

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

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

2005-1242
10-14-2005

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

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

LAURA STREET

N 2°28'57" E - 1541.92'

FLOODPLAIN

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

POST ROAD
(COLLECTOR - 60' R/W)

N 88°22'17" W - 2069.84'

FLOODPLAIN

FLOODPLAIN

ENGINEERING SERVICES
INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
A PROFESSIONAL CORPORATION
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR

FINAL PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

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

1/4

C:\PROJECTS\2005\20051242\20051242.FINAL.PLAT.dwg, 10/20/05 9:53:53 AM, 407 6800.dwg

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 Benton County, AR
 2005-1244
 10-14-2005

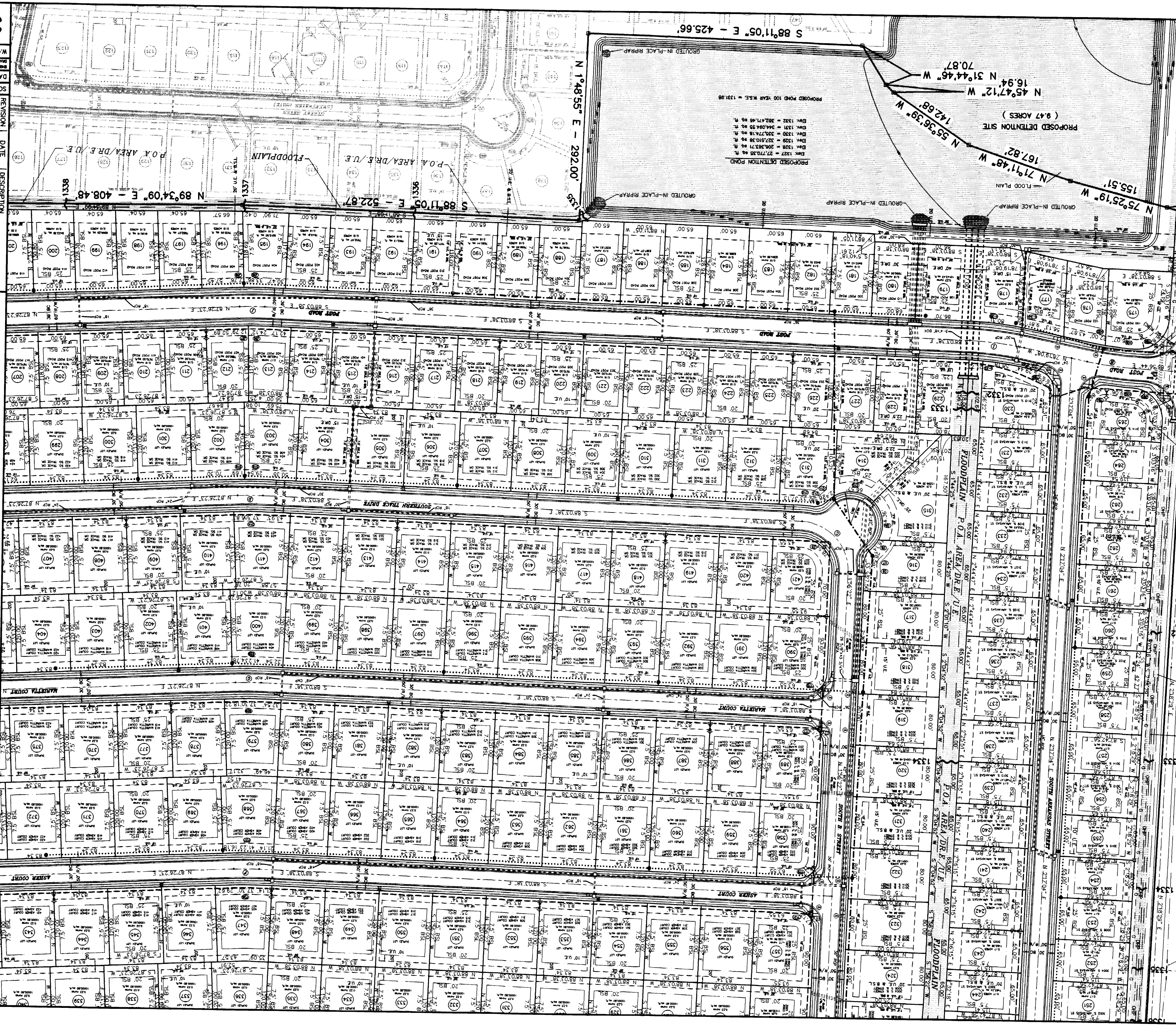
CHARLES J. KADLOVIC REVOCABLE TRUST
 3000 S. 1ST STREET
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02024-000

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

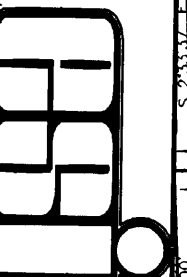
DMAR LLC
 306 W. POST ROAD
 ROGERS, AR 72756
 ZONING: A-1
 89-02-02044-000

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

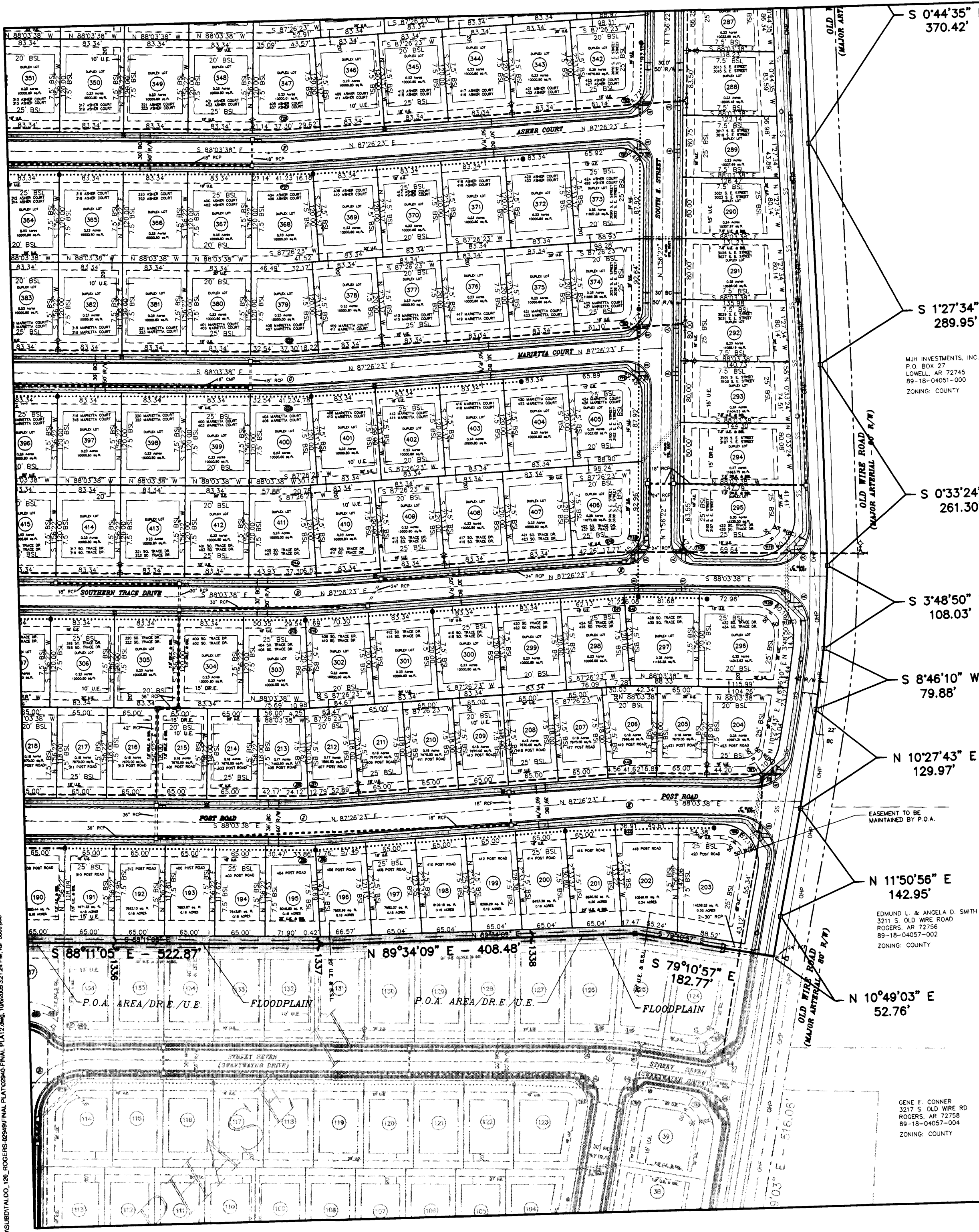


FINAL PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

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



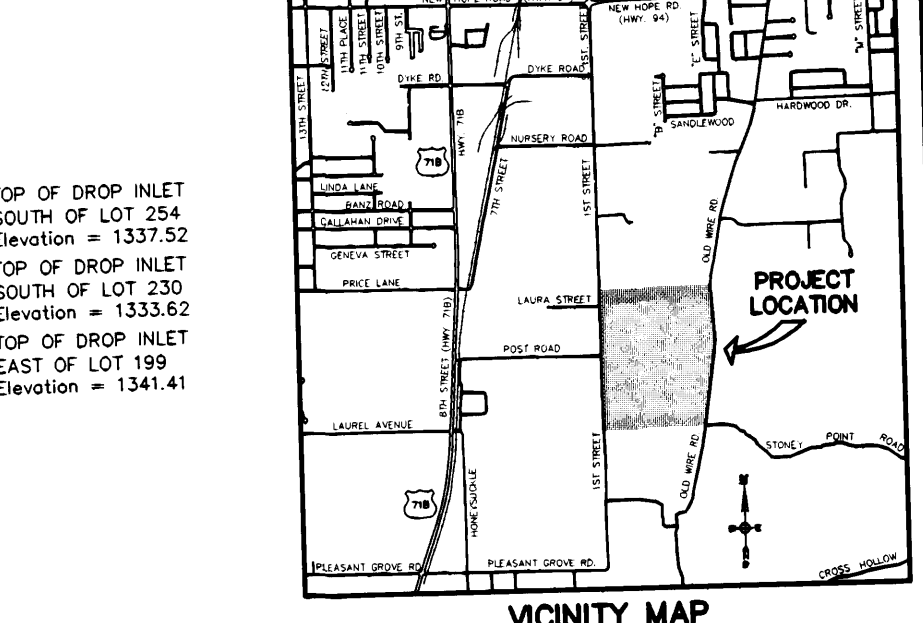
REVISION	DATE	DESCRIPTION



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

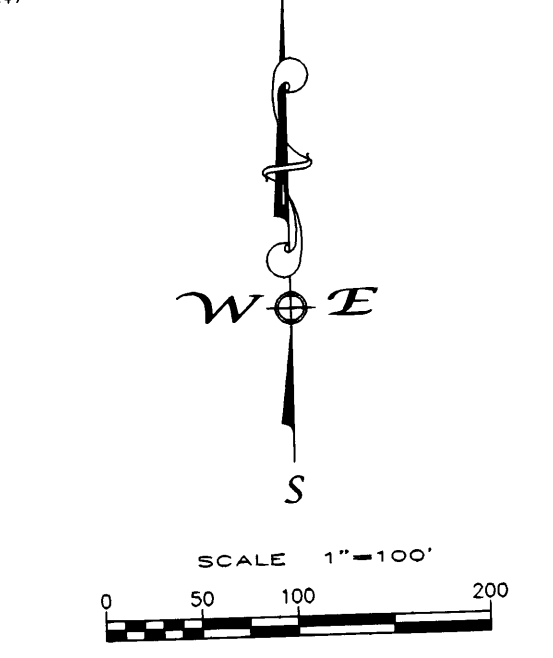
ACREAGE: 76.24 ACRES
 ZONING: R-1A & R-2
 PROPOSED USE: Residential Subdivision, Single Family & Duplex
 NO. OF LOTS: 247



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

Stephanie R. Hyde
 County of Benton
 Notary Public - Arkansas
 My Commission Exp. 10/31/2013

Accepted and accepted by the City of Rogers Planning Commission on the 27th day of Sept 2005

2005 1245
 Recorded in the Above
 Plat Book & Page
 10-14-2005 03:33:52 PM
 Brenda DeShields, Circuit Clerk
 Benton County, AR

and accepted by the Rogers City Council this 27th day of Sept 2005

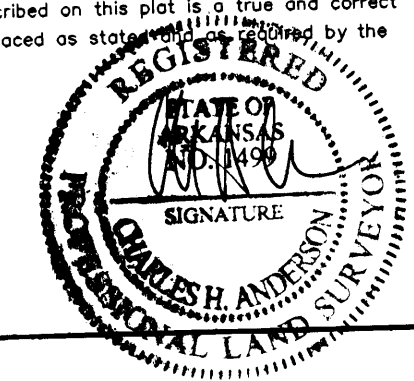
2005-1245
 10-14-2005

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 FIRM)

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. SARGENT
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
ROGERS, AR 72756
89-18-03596-000
ZONING: COUNTY

2005 1246
Recorded in the Above
Plat Book & Page
10-14-2005 03:37:24 PM
Brenda DeShields-Circuit Clerk
Benton County, AR
2005-1246
/0-14-2005

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'

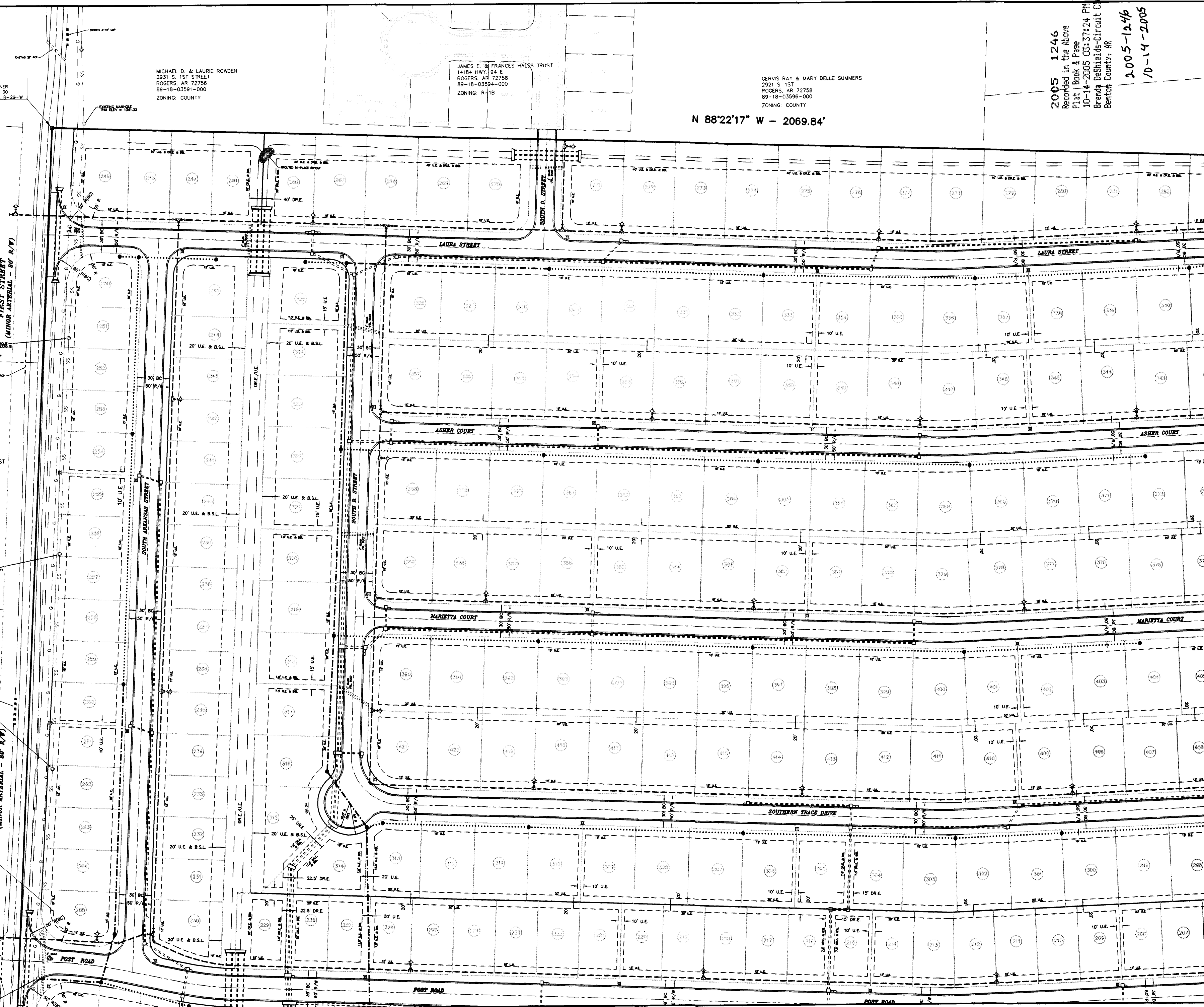
BRADLEY D. & SHARON K. HANKS
3100 S. 1ST STREET
ROGERS, AR 72756
89-02-02026-001
ZONING: A-1

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)

N 88°22'17" W - 2069.84'



ENGINEERING SERVICES
INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
© COPYRIGHT 2005, J. D. HARRIS ENGINEERING, P.L.L.C.

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

REVISION	DATE	DESCRIPTION

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

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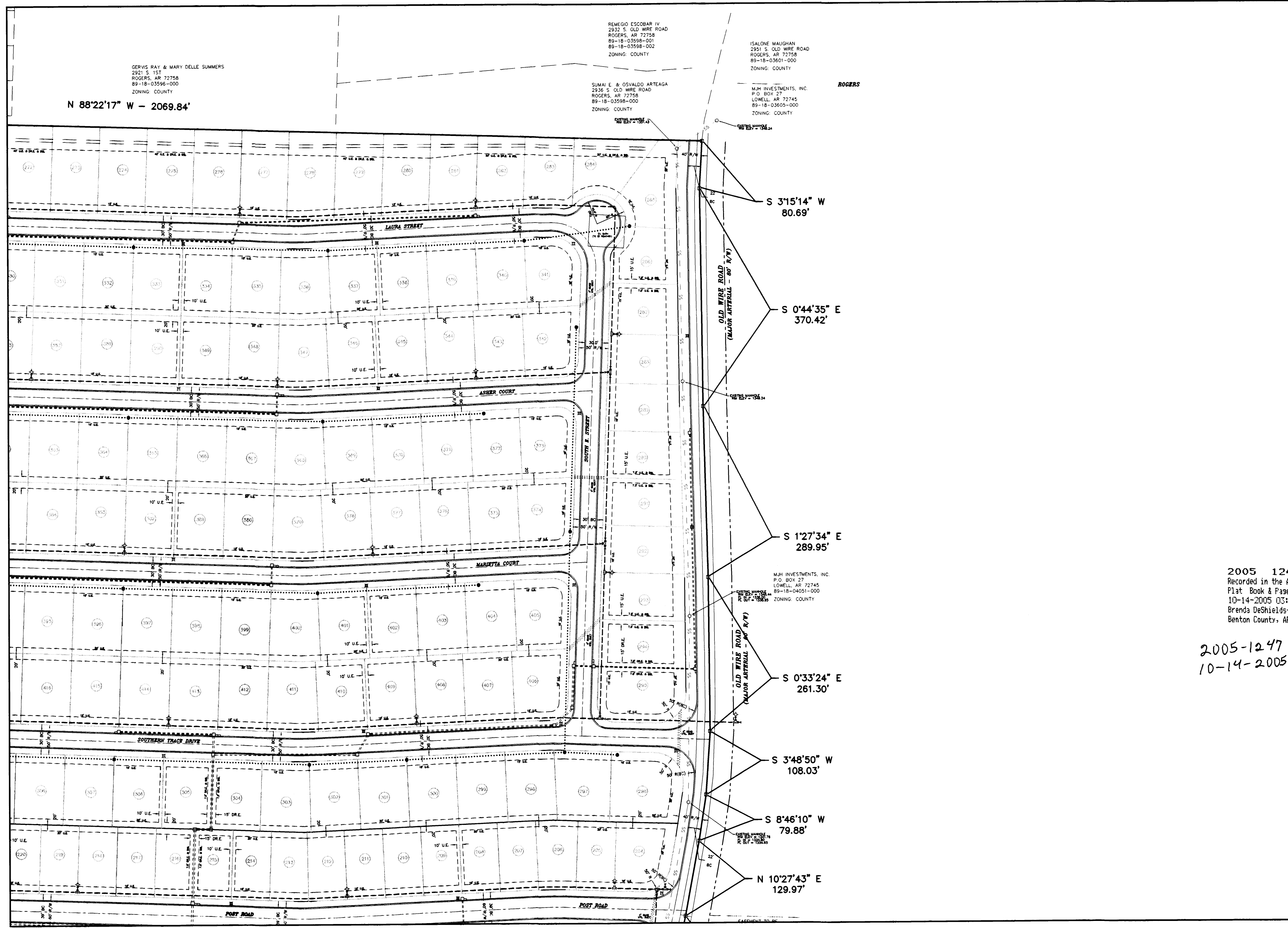
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 THE PLANTATION, PHASE I
 ROGERS, ARKANSAS**

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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



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 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

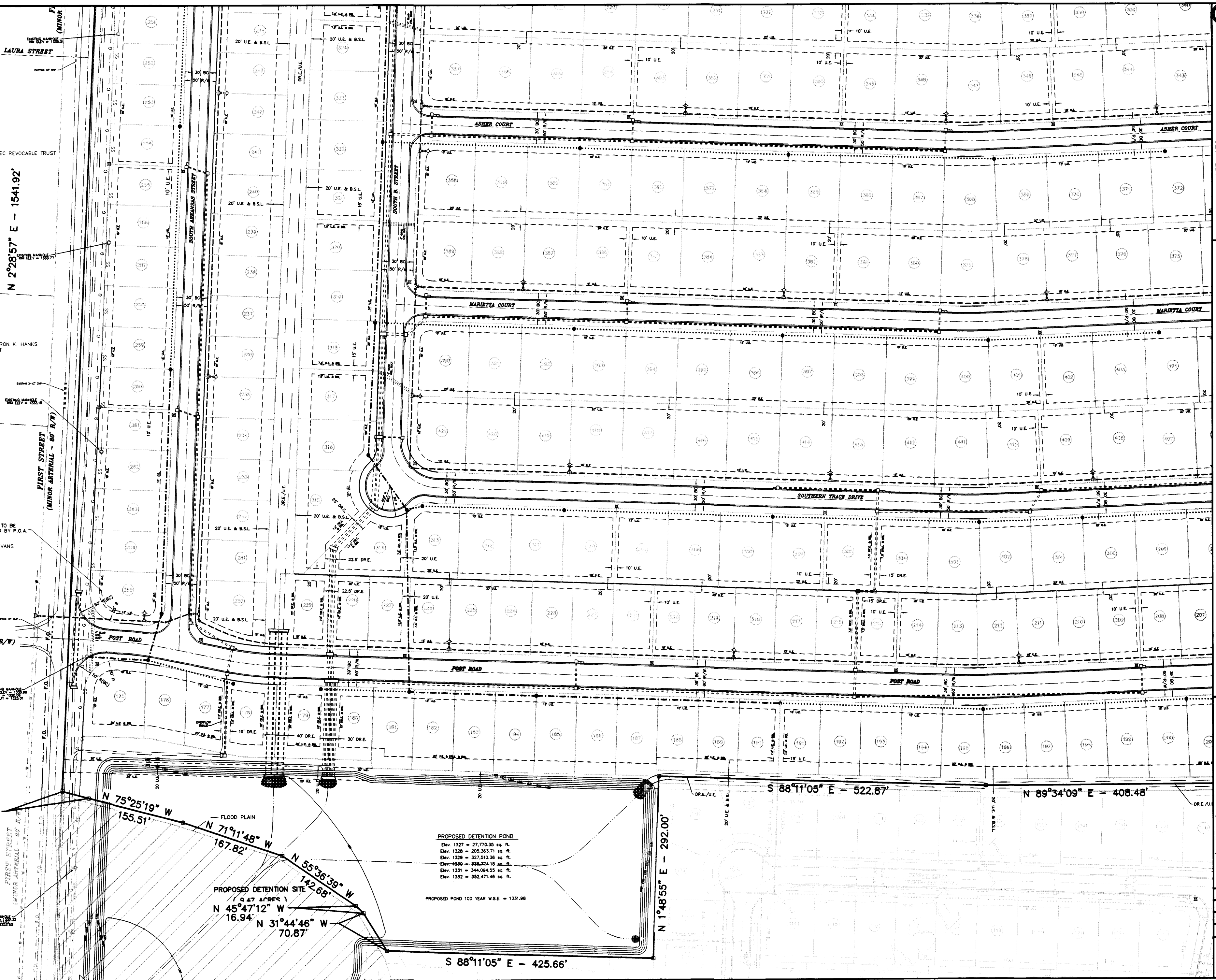
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 10-14-2005

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

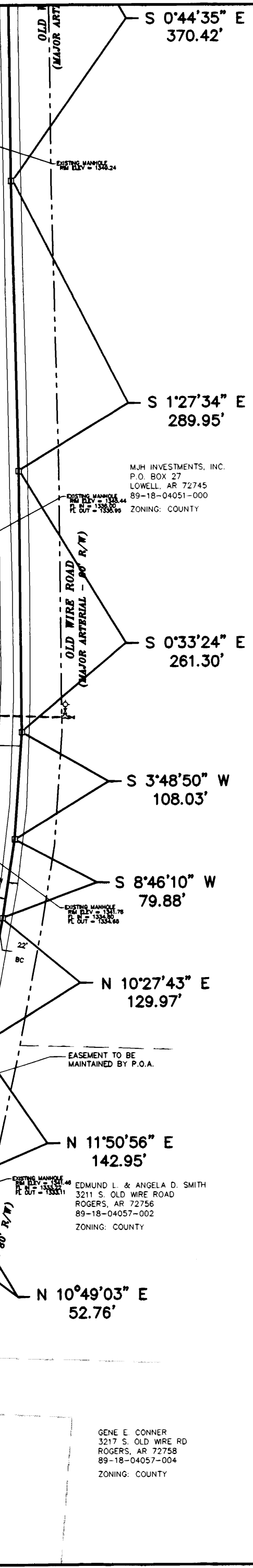
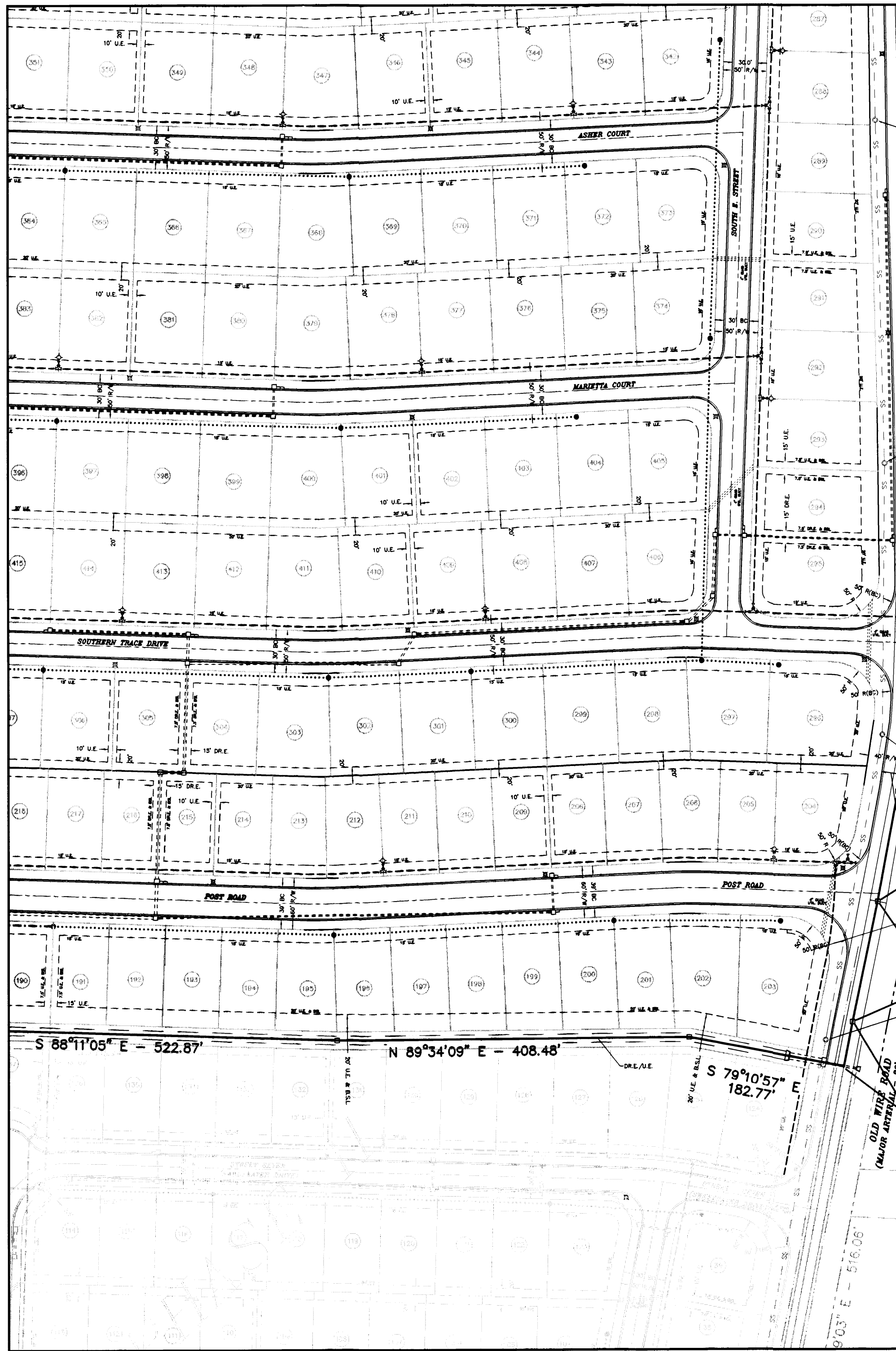


ESI
 ENGINEERING SERVICES
 INCORPORATED
 CONSULTING ENGINEERS AND ARCHITECTS
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764
 A COMPANY OF THE ESI GROUP, INC.

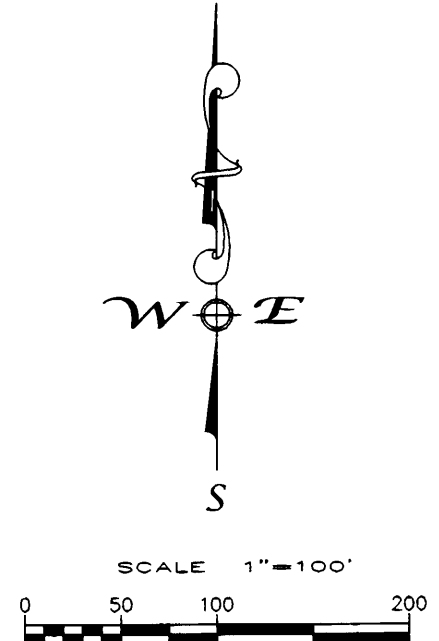
EASEMENT PLAT
THE PLANTATION, PHASE I
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

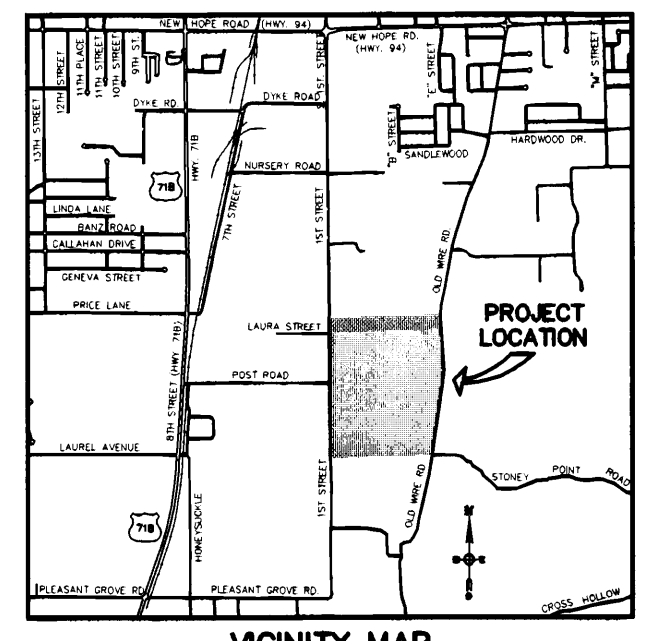
SCALE: 1" = 100'
 DATE: OCT 2005
 W.O. # 02949



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



VICINITY MAP
 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°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.

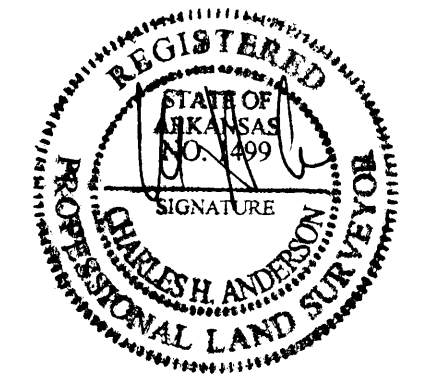
CERTIFICATE OF APPROVAL OF UTILITY EASEMENTS:
 WE HEREBY CERTIFY THAT ALL UTILITY EASEMENTS PLATTED IN THIS DEVELOPMENT ARE SHOWN AS REQUESTED AND WERE APPROVED BY THE UNDERSIGNED UTILITIES OF THE CITY OF ROGERS, ARKANSAS.

10-05 _____ Mike Phillips
 DATE ELECTRIC
 10-10-05 _____
 DATE GAS SERVICE
 10-10-05 _____ Don L. Hill
 DATE TELEPHONE
 10/10/05 _____
 DATE CABLE TELEVISION
 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

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

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

C:\CS\BENT\ALDO_130.ROGERS-02949\FINAL PLAT\EASEMENT PLAT.dwg, 10/17/2005 9:31:34 AM, 107 6000x3