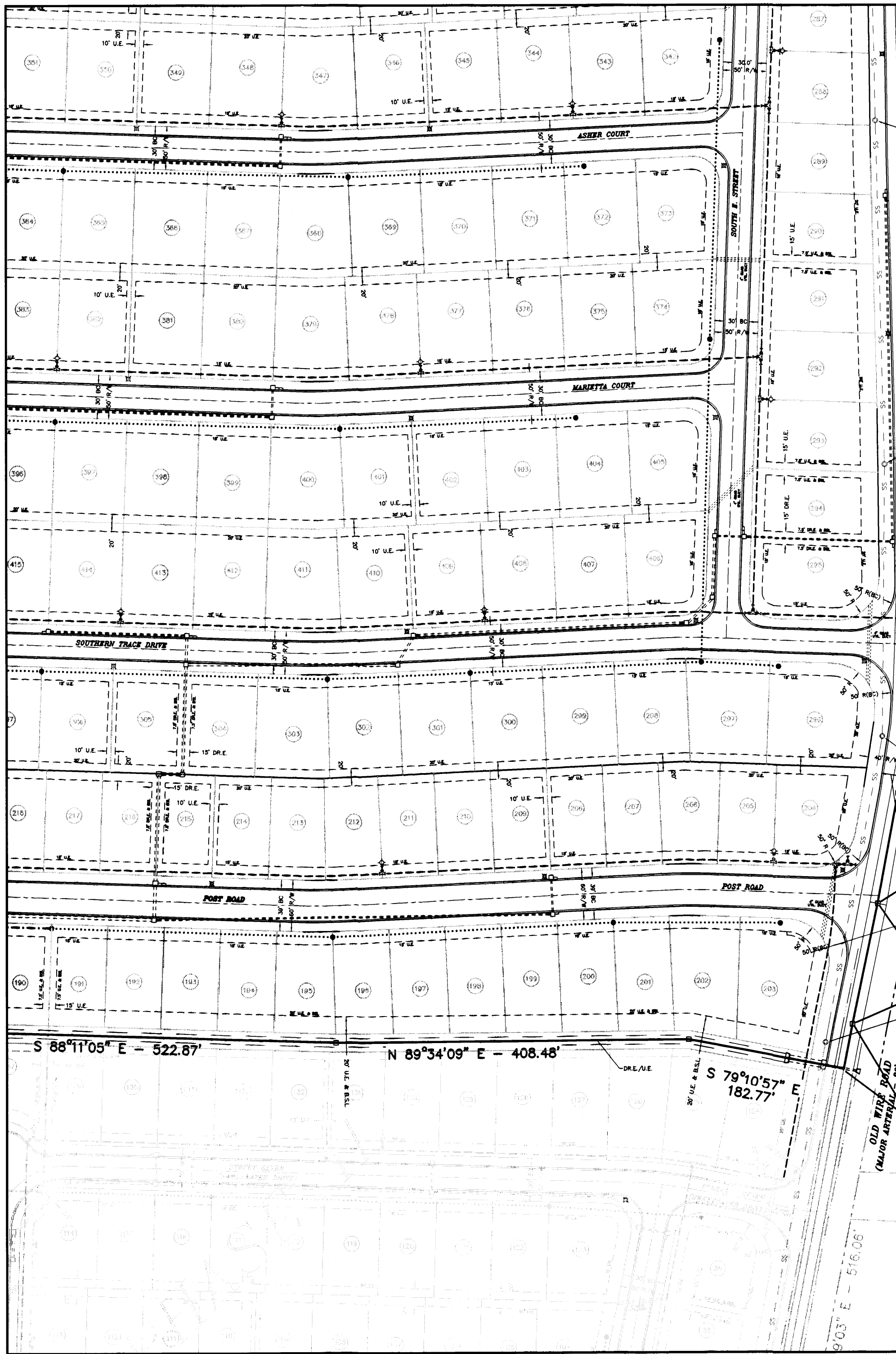


ESI
 ENGINEERING SERVICES
 INCORPORATED
 CONSULTING ENGINEERS AND ARCHITECTS
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764
 A COMPANY OF THE ESI GROUP, INC.

EASEMENT PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

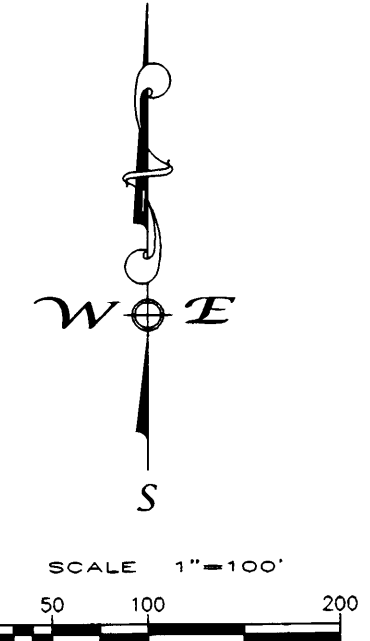
SCALE: 1" = 100'
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 W.O. # 02949



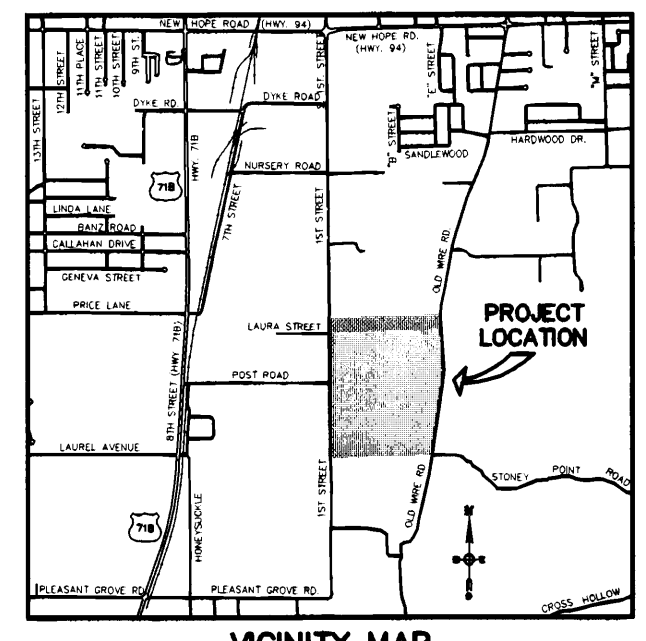
OWNER/DEVELOPER: First Street, LLC
 5100 S. Thompson
 Springdale, AR 72764

SURVEYOR/ENGINEER: Engineering Services, Inc.
 1207 South Old Missouri Road
 P.O. Box 282
 Springdale, AR 72764

ACREAGE: 76.24 ACRES
 ZONING: R-1A & R-2
 PROPOSED USE: Residential Subdivision, Single Family & Duplex
 NO. OF LOTS: 247



LEGEND	
□	SET MONUMENT
●	POINT NOT SET
○	FOUND IRON PIN
○	SET IRON PIN
---	PROPOSED 8" SANITARY SEWER LINE W/ MANHOLE
---	PROPOSED 12" SANITARY SEWER LINE
---	PROPOSED 6" WATER LINE
⊕	FIRE HYDRANT ASSEMBLY
⊕	GATE VALVE
⊕	PROPOSED STREET LIGHT
---	EXISTING SANITARY SEWER LINE
---	EXISTING WATER LINE
---	EXISTING GAS LINE
---	EXISTING FIBER-OPTIC TELEPHONE LINE
---	EXISTING OVERHEAD POWER LINE
---	EASEMENT LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT & DRAINAGE EASEMENT
---	4" QUAD UTILITY DUCT
---	DRAINAGE SWALE
□	PROPOSED STORM BOX
□	PROPOSED HEADWALL
---	PROPOSED STORM PIPE



PARCEL NUMBER: 02-16540-000
 LEGAL DESCRIPTION:

A part of the Northwest Quarter (NW 1/4), lying West of Old Wire Road, in Section Thirty (30), Township Nineteen North (T-19-N) Range Twenty-Nine West (R-29-W), all being in Benton County, Arkansas, and being more particularly described as follows to-wit:

Beginning at a Found Iron Pin on the Northwest Corner of said Section Thirty (30); Beginning at a point, said point being the POINT OF BEGINNING; thence S.89°21'17"E, a distance of 2,069.84 feet; thence S.03°15'14"W, a distance of 80.69 feet; thence S.00°44'35"E, a distance of 370.42 feet; thence S.01°27'34"E, a distance of 289.95 feet; thence S.00°33'24"E, a distance of 261.30 feet; thence S.03°48'50"W, a distance of 108.03 feet; thence S.08°46'10"W, a distance of 79.88 feet; thence S.10°27'43"W, a distance of 129.97 feet; thence S.11°50'56"W, a distance of 142.95 feet; thence S.10°49'03"W, a distance of 52.76 feet; thence N.79°10'57"W, a distance of 182.77 feet; thence S.89°34'09"W, a distance of 408.48 feet; thence N.88°11'05"W, a distance of 522.87 feet; thence S.01°48'55"W, a distance of 292.00 feet; thence N.88°11'05"W, a distance of 425.66 feet; thence N.31°44'46"W, a distance of 70.87 feet; thence N.45°47'12"W, a distance of 16.94 feet; thence N.55°36'39"W, a distance of 142.68 feet; thence N.71°11'48"W, a distance of 167.82 feet; thence N.75°25'19"W, a distance of 155.51 feet; thence N.74°46'38"W, a distance of 43.42 feet; thence N.02°28'57"E, a distance of 1,541.92 feet to the POINT OF BEGINNING, and containing 76.24 acres, more or less, and subject to any easements and/or rights-of-way, of record, if any.

CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:

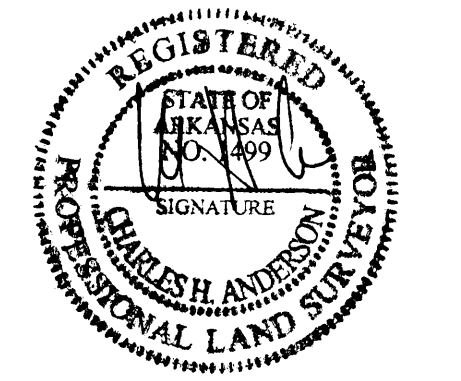
WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS PLATTED IN THIS DEVELOPMENT ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF ROGERS, ARKANSAS.

10-05 Mike Phillips ELECTRIC
 DATE
 10-10-05 Gas Service
 DATE
 10-10-05 Don L. Hill TELEPHONE
 DATE
 10/10/05 Cable Television
 DATE
 2005 1249 Recorded in the Above Plat Book & Page 10-14-2005 03:17:59 PM Rogers Water & Sewer Brenda DeShields-Circuit Clerk Benton County, AR
 DATE
 10-10-05 Rogers
 DATE

FLOOD ZONE NOTE:
 A portion of this property lies in Zone A of the 100 year Flood Zone as shown on the F.I.R.M. Map #05007C0162 of Benton County, Arkansas, and Incorporated Areas dated December 20, 2000.

CERTIFICATE OF ACCURACY:
 I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Rogers.

2005-1249
 10-14-2005



ENGINEERING SERVICES INCORPORATED
 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, ARKANSAS 72764

EASEMENT PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

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4/4

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