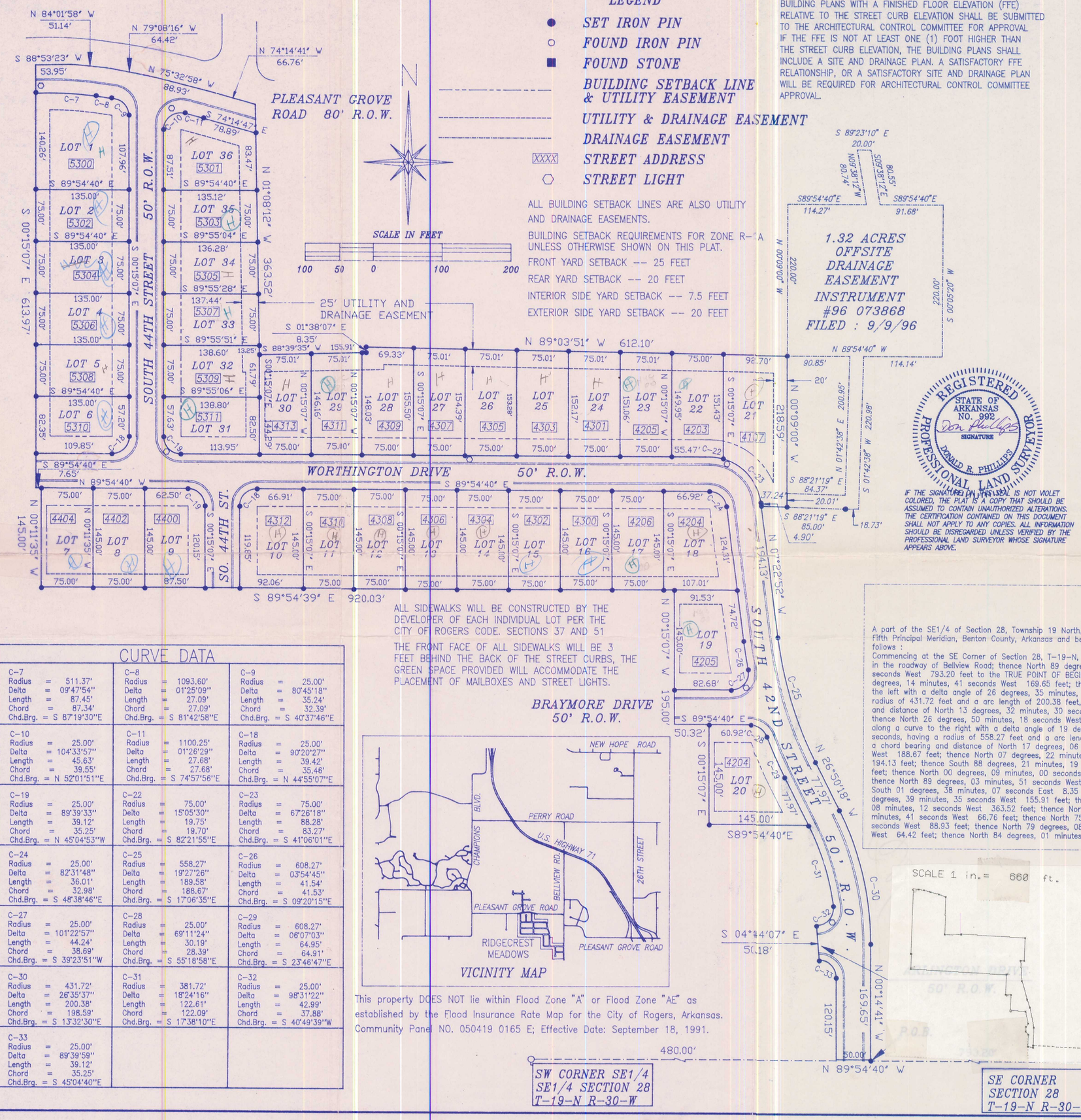
PROTECTIVE COVENANTS FILED UNDER INSTRUMENT NUMBER _____

PLAT RECORD BOOK 22L , PAGE 284



LEGEND

- ● SET IRON PIN
- ○ FOUND IRON PIN
- ■ FOUND STONE
- BUILDING SETBACK LINE & UTILITY EASEMENT
- UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- XXXX STREET ADDRESS
- ⬡ STREET LIGHT

ALL BUILDING SETBACK LINES ARE ALSO UTILITY AND DRAINAGE EASEMENTS.

BUILDING SETBACK REQUIREMENTS FOR ZONE R-1 A UNLESS OTHERWISE SHOWN ON THIS PLAT.

FRONT YARD SETBACK -- 25 FEET

REAR YARD SETBACK -- 20 FEET

INTERIOR SIDE YARD SETBACK -- 7.5 FEET

EXTERIOR SIDE YARD SETBACK -- 20 FEET

BUILDING PLANS WITH A FINISHED FLOOR ELEVATION (FFE) RELATIVE TO THE STREET CURB ELEVATION SHALL BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE FOR APPROVAL IF THE FFE IS NOT AT LEAST ONE (1) FOOT HIGHER THAN THE STREET CURB ELEVATION, THE BUILDING PLANS SHALL INCLUDE A SITE AND DRAINAGE PLAN. A SATISFACTORY FFE RELATIONSHIP, OR A SATISFACTORY SITE AND DRAINAGE PLAN WILL BE REQUIRED FOR ARCHITECTURAL CONTROL COMMITTEE APPROVAL.

ALL SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER OF EACH INDIVIDUAL LOT PER THE CITY OF ROGERS CODE. SECTIONS 37 AND 51

THE FRONT FACE OF ALL SIDEWALKS WILL BE 3 FEET BEHIND THE BACK OF THE STREET CURBS, THE GREEN SPACE PROVIDED WILL ACCOMMODATE THE PLACEMENT OF MAILBOXES AND STREET LIGHTS.

CURVE DATA

C-7 Radius = 511.37' Delta = 09°47'54" Length = 87.45' Chord = 87.34' Chd.Brg. = S 87°19'30"E	C-8 Radius = 1093.60' Delta = 01°25'09" Length = 27.09' Chord = 27.09' Chd.Brg. = S 81°42'58"E	C-9 Radius = 25.00' Delta = 80°45'18" Length = 35.24' Chord = 32.39' Chd.Brg. = S 40°37'46"E
C-10 Radius = 25.00' Delta = 104°33'57" Length = 45.63' Chord = 39.55' Chd.Brg. = N 52°01'51"E	C-11 Radius = 1100.25' Delta = 01°26'29" Length = 27.68' Chord = 27.68' Chd.Brg. = S 74°57'56"E	C-18 Radius = 25.00' Delta = 90°20'27" Length = 39.42' Chord = 35.46' Chd.Brg. = N 44°55'07"E
C-19 Radius = 25.00' Delta = 89°39'33" Length = 39.12' Chord = 35.25' Chd.Brg. = N 45°04'53"W	C-22 Radius = 75.00' Delta = 15°05'30" Length = 19.75' Chord = 19.70' Chd.Brg. = S 82°21'55"E	C-23 Radius = 75.00' Delta = 67°26'18" Length = 88.28' Chord = 83.27' Chd.Brg. = S 41°06'01"E
C-24 Radius = 25.00' Delta = 82°31'48" Length = 36.01' Chord = 32.98' Chd.Brg. = S 48°38'46"E	C-25 Radius = 558.27' Delta = 19°27'26" Length = 189.58' Chord = 188.67' Chd.Brg. = S 17°06'35"E	C-26 Radius = 608.27' Delta = 03°54'45" Length = 41.54' Chord = 41.53' Chd.Brg. = S 09°20'15"E
C-27 Radius = 25.00' Delta = 101°22'57" Length = 44.24' Chord = 38.69' Chd.Brg. = S 39°23'51"W	C-28 Radius = 25.00' Delta = 69°11'24" Length = 30.19' Chord = 28.39' Chd.Brg. = S 55°18'58"E	C-29 Radius = 608.27' Delta = 06°07'03" Length = 64.95' Chord = 64.91' Chd.Brg. = S 23°46'47"E
C-30 Radius = 431.72' Delta = 26°35'37" Length = 200.38' Chord = 198.59' Chd.Brg. = S 13°32'30"E	C-31 Radius = 381.72' Delta = 18°24'16" Length = 122.61' Chord = 122.09' Chd.Brg. = S 17°38'10"E	C-32 Radius = 25.00' Delta = 98°31'22" Length = 42.99' Chord = 37.88' Chd.Brg. = S 40°49'39"W
C-33 Radius = 25.00' Delta = 89°39'59" Length = 39.12' Chord = 35.25' Chd.Brg. = S 45°04'40"E		

VICINITY MAP

This property DOES NOT lie within Flood Zone "A" or Flood Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel NO. 050419 0165 E; Effective Date: September 18, 1991.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 992
Don Phillips SIGNATURE
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL 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 BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, 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, 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.

6/25/97 _____ Charles R. Reaves
DATED

_____
DATED

FILED FOR RECORD
DATED At 9 O'Clock A M

JUN 26 1997
DATED

STATE OF ARKANSAS }
COUNTY OF BENTON } ss

SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

SUBSCRIBED AND SWORN BEFORE ME THIS 25 DAY OF _____ 199__

MY COMMISSION EXPIRES March 1, 2004

Gayla M. Terpening
NOTARY PUBLIC

GAYLA M. TERPENING NOTARY PUBLIC WASHINGTON COUNTY, AR

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 17th DAY OF June 1997.

Danny Brown
CHAIRMAN

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 24th DAY OF June 1997 BY THE ROGERS CITY COUNCIL.

John W. Sampin Jr.
MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

PROPERTY DESCRIPTION
RIDGECREST MEADOWS PHASE 1

A part of the SE1/4 of Section 28, Township 19 North, Range 30 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :

Commencing at the SE Corner of Section 28, T-19-N, R-30-W, said point lying in the roadway of Bellview Road; thence North 89 degrees, 54 minutes, 40 seconds West 793.20 feet to the TRUE POINT OF BEGINNING; thence North 00 degrees, 14 minutes, 41 seconds West 169.65 feet; thence along a curve to the left with a delta angle of 26 degrees, 35 minutes, 37 seconds, having a radius of 431.72 feet and a arc length of 200.38 feet, with a chord bearing and distance of North 13 degrees, 32 minutes, 30 seconds West 198.59 feet; thence North 26 degrees, 50 minutes, 18 seconds West 77.97 feet; thence along a curve to the right with a delta angle of 19 degrees, 27 minutes, 26 seconds, having a radius of 558.27 feet and a arc length of 189.58 feet, with a chord bearing and distance of North 17 degrees, 06 minutes, 35 seconds, West 188.67 feet; thence North 07 degrees, 22 minutes, 52 seconds West 194.13 feet; thence South 88 degrees, 21 minutes, 19 seconds East 37.24 feet; thence North 00 degrees, 09 minutes, 00 seconds West 218.59 feet; thence North 89 degrees, 03 minutes, 51 seconds West 612.10 feet; thence South 01 degrees, 38 minutes, 07 seconds East 8.35 feet; thence South 88 degrees, 39 minutes, 35 seconds West 155.91 feet; thence North 01 degrees, 08 minutes, 12 seconds West 363.52 feet; thence North 74 degrees, 14 minutes, 41 seconds West 66.76 feet; thence North 75 degrees, 32 minutes, 58 seconds West 88.93 feet; thence North 79 degrees, 08 minutes, 16 seconds West 64.42 feet; thence North 84 degrees, 01 minutes, 58 seconds West 51.14 feet; thence South 88 degrees, 53 minutes, 23 seconds West 53.95 feet; thence South 00 degrees, 15 minutes, 07 seconds East 613.97 feet; thence South 89 degrees, 54 minutes, 40 seconds East 7.65 feet; thence South 00 degrees, 11 minutes, 35 seconds East 145.00 feet; thence South 89 degrees, 54 minutes, 39 seconds East 920.03 feet; thence South 00 degrees, 15 minutes, 07 seconds East 195.00 feet; thence South 89 degrees, 54 minutes, 40 seconds East 50.32 feet; thence South 00 degrees, 15 minutes, 07 seconds East 145.00 feet; thence South 89 degrees, 54 minutes, 40 seconds East 145.00 feet; thence along a curve to the right with a delta angle of 18 degrees, 24 minutes, 16 seconds, having a radius of 381.72 feet and a arc length of 122.61 feet, with a chord bearing and distance of South 17 degrees, 38 minutes, 10 seconds East 122.09 feet; thence along a curve to the right with a delta angle of 98 degrees, 31 minutes, 22 seconds, having a radius of 25.00 feet and a arc length of 42.99 feet, with a chord bearing and distance of South 40 degrees, 49 minutes, 39 seconds West 37.88 feet; thence South 04 degrees, 44 minutes, 07 seconds East 50.18 feet; thence along a curve to the right with a delta angle of 89 degrees, 39 minutes, 59 seconds, having a radius of 25.00 feet and a arc length of 39.12 feet, with a chord bearing and distance of South 45 degrees, 04 minutes, 40 seconds East 35.25 feet; thence South 00 degrees, 14 minutes, 41 seconds East 120.15 feet; thence South 89 degrees, 54 minutes, 40 seconds East 50.00 feet to the TRUE POINT OF BEGINNING, containing 13.14 acres.

OWNER AND DEVELOPER :
REAVES FAMILY LIMITED PARTNERSHIP
15138 NATURAL HABITAT WAY
ROGERS, ARKANSAS 72758
501-925-3789

FINAL PLAT
RIDGECREST MEADOWS - PHASE 1
TO THE CITY OF ROGERS, ARKANSAS

SCALE : 1" = 100'	DATE : MAY 14, 1997	DRAWN BY : D.P.
JOB NO. 94327-1 ZDISK 97-01	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 201 So. 20th Street Suite 16 (501) 631-7248 (Fax 631-6754)	
STATE RECORDING NO. N\A		

202087-556