

LEGEND

- STREET LIGHT
- FOUND IRON PIN
- FOUND R/W PIN AND CAP
- FOUND BRASS CAP
- SET IRON PIN
- PROPERTY LINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED EASEMENT
- - - FORTY LINE
- - - EXISTING RIGHT-OF-WAY

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 00°28'15" W	104.46'
L2	N 00°28'44" W	204.68'
L3	N 05°18'18" W	209.99'
L4	N 09°39'09" W	122.45'
L5	N 09°44'50" W	191.81'
L6	N 30°08'43" W	68.84'
L7	N 29°58'54" W	99.82'
L8	N 87°28'21" W	137.36'
L9	S 87°27'11" E	188.00'
L10	S 02°32'48" W	141.87'
L11	N 02°32'48" E	250.14'
L12	S 87°27'02" E	70.00'
L13	N 02°32'58" E	65.08'
L14	S 28°48'02" E	62.21'
L15	N 03°01'29" E	23.44'
L16	S 00°28'15" E	105.99'
L17	S 00°28'15" E	105.99'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	DEGREE	CHORD DIRECTION	CHORD LENGTH
C1	44°43'58"	880.00	687.04	362.11	06°30'39"	S 64°35'35" E	669.73
C2	06°34'13"	880.00	100.91	50.51	06°30'39"	S 45°30'43" E	100.86
C3	38°09'44"	880.00	586.13	304.40	06°30'39"	S 67°52'42" E	575.36
C4	68°28'53"	50.24	60.05	34.20	114°02'39"	S 37°55'53" W	58.54
C5	75°27'16"	334.46	440.45	258.75	170°07'52"	S 05°49'49" E	409.31
C6	44°43'58"	905.00	706.56	372.39	06°19'52"	N 64°35'35" W	688.75
C7	07°40'39"	459.42	61.56	30.83	12°28'16"	S 06°14'47" W	61.52
C8	07°40'39"	434.42	58.21	29.15	131°1'20"	S 06°14'47" W	58.17

DESCRIPTION:  
PLEASANT CROSSING PHASE 2  
A PART OF THE SW 1/4 AND A PART OF THE S 1/2 OF THE NW 1/4 OF SECTION 35, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35, ALSO BEING THE EAST RIGHT-OF-WAY OF PLEASANT CROSSING PARKWAY THENCE S02°48'05"W 662.48 FEET;  
THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE COURSES:  
THENCE S02°33'43"W 165.65 FEET;  
THENCE S02°20'02"W 500.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35;  
THENCE S02°24'43"W 1310.71 FEET TO THE SOUTH LINE OF SAID SECTION 35;  
THENCE ALONG SAID SOUTH LINE N86°55'01"W 1285.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY 540;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING ELEVEN COURSES:  
THENCE N01°45'44"E 736.88 FEET;  
THENCE N03°01'29"E 600.16 FEET;  
THENCE N00°28'15" W 104.46 FEET;  
THENCE N00°28'44" W 204.68 FEET;  
THENCE N05°18'18" W 209.99 FEET;  
THENCE N09°39'09" W 122.45 FEET;  
THENCE N09°44'50" W 191.81 FEET;  
THENCE N21°32'24" W 527.44 FEET;  
THENCE N30°08'43" W 68.84 FEET;  
THENCE N30°04'09" W 432.67 FEET;  
THENCE N29°58'54" W 99.82 FEET;  
TO THE SOUTHWEST CORNER OF LOT 2 OF PLEASANT CROSSING PHASE 1 AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 2003-939 AND A CORRECTION PLAT AS RECORDED IN PLAT RECORD 2004-362;  
THENCE ALONG SAID SOUTH LINE OF LOT 2 N62°42'50"E 857.25 FEET TO THE SE CORNER OF SAID LOT 2 ON THE SOUTHERLY RIGHT-OF-WAY OF PLEASANT CROSSING BOULEVARD;  
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 687.04 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 880.00 FEET AND A CHORD OF S64°35'35"E 669.73 FEET;  
THENCE S86°57'34"E 579.35 FEET TO THE EASTERLY RIGHT-OF-WAY OF PLEASANT CROSSING PARKWAY;  
THENCE S02°37'03"W 682.40 FEET TO THE POINT OF BEGINNING, CONTAINING 111.49 ACRES, MORE OR LESS.

NOTES:  
ZONING: PUD (C-2)  
OWNER: C.R. REAVES FLP  
BUILDING SETBACKS: BUILDING SETBACKS TO BE IN ACCORDANCE WITH CITY OF ROGERS ZONING ORDINANCE.  
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 NUMBER 05007C0162F, EFFECTIVE DATE DECEMBER 20, 2000.  
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ACCEPTANCE  
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 22<sup>ND</sup> DAY OF MARCH 20 05.  
*Chad Campbell*  
CHAIRMAN  
ACCEPTANCE  
THIS PLAT IS HEREBY ACCEPTED THIS 22<sup>ND</sup> DAY OF MARCH 20 05 BY THE ROGERS CITY COUNCIL.  
*Jack H. H. H. H.*  
MAYOR

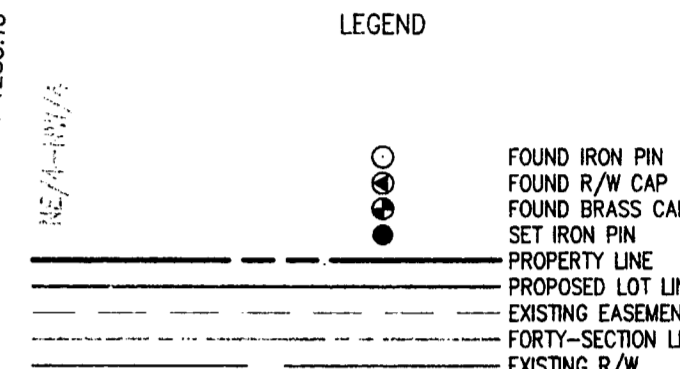
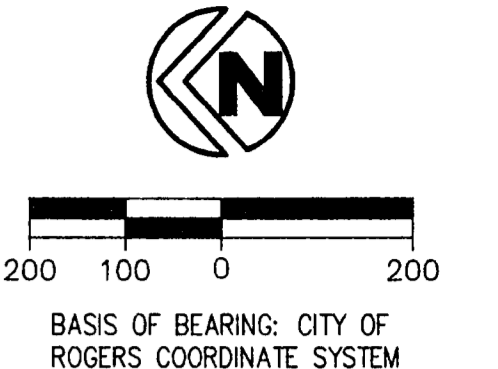
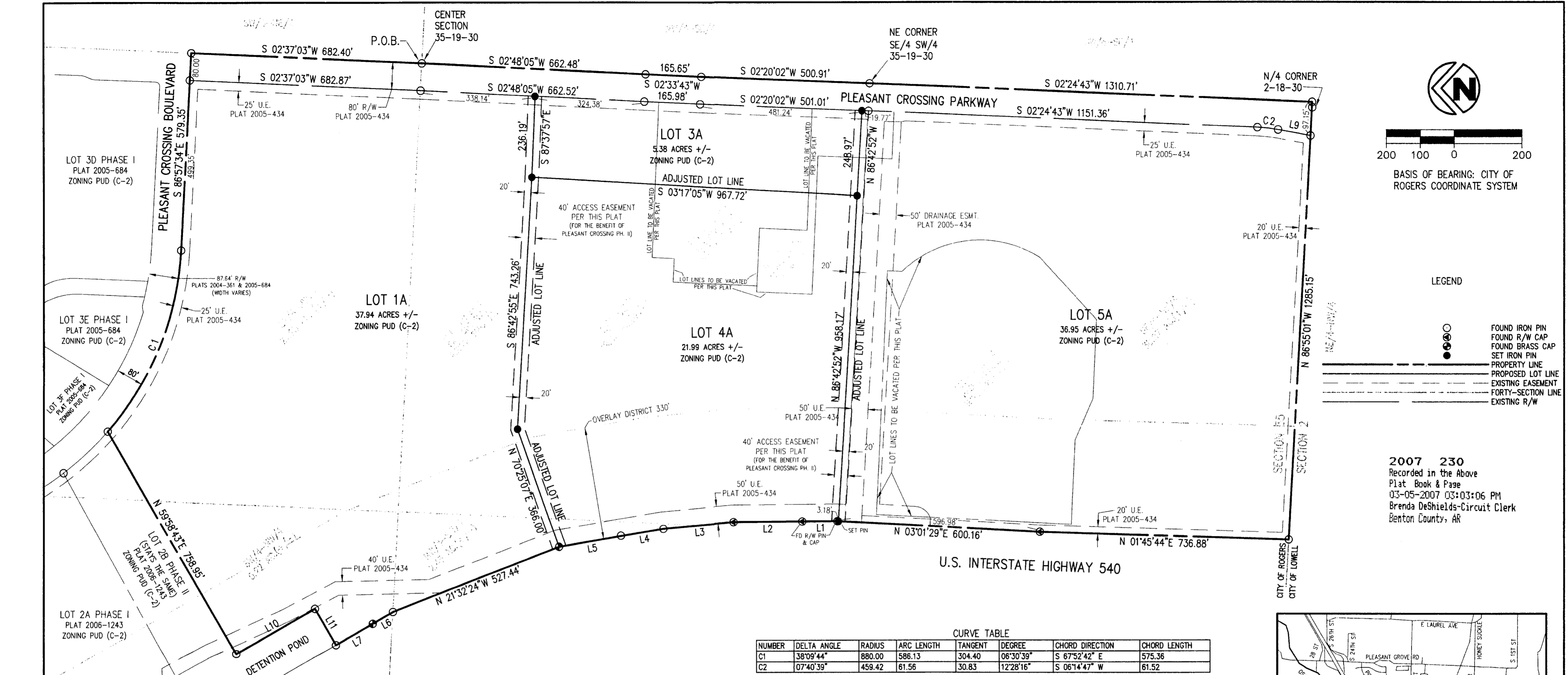
CERTIFICATE OF DEDICATION  
WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS AND ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, OR AS DEFINED, INCLUDING CABLE TELEVISION COMPANIES; AND 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 THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.  
DATED 4/5/05  
OWNER: *Charles R. Reaves*

STATE OF ARKANSAS )  
                                  ) SS  
COUNTY OF BENTON )  
SUBSCRIBED AND SWORN BEFORE ME THIS 5<sup>TH</sup> DAY OF April 2005  
MY COMMISSION EXPIRES: *Cynthia Murphy*  
NOTARY PUBLIC  
"OFFICIAL SEAL"  
CYNTHIA MURPHY  
Notary Public, State of Arkansas  
County of Benton  
My Commission Exp. 01/21/2010

I HEREBY DECLARE THAT ON THE 6<sup>TH</sup> DAY OF April, 2005 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
CRAFTON, TULL & ASSOCIATES, INC.  
BY RICHARD WRIGHT (AGENT)  
*Richard Wright*  
RICHARD WRIGHT  
STATE OF ARKANSAS  
COUNTY OF BENTON  
NOTARY PUBLIC  
ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

2/18/05	SJ	REVISIONS PER CITY OF ROGERS
DATE	BY	DESCRIPTION
REVISIONS		
FINAL PLAT PLEASANT CROSSING PHASE 2 Prepared For C.R. REAVES FLP		
<b>Crafton, Tull &amp; Associates, Inc.</b> 901 N. 47th Street, Suite 200, Rogers, AR 72756 479.636.4838 FAX: 479.631.6224 www.crafton.com Architects, Engineers & Surveyors		
DRAWN:	DATE:	PROJECT NO.
SJ	2/3/05	
CHECKED:	SHEET NO.:	011003-01

DRAWING FILE NAME: C:\011003-01\SUR\DWG\FINAL PLAT PH 2.dwg  
 PAPER SIZE: 18X24  
 LAYOUT NAME: FINAL  
 LAST SAVED: 3/4/2005 10:23:24 AM BY SEAN JOHNSON  
 PLOT SCALE: 1:200  
 LAST PLOTTED: 3/25/2005 11:52 AM BY SEAN JOHNSON  
 © 2004 Crafton, Tull & Associates, Inc.



2007 230  
 Recorded in the Above  
 Plat Book & Page  
 03-05-2007 03:03:06 PM  
 Brenda DeShields-Circuit Clerk  
 Benton County, AR

DESCRIPTION:  
 A PART OF PLEASANT CROSSING PHASE 2

LOTS 1, 3, 4 & 5 OF PLEASANT CROSSING PHASE 2, AS RECORDED IN CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 2005-434, BEING A PART OF THE SW 1/4 AND A PART OF THE S1/2 OF THE NW 1/4 OF SECTION 35, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 35, ALSO BEING THE EAST RIGHT-OF-WAY OF PLEASANT CROSSING PARKWAY THENCE S02'48'05"W 662.48 FEET;  
 THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY THE FOLLOWING THREE COURSES:  
 THENCE S02'33'43"W 165.65 FEET;  
 THENCE S02'20'02"W 500.91 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35;  
 THENCE S02'24'43"W 1310.71 FEET TO THE SOUTH LINE OF SAID SECTION 35;  
 THENCE ALONG SAID SOUTH LINE N86°55'01"W 1285.15 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. INTERSTATE HIGHWAY 540;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TEN COURSES:  
 THENCE N01°45'44"E 736.88 FEET;  
 THENCE N03°01'29"E 600.16 FEET;  
 THENCE N00°28'15"W 104.46 FEET;  
 THENCE N00°28'44"W 204.68 FEET;  
 THENCE N05°18'18"W 209.99 FEET;  
 THENCE N09°39'09"W 122.45 FEET;  
 THENCE N09°44'50"W 191.81 FEET;  
 THENCE N21°32'24"W 527.44 FEET;  
 THENCE N30°08'43"W 68.84 FEET;  
 THENCE N30°04'09"W 125.67 FEET TO THE SOUTHWEST CORNER OF LOT 2B OF PLEASANT CROSSING PHASE 2, AS RECORDED IN THE CIRCUIT CLERKS OFFICE FOR BENTON COUNTY, ARKANSAS AT PLAT RECORD 2006-1243;  
 THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2B THE FOLLOWING THREE COURSES:  
 THENCE N59°55'51"E 124.32 FEET;  
 THENCE N30°04'28"W 268.61 FEET;  
 THENCE N59°58'43"E 758.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PLEASANT CROSSING BOULEVARD;  
 THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY 586.13 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 880.00 FEET AND A CHORD OF S67°52'42"E 575.36 FEET;  
 THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY S86°57'34"E 579.35 FEET TO THE EASTERLY RIGHT-OF-WAY OF PLEASANT CROSSING PARKWAY;  
 THENCE S02'37'03"W 682.40 FEET TO THE POINT OF BEGINNING, CONTAINING 102.26 ACRES, MORE OR LESS.

NOTES:  
 ZONING: PUD (C-2)  
 OWNER: C.R. REAVES FLP  
 BUILDING SETBACKS: BUILDING SETBACKS TO BE IN ACCORDANCE WITH CITY OF ROGERS ZONING ORDINANCE.  
 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 NUMBER 05007C0162F, EFFECTIVE DATE DECEMBER 20, 2000.  
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ACCEPTANCE  
 APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING DIVISION OF ROGERS, ARKANSAS THIS 5<sup>th</sup> DAY OF March 2007.

APPROVED BY: *[Signature]*  
 PROPERTY OWNER:  
 STATE OF ARKANSAS )  
 ) SS  
 COUNTY OF BENTON )  
 SUBSCRIBED AND SWORN BEFORE ME THIS 5<sup>th</sup> DAY OF March 2007  
*[Signature]*  
 NOTARY PUBLIC

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	DEGREE	CHORD DIRECTION	CHORD LENGTH
C1	38°09'44"	880.00	586.13	304.40	06°30'39"	S 67°52'42" E	575.36
C2	07°40'39"	459.42	61.56	30.83	12°28'16"	S 06°14'47" W	61.52

LINE TABLE

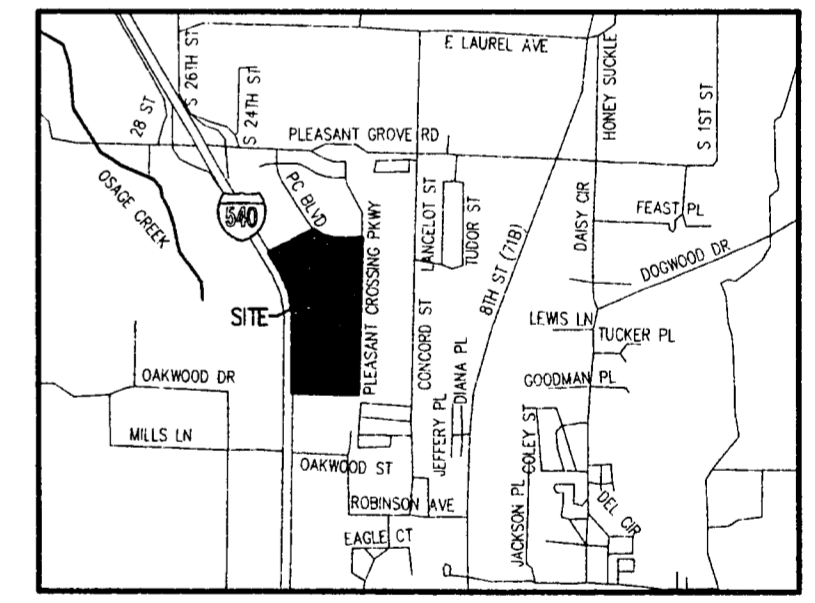
NUMBER	BEARING	DISTANCE
L1	N 00°28'15" W	104.46'
L2	N 00°28'44" W	204.68'
L3	N 05°18'18" W	209.99'
L4	N 09°39'09" W	122.45'
L5	N 09°44'50" W	191.81'
L6	N 30°08'43" W	68.84'
L7	N 30°04'09" W	125.67'
L9	S 10°04'50" W	97.66'
L10	N 30°04'28" W	268.61'
L11	N 59°55'51" E	124.32'

BUILDING SETBACK TABLE  
 OUTSIDE OVERLAY DISTRICT

ZONING	SETBACK (FT.)			
	FRONT	REAR	INTERIOR	SIDE
C-2 (PUD)	65	15	15	45

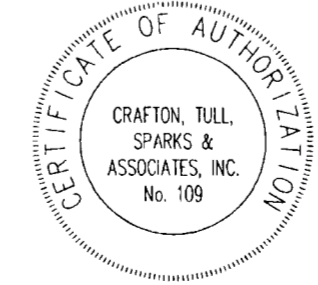
BUILDING SETBACK TABLE  
 INSIDE OVERLAY DISTRICT

ZONING	SETBACK (FT.)		
	FRONT	REAR	SIDE YARD
C-2 (PUD)	75	30	30



VICINITY MAP  
 NOT TO SCALE

LAND SURVEYOR'S DECLARATION:  
 I HEREBY DECLARE THAT ON THE 5<sup>th</sup> DAY OF MAR, 2007 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CRAFTON, TULL, SPARKS & ASSOCIATES, INC.  
 BY ALVIN G. HARRIS (AGENT)



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

3/2/07	SJ	ADDED ACCESS ESMT. NOTE, ADDED OVERLAY DISTRICT
DATE	BY	DESCRIPTION
REVISIONS		
<b>REPLAT OF LOTS 1, 3, 4 &amp; 5          OF PLEASANT CROSSING PHASE II</b> Prepared For <b>C.R. REAVES FLP          ROGERS, ARKANSAS</b>		
<b>Crafton, Tull, Sparks &amp; Associates, Inc.</b> 901 N. 47 <sup>th</sup> Street, Suite 200, Rogers, AR 72756 479.838.4838 FAX: 479.631.8224 www.craftontull.com Architects, Engineers & Surveyors		
DRAWN: SJ	DATE: 12/14/06	PROJECT NO. 041138-00
CHECKED: AGH	SHEET NO.:	

DRAWING FILE NAME AND LOCATION: G:\041138-00\replat\Replat Pleasant Crossing Phase 2.dwg, LAYOUT TAB: REPLAT  
 LAST SAVED BY SJ656, 3/2/2007 11:21:29 AM  
 PLOTTED BY SEAN JOHNSON (ONLY VALID ON HARD COPY)  
 © 2006 Crafton, Tull, Sparks & Associates, Inc.