

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

FINAL PLAT
THE PLANTATION, PHASE II
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

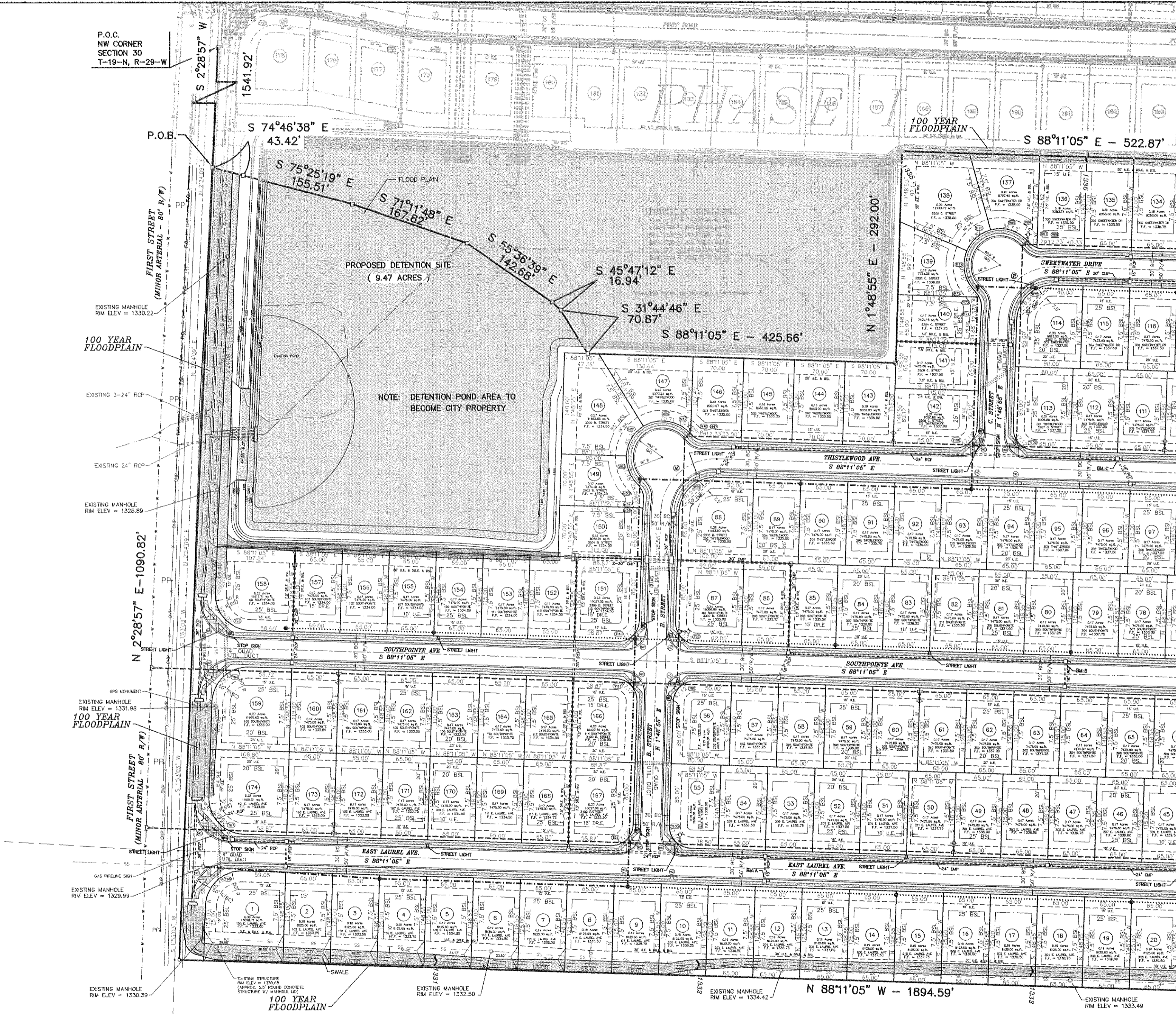
SCALE: 1" = 100'
DATE: MAR. 2006
DRAWN BY: [Name]
CHECKED BY: [Name]
W.O. # 02949

CENTERLINE CURVE TABLE

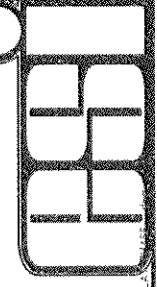
CURVE	RAD	DELTA	TAN	LEN	CHD DIR	CHD
L	500.00	90°00'	39.3608	78.5566	S 83°41'01" E	78.48
M	75.00	90°00'00"	75.00	117.8097	N 46°48'55" E	106.07
N	75.00	80°39'35"	63.6716	105.5832	N 51°29'07" E	97.08
R	75.00	90°00'00"	75.00	117.8097	N 46°48'55" E	106.07

RIGHT-OF-WAY CURVE TABLE

CURVE	RAD	DELTA	TAN	LEN	CHD DIR	CHD
L45	525.00	43°22'22"	18.51	37.01	S 86°09'54" E	37.70
L46	525.00	45°57'47"	22.75	45.48	S 81°39'50" E	45.56
M47	100.00	70°35'50"	12.33	6.17	S 08°17'00" E	12.32
M48	30.00	54°31'35"	14.48	26.98	N 69°29'08" W	26.08
M49	30.00	3°03'14"	0.80	1.61	N 42°11'13" W	1.61
M50	50.00	61°01'30"	42.72	70.77	N 81°09'52" W	64.96
M51	50.00	56°30'28"	26.67	49.31	S 30°04'09" W	47.34
M52	50.00	47°31'59"	22.11	41.48	S 21°57'05" E	40.30
M53	30.00	54°15'48"	15.48	28.59	S 18°25'10" E	27.52
M54	100.00	41°11'52"	3.67	7.33	S 06°40'48" W	7.32
M55	100.00	2°51'58"	2.5016	5.00	S 03°14'54" W	5.00
M56	50.00	90°00'00"	50.00	78.54	N 46°48'55" E	70.71
M57	50.00	80°39'35"	63.6716	105.5832	N 51°29'07" E	97.08
M58	100.00	2°24'39"	2.10	4.21	S 89°23'25" E	4.21
M59	30.00	49°05'30"	13.70	25.70	S 66°02'56" E	24.93
M60	50.00	13°06'44"	5.75	11.44	S 48°03'36" E	11.42
M61	50.00	77°05'02"	39.83	67.27	S 80°02'45" E	62.31
M62	50.00	51°11'14"	23.95	44.67	N 35°49'07" E	43.20
M63	50.00	45°45'01"	21.10	39.92	N 12°39'01" W	38.87
M64	30.00	49°05'30"	13.70	25.70	N 10°58'46" W	24.93
M65	100.00	2°24'39"	2.10	4.21	N 12°21'40" W	4.21
M66	100.00	70°35'50"	6.17	12.33	S 88°17'00" W	12.32
M67	30.00	24°25'59"	6.50	12.80	N 83°01'55" W	12.70
M68	30.00	30°09'49"	8.09	15.80	N 55°44'01" W	15.61
M69	50.00	64°46'40"	31.72	56.53	N 73°02'27" W	53.57
M70	50.00	51°21'31"	24.05	44.82	S 48°53'28" W	43.33
M71	50.00	68°55'46"	34.32	60.15	S 11°51'11" E	56.60
M72	30.00	19°25'21"	5.13	10.17	S 36°00'24" E	10.22
M73	30.00	35°10'28"	9.51	18.42	S 84°22'29" W	18.13
M74	100.00	70°35'50"	6.17	12.33	S 52°05'50" W	12.32
M75	50.00	90°00'00"	50.00	78.54	N 46°48'55" E	70.71
M76	50.00	90°00'00"	50.00	71.69	N 55°49'03" E	70.71
M77	50.00	90°00'00"	50.00	78.54	S 34°05'57" W	70.71
M78	30.00	88°39'43"	29.8235	46.95	S 55°59'10" W	42.30
M79	30.00	98°20'25"	35.34	52.02	S 38°30'53" W	45.47
M80	50.00	90°00'00"	50.00	78.54	S 42°33'28" E	71.07
M81	50.00	89°55'52"	49.94	78.48	N 46°48'55" E	70.67
M82	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M83	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M84	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M85	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M86	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M87	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M88	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M89	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M90	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M91	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M92	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M93	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M94	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M95	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M96	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M97	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M98	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M99	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M100	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M101	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M102	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M103	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M104	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M105	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M106	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M107	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M108	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M109	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M110	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43
M111	30.00	90°00'00"	30.00	47.12	N 46°48'55" E	42.43



2006 290
Recorded in the Above
Plat Book & Page
03-17-2006 01:50:35 PM
Brenda Beehinds-Circuit Clerk
Benton County, AR

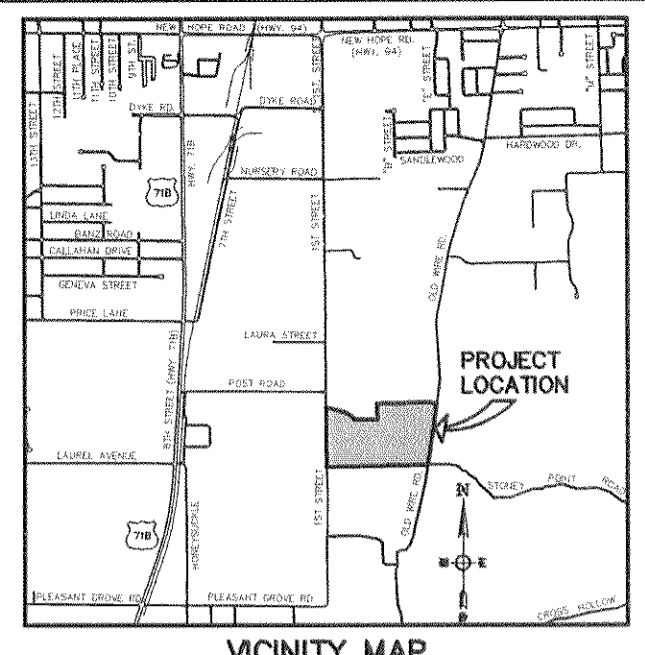


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INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

FINAL PLAT
THE PLANTATION, PHASE II
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: MAR. 2006
DESIGNER: DM
DRAWN BY: JK
W.O. # 02949
2/2



VICINITY MAP

PARCEL NUMBER: 02-16540-000
LEGAL DESCRIPTION: PLANTATION PHASE II

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:

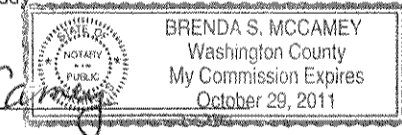
Commencing from a Found Iron Pin on the Northwest Corner of said Section Thirty (30); thence S.02°28'57"W., a distance of 1,541.92 feet to the POINT OF BEGINNING; thence S.74°46'38"E., a distance of 43.42 feet; thence S.75°25'19"E., a distance of 155.51 feet; thence S.71°11'48"E., a distance of 167.82 feet; thence S.55°30'39"E., a distance of 142.68 feet; thence S.45°47'12"E., a distance of 16.94 feet; thence S.31°44'46"E., a distance of 70.87 feet; thence S.85°11'05"E., a distance of 425.66 feet; thence N.01°48'55"E., a distance of 292.00 feet; thence S.88°11'05"E., a distance of 522.87 feet; thence N.89°34'09"E., a distance of 408.48 feet; thence S.79°10'57"E., a distance of 182.77 feet; thence S.10°49'03"W., a distance of 463.30 feet; thence S.11°09'20"W., a distance of 541.32 feet; thence S.10°27'21"W., a distance of 122.32 feet; thence S.11°40'44"W., a distance of 16.99 feet; thence N.88°11'05"W., a distance of 1,894.59 feet; thence N.02°28'57"E., a distance of 1,090.82 feet to the POINT OF BEGINNING. Containing 47.56 acres, more or less.

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: March 16, 2006 Owner: First Street, LLC
Date: March 16, 2006 Owner: Pip Telle - mgr

State of Arkansas
County of Benton Washington
Subscribed and sworn before me this 16 day
of March 2006



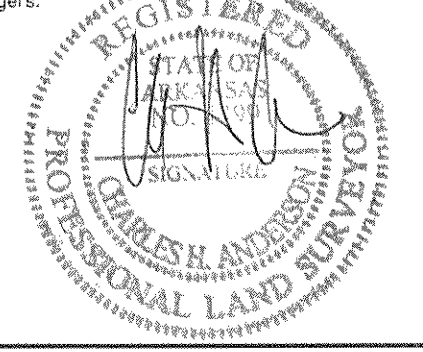
Notary Public
Brenda S. McCamey
My Commission Expires: 10-29-11

Acceptance
Approved and accepted by the City of Rogers Planning Commission this 2006 291 day of March, 2006.
Retained in the Above Plat Book & Page 03-17-2006 01:55:14 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

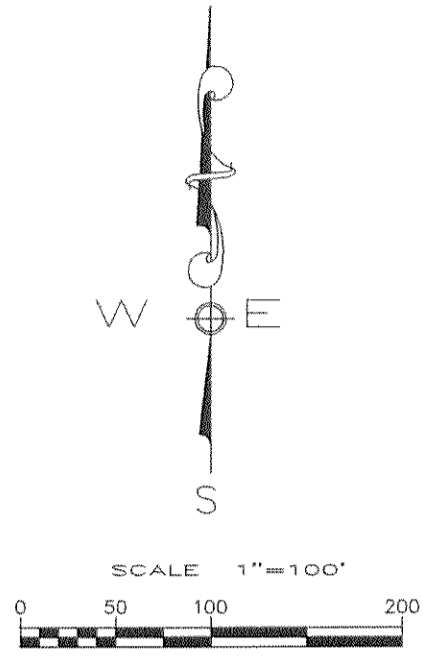
Approved and accepted by the Rogers City Council this 14th day of March, 2006.
Mayor: [Signature]
City Clerk: [Signature]

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 and as required by the Subdivision Regulations of the City of Rogers.



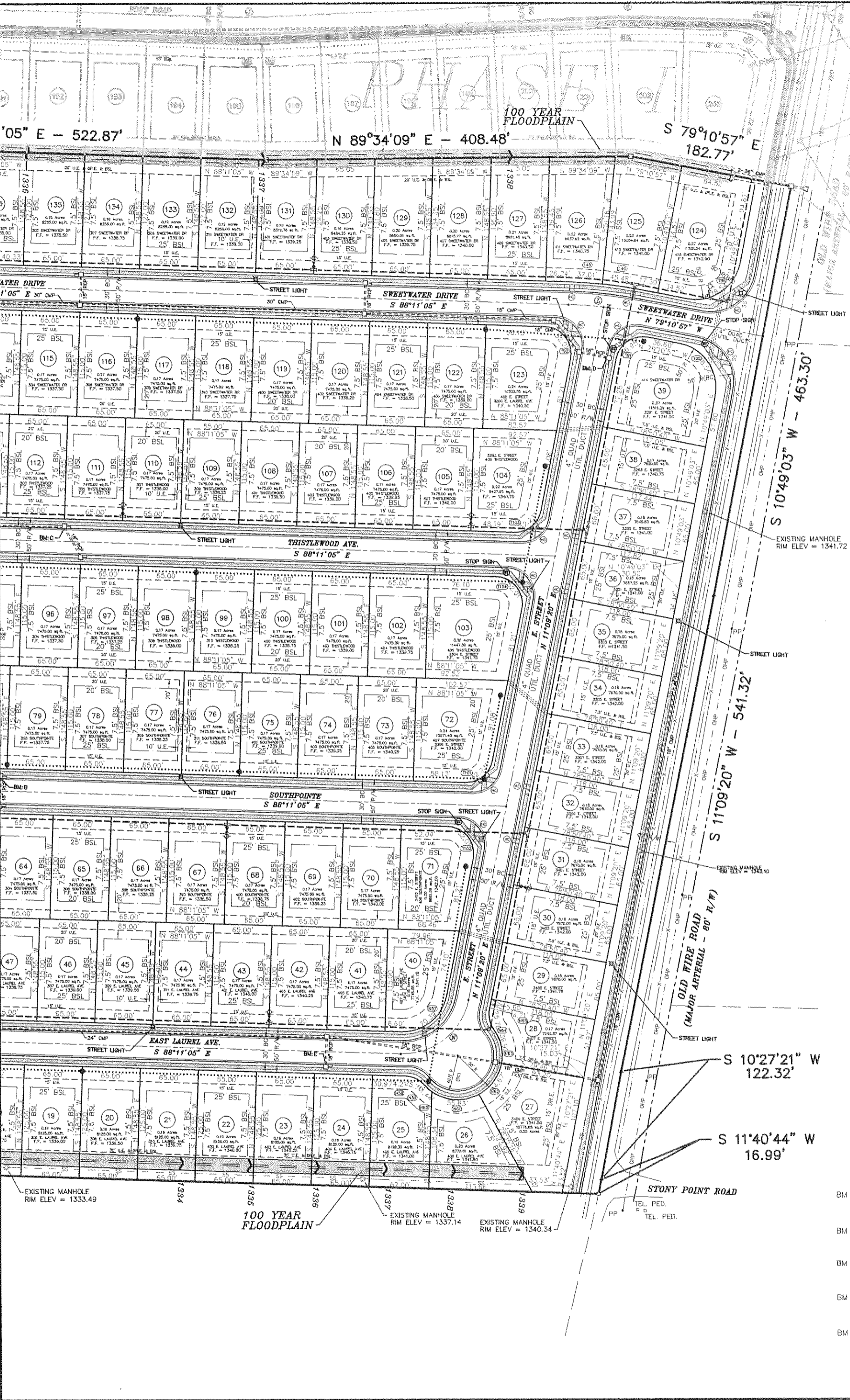
OWNER/DEVELOPER: First Street L.L.C.
5100 S. Thompson
Springdale, AR 72764
SURVEYOR/ENGINEER: Engineering Services, Inc.
1207 South Old Missouri Road
P.O. Box 282
Springdale, AR 72764
ACREAGE: 47.56 ACRES
ZONING: R-1A
PROPOSED USE: Residential Subdivision, Single Family
NO. OF LOTS: 174



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
	EXISTING FENCE
	EASEMENT LINE
	BUILDING SETBACK LINE
	B.S.L.
	UTILITY EASEMENT
	D.R.E.
	UTILITY EASEMENT & DRAINAGE EASEMENT
	4" QUAD UTILITY DUCT
	SIDEWALK
	PROPOSED HANDICAP
	DRAINAGE SWALE
	PROPOSED STORM BOX
	PROPOSED HEADWALL
	PROPOSED STORM PIPE
	1332
	100 YEAR FLOOD ELEVATION

- NOTES:
- ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - ALL BACK OF CURB RADII ARE 30' UNLESS OTHERWISE NOTED.
 - SIDEWALKS ALONG E. LAUREL STREET, SOUTHPOINTE AVENUE, THISTLEWOOD AVENUE, B. STREET, C. STREET, AND E. STREET SHALL BE 4 FEET WIDE AND 1 FOOT FROM BACK OF RIGHT-OF-WAY. SIDEWALKS ALONG OLD WIRE 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 1, 58, 59, 74 SHALL HAVE NO ACCESS TO FIRST STREET. LOTS 27-39, 124 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.

- BENCHMARKS:
- BM A: X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 12
Elevation = 1335.25
 - BM B: X ON CENTER FRONT FACE OF DROP INLET BETWEEN LOTS 79 & 80.
Elevation = 1336.13
 - BM C: X ON CENTER FRONT FACE OF DROP INLET BETWEEN LOTS 111 & 112.
Elevation = 1336.22
 - BM D: X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 39
Elevation = 1338.90
 - BM E: X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 24
Elevation = 1339.31



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

P.O.B.

EXISTING MANHOLE
RIM ELEV = 1330.22
FL IN = 1323.62
FL OUT = 1323.53

EXISTING 3-24" RCP
1-FL IN = 1327.66
1-FL OUT = 1327.40
2-FL IN = 1327.71
2-FL OUT = 1327.49
3-FL IN = 1327.70
3-FL OUT = 1327.54

EXISTING 24" RCP
FL IN = 1327.28
FL OUT = 1327.07

EXISTING MANHOLE
RIM ELEV = 1326.89
FL IN = 1322.39
FL OUT = 1322.34

GPS MOVEMENT
EXISTING MANHOLE
RIM ELEV = 1331.98
FL IN = 1320.94
FL OUT = 1320.92

EXISTING MANHOLE
RIM ELEV = 1326.12
FL IN = 1319.45
FL OUT = 1319.41

EXISTING MANHOLE
RIM ELEV = 1329.99
FL IN (N) = 1320.01
FL IN (S) = 1319.85
FL OUT (W) = 1319.74

EXISTING MANHOLE
RIM ELEV = 1325.59
FL IN = 1318.89
FL OUT = 1318.82

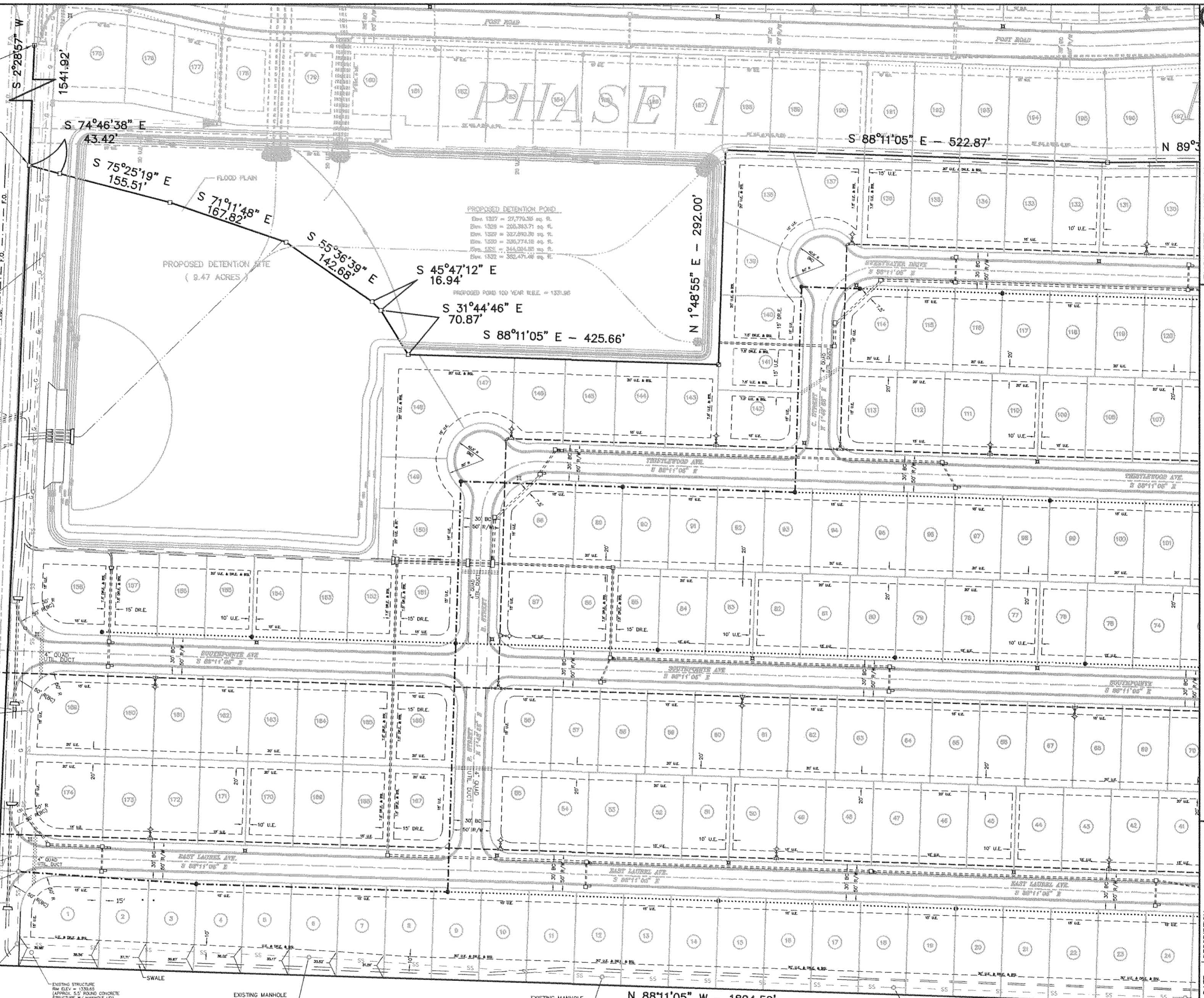
EXISTING MANHOLE
RIM ELEV = 1330.39
FL IN = 1320.07
FL OUT = 1320.05

EXISTING MANHOLE
RIM ELEV = 1332.50
FL IN = 1321.88
FL OUT = 1321.86

EXISTING MANHOLE
RIM ELEV = 1334.42
FL IN = 1323.65
FL OUT = 1323.57

EXISTING MANHOLE
RIM ELEV = 1333.49

EXISTING MANHOLE
RIM ELEV = 1325.53
FL IN = 1318.29
FL OUT = 1318.13



PROPOSED DETENTION POND

Area: 1307 = 29,779.36 sq. ft.
Area: 1308 = 208,363.71 sq. ft.
Area: 1309 = 227,492.36 sq. ft.
Area: 1310 = 246,774.16 sq. ft.
Area: 1311 = 244,134.35 sq. ft.
Area: 1312 = 282,471.49 sq. ft.

PROPOSED POND 100 YEAR RELE. = 1331.95

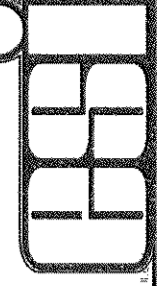
2006 292
Recorded in the Above
Plat Book & Page
03-17-2006 02:03:31 PM
Brenda Deshaies-Circuit Clerk
Benton County, AR

ES
ENGINEERING SERVICES
INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
P. 479.452.2222 F. 479.452.2222 FAX 479.452.2222

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

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: MAR. 2006
DRAWN BY: [Signature]
W.C. # 02949

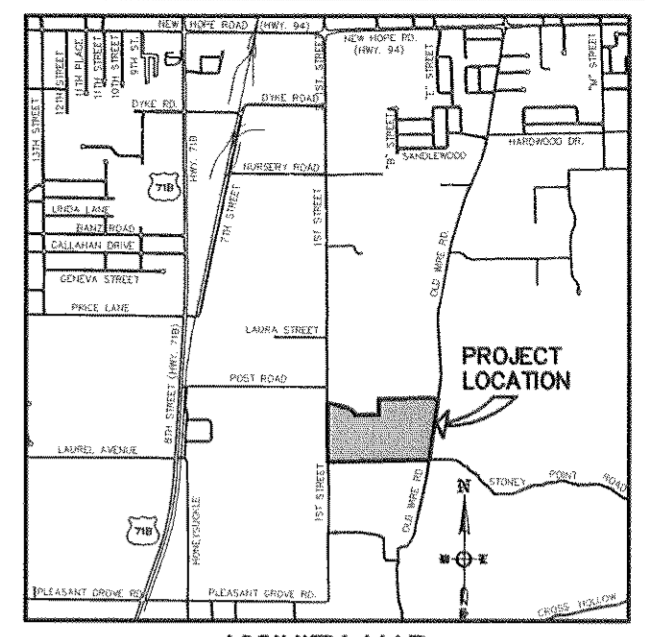


ENGINEERING SERVICES
INCORPORATED
CONSULTING ENGINEERS AND SURVEYORS
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764
A SURVEYING, ENGINEERING, PLANNING AND DESIGN FIRM

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

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'
DATE: MAR, 2006
DRAWN BY: [Signature]
W.O. # 02949



VICINITY MAP

PARCEL NUMBER: 02-16540-000

LEGAL DESCRIPTION: PLANTATION PHASE II

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

Commencing from a Found Iron Pin on the Northwest Corner of said Section Thirty (30); thence S.02°28'57"W., a distance of 1,541.92 feet to the POINT OF BEGINNING; thence S.74°46'38"E., a distance of 43.42 feet; thence S.75°25'19"E., a distance of 155.51 feet; thence S.71°11'48"E., a distance of 167.82 feet; thence S.55°36'39"E., a distance of 142.68 feet; thence S.45°47'12"E., a distance of 16.94 feet; thence S.31°44'46"E., a distance of 70.87 feet; thence S.88°11'05"E., a distance of 425.66 feet; thence N.01°48'55"E., a distance of 292.00 feet; thence S.88°11'05"E., a distance of 522.87 feet; thence N.89°34'09"E., a distance of 408.48 feet; thence S.79°10'57"E., a distance of 182.77 feet; thence S.10°49'03"W., a distance of 463.30 feet; thence S.11°09'20"W., a distance of 541.32 feet; thence S.10°27'21"W., a distance of 122.32 feet; thence S.11°40'44"W., a distance of 16.99 feet; thence N.88°11'05"W., a distance of 1,894.59 feet; thence N.02°28'57"E., a distance of 1,090.82 feet to the POINT OF BEGINNING. Containing 47.56 acres, more or less.

END OF DESCRIPTION

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.

3-13-06 Mike Phillips DATE ELECTRIC
3/13/06 Jerry D. Lidsberg DATE GAS SERVICE
3-10-06 Layton Shaw DATE TELEPHONE
3-10-06 DATE CABLE TELEVISION
3-16-06 DATE CITY OF ROGERS
DATE ROGERS WATER & SEWER

2006 293
Recorded in the Above
Plat Book & Page
03-17-2006 02:08:21 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 #05007C0162 of Benton County, Arkansas, and Incorporated Areas dated December 20, 2000.

CERTIFICATE OF ACCURACY:

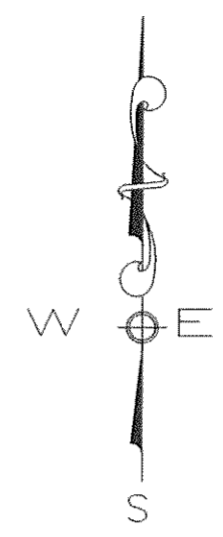
I hereby certify that the plan shown and described on this plat is a true and correct survey and that the monuments have been placed as stated and as required by the Subdivision Regulations of the City of Rogers.



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

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

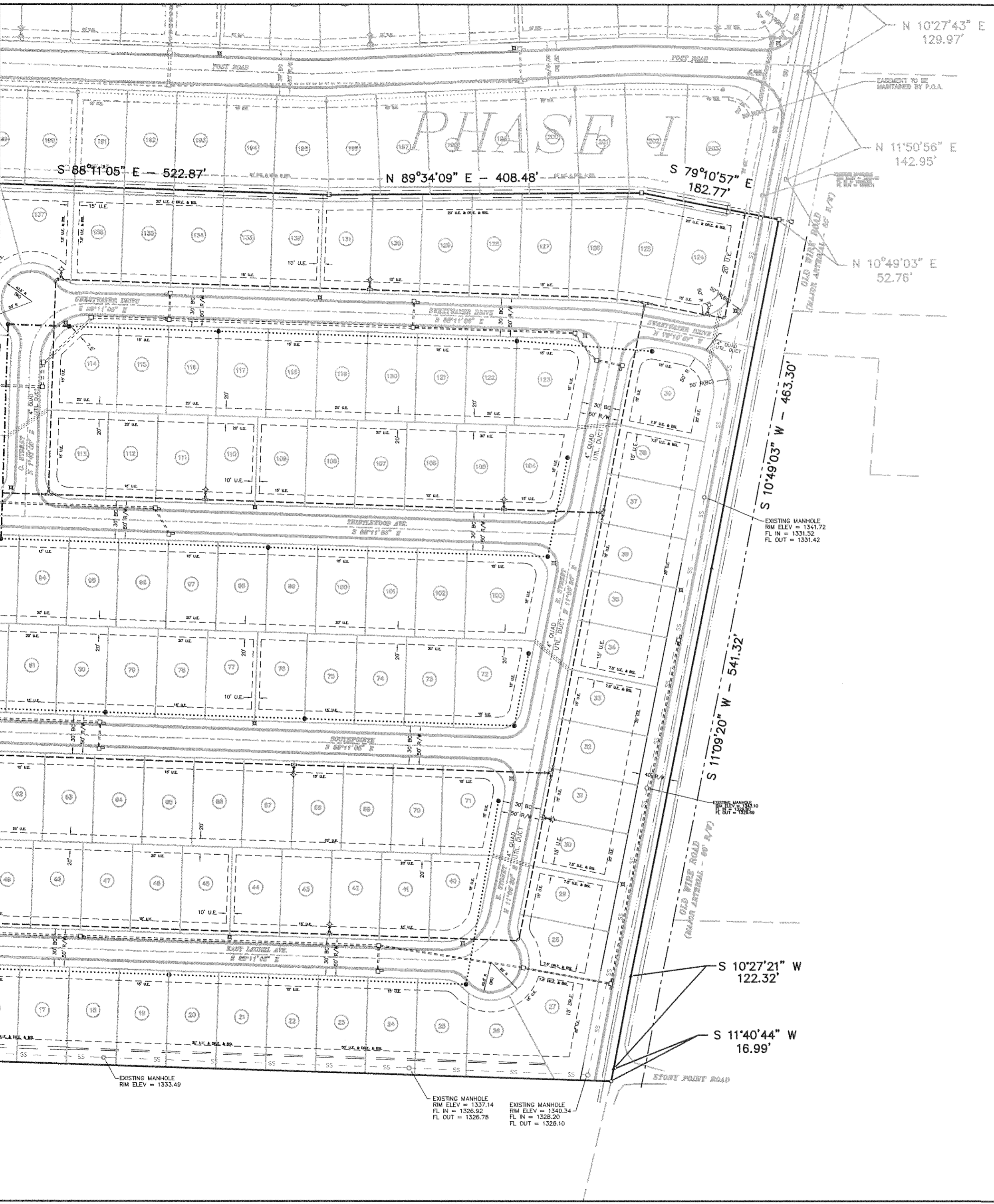
ACREAGE: 47.56 ACRES
ZONING: R-1A
PROPOSED USE: Residential Subdivision, Single Family
NO. OF LOTS: 174

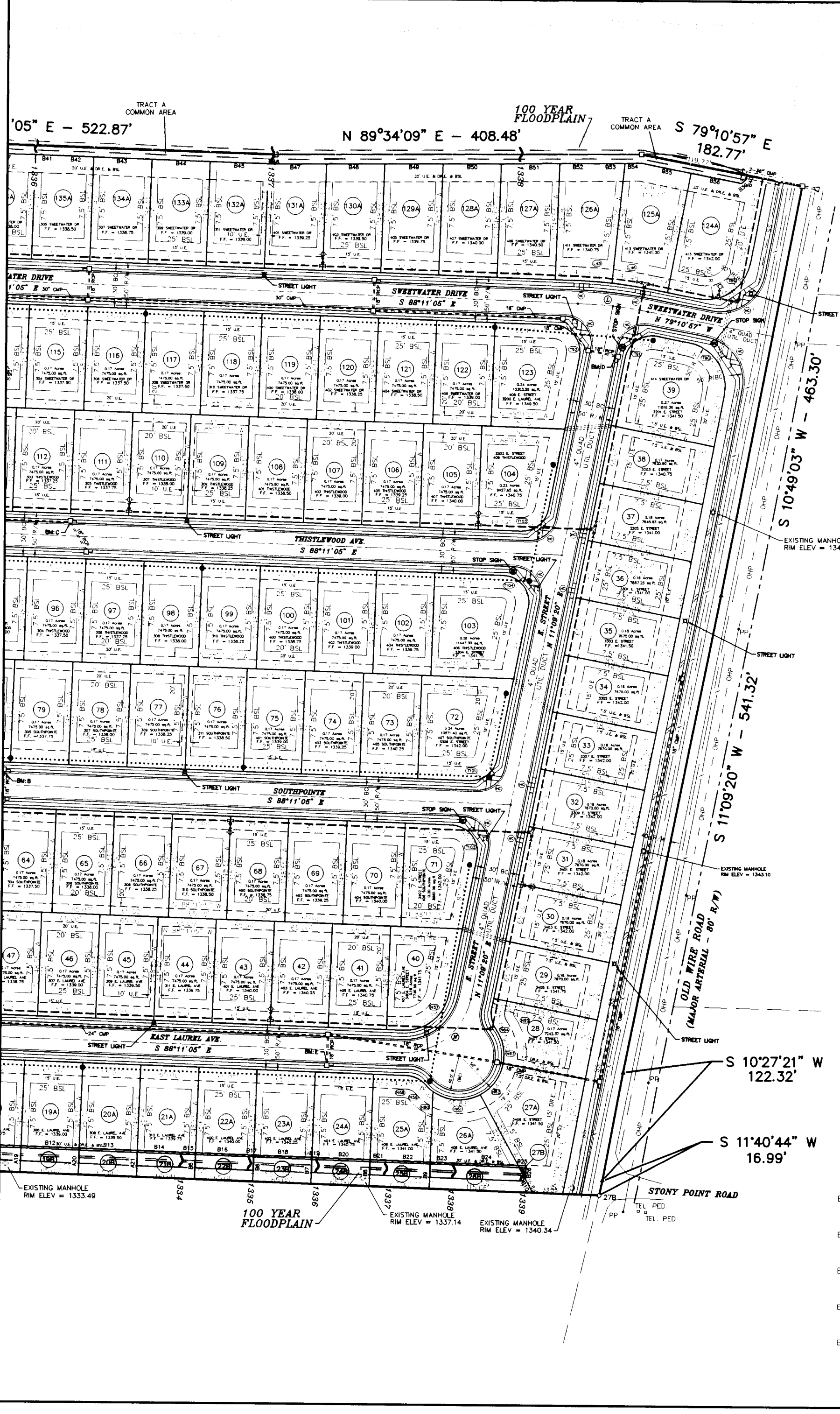


SCALE 1"=100'
0 50 100 200

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
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT & DRAINAGE EASEMENT
- 4" QUAD UTILITY DUCT
- DRAINAGE SWALE
- PROPOSED STORM BOX
- PROPOSED HEADWALL
- PROPOSED STORM PIPE





LOT LINE TABLE

LINE	BEARING	DISTANCE
B5	S 01°48'55" W	29.40'
B6	N 01°48'55" E	29.40'
B7	S 01°48'55" W	29.41'
B8	N 01°48'55" E	29.40'
B9	N 01°48'55" E	29.41'
B10	S 28°35'16" E	34.10'
B11	N 88°13'49" W	65.00'
B12	N 88°13'49" W	65.00'
B13	N 88°13'49" W	65.00'
B14	S 88°13'49" E	48.55'
B15	N 88°11'19" W	16.45'
B16	N 88°11'19" W	59.74'
B17	S 88°11'40" E	5.26'
B18	N 88°11'40" W	65.00'
B19	N 88°11'40" W	5.50'
B20	N 88°10'34" W	55.50'
B21	N 88°10'34" W	16.91'
B22	N 88°11'27" W	50.09'
B23	N 88°11'27" W	26.25'
B24	N 88°11'01" W	72.16'
B25	S 88°11'01" E	8.74'
B26	N 01°55'32" E	14.84'

B39	S 51°00'24" W	6.50'
B40	S 10°49'03" W	5.48'
B41	N 89°32'33" W	25.63'
B42	N 88°04'44" W	39.37'
B43	N 88°04'44" W	65.00'
B44	N 88°04'44" W	65.00'
B45	N 88°04'44" W	65.00'
B46	S 88°04'44" E	6.68'
B47	S 89°30'17" W	58.36'
B48	S 89°30'17" W	65.05'
B49	S 89°30'17" W	65.05'
B50	S 89°30'17" W	65.05'
B51	S 89°30'17" W	65.05'
B52	S 89°30'17" W	40.79'
B53	S 88°56'55" W	31.94'
B54	S 88°56'55" W	17.86'
B55	N 78°52'14" W	56.91'
B56	N 78°52'14" W	57.33'
B57	S 88°32'33" E	65.03'
B58	S 88°32'33" E	93.90'
B59	S 88°32'33" E	96.41'

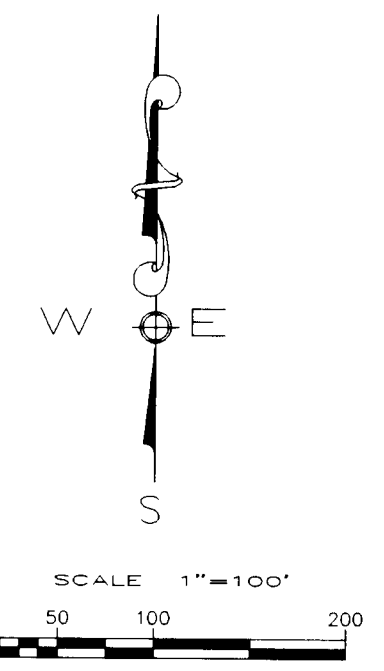
BENCHMARKS:

BM A	X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 12	Elevation = 1335.35
BM B	X ON CENTER FRONT FACE OF DROP INLET BETWEEN LOTS 79 & 80	Elevation = 1336.13
BM C	X ON CENTER FRONT FACE OF DROP INLET BETWEEN LOTS 111 & 112	Elevation = 1336.22
BM D	X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 39	Elevation = 1338.90
BM E	X ON CENTER FRONT FACE OF DROP INLET AT NORTH WEST CORNER OF LOT 24	Elevation = 1339.31

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

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

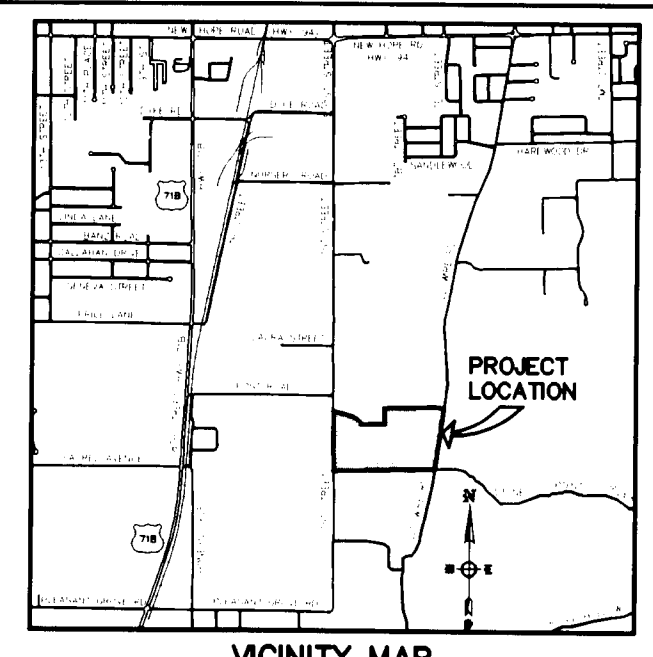
ACREAGE: 47.56 ACRES
ZONING: RS-F5
PROPOSED USE: Residential Subdivision, Single Family
NO. OF LOTS: 174



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
---	EXISTING FENCE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	DRAINAGE EASEMENT
---	DRAINAGE EASEMENT
---	4" QUAD UTILITY DUCT
---	SIDEWALK
---	PROPOSED HANDICAP
---	DRAINAGE SWALE
---	PROPOSED STORM BOX
---	PROPOSED HEADWALL
---	PROPOSED STORM PIPE
---	100 YEAR FLOOD ELEVATION

- NOTES:**
- ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
 - ALL BACK OF CURB RADII ARE 30' UNLESS OTHERWISE NOTED.
 - SIDEWALKS ALONG E. LAUREL STREET, SOUTHPOINTE AVENUE, THISTLEWOOD AVENUE, B. STREET, C. STREET, AND E. STREET SHALL BE 4 FEET WIDE AND 1 FOOT FROM BACK OF RIGHT-OF-WAY. SIDEWALKS ALONG OLD WIRE 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 1, 58, 59, 74 SHALL HAVE NO ACCESS TO FIRST STREET. LOTS 27-39, 124 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.
 - THE COMMON AREAS ARE TO BE MAINTAINED BY THE PLANTATION HOME OWNERS ASSOCIATION, INC.



PARCEL NUMBER: 02-16540-000
LEGAL DESCRIPTION: PLANTATION PHASE II

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:

Commencing from a Found Iron Pin on the Northwest Corner of said Section Thirty (30); thence S.02°28'57"W., a distance of 1,541.92 feet to the POINT OF BEGINNING; thence S.74°46'38"E., a distance of 43.42 feet; thence S.75°25'19"E., a distance of 155.51 feet; thence S.71°11'48"E., a distance of 167.82 feet; thence S.55°36'39"E., a distance of 142.68 feet; thence S.45°47'12"E., a distance of 16.94 feet; thence S.31°44'46"E., a distance of 70.87 feet; thence S.88°11'05"E., a distance of 425.66 feet; thence N.01°48'55"E., a distance of 292.00 feet; thence S.88°11'05"E., a distance of 79°10'57"E., a distance of 182.77 feet; thence S.10°49'03"W., a distance of 463.30 feet; thence S.11°09'20"W., a distance of 541.32 feet; thence S.10°27'21"W., a distance of 122.32 feet; thence S.11°40'44"W., a distance of 16.99 feet; thence N.88°11'05"W., a distance of 1,894.59 feet; thence N.02°28'57"E., a distance of 1,090.82 feet to the POINT OF BEGINNING. Containing 47.56 acres, more or less.

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: 3-22-2007 Owner: Philip Talbo
Date: 3-22-2007 Owner: First Street L.L.C.
Date: 3-22-2007 Owner: Riggins Construction
Date: 3-22-2007 Owner: Riggins Properties, Inc.
Date: 3-22-2007 Owner: Heather McNutt

State of Arkansas
County of Benton
Subscribed and sworn before me this 22 day
of March 2007

BRENDA S. MCCAMEY
Washington County
My Commission Expires
October 29, 2011

Notary Public
Brenda S. McCamey
My Commission Expires: October 29, 2011

Accepted and accepted by the City of Rogers Planning Commission this
20th day of FEB 2007

Chairman Danny Brown
Approved and accepted by the Rogers City Council this 21st day of
February 2007

Mayor Debra David
City Clerk Debra David

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.

**REPLAT OF FINAL PLAT
THE PLANTATION, PHASE II
ROGERS, ARKANSAS**

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

REVISION	DATE	DESCRIPTION
1	10-6-06	REVISED TO A & B LOTS

SCALE: 1" = 100'
DATE: FEB 2007
DRAWN BY: [Signature]
W.O. # 06162

1/2

