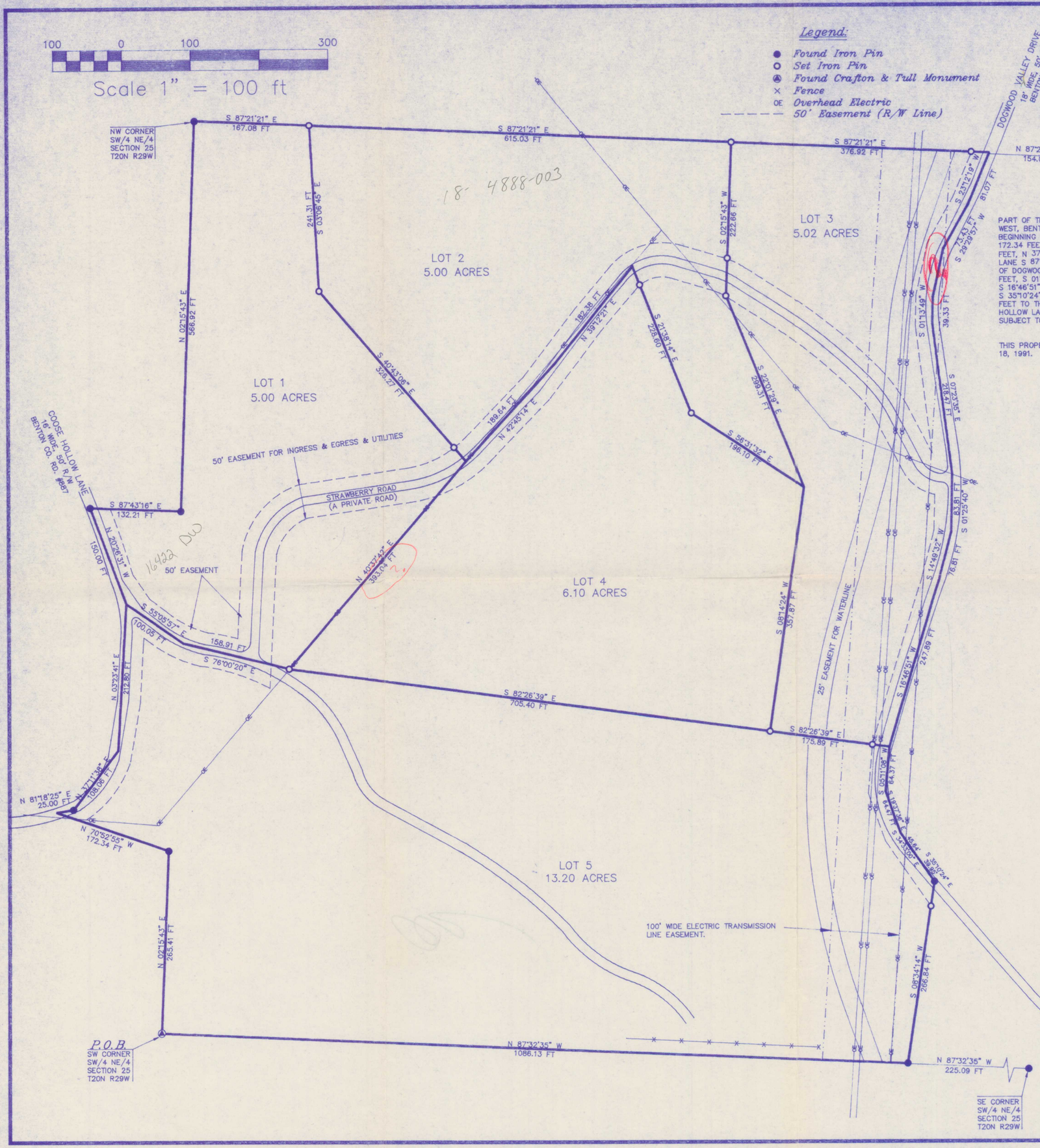
21L 231



BASIS OF BEARINGS: SURVEY PLAT RECORD 19-184

SURVEY DESCRIPTION

PART OF THE SW/4 OF THE NE/4 AND PART OF THE SE/4 OF THE NW/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SW CORNER OF SAID SW/4 OF THE NE/4, THENCE N 02°15'43" E 265.41 FEET, THENCE N 70°52'55" W 172.34 FEET TO THE CENTER OF COOSE HOLLOW LANE, THENCE ALONG SAID LANE THE FOLLOWING: N 81°18'25" E 25.00 FEET, N 37°11'38" E 108.06 FEET, N 03°23'41" E 212.80 FEET, AND N 20°26'31" W 150.00 FEET, THENCE LEAVING SAID LANE S 87°43'16" E 132.21 FEET, THENCE N 02°15'43" E 566.92 FEET, THENCE S 87°21'21" E 1159.03 FEET TO THE CENTER OF DOGWOOD VALLEY DRIVE, THENCE ALONG SAID DRIVE THE FOLLOWING: S 23°12'19" W 81.07 FEET, S 29°29'57" W 73.43 FEET, S 01°13'49" W 39.33 FEET, S 07°23'35" E 218.47 FEET, S 01°25'40" W 83.81 FEET, S 14°49'32" W 76.81 FEET, S 16°46'51" W 247.89 FEET, S 05°11'08" W 64.37 FEET, S 19°37'36" E 64.47 FEET, S 34°33'00" E 45.64 FEET, AND S 35°10'24" E 39.95 FEET, THENCE LEAVING SAID DRIVE S 08°34'14" W 266.84 FEET, THENCE N 87°32'35" W 1086.13 FEET TO THE POINT OF BEGINNNG, CONTAINING 34.32 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF COOSE HOLLOW LANE ON THE WEST BOUNDARY, THE RIGHT-OF-WAY OF DOGWOOD VALLEY DRIVE ON THE EAST BOUNDARY, AND SUBJECT TO ANY AND ALL OTHER EASEMENTS OF RECORD.

THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE ACCORDING TO F.E.M.A. MAP #05007C0075 E, DATED SEPTEMBER 18, 1991.

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, CERTIFY THAT WE ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY, AND HEREBY DEDICATE ALL ROADS AND/OR EASEMENTS INDICATED ON THIS PLAT FOR THE USE OF THE GENERAL PUBLIC AND FOR UTILITY PURPOSES.
ROADS INSIDE THE SUBDIVISION ARE NOT ACCEPTED BY THE COUNTY FOR MAINTENANCE. HOWEVER, THE RIGHT-OF-WAYS SHOWN ON THE EXISTING COUNTY ROADS ARE GRANTED BY THIS PLAT.

Emil O. Kilpatrick
Peggy A. Kilpatrick

STATE OF ARKANSAS
COUNTY OF ~~BENTON~~ Washington
SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th DAY OF May, 1996.
NOTARY PUBLIC
JULIE G. SMITH
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 1-2-2002
MY COMMISSION EXPIRES:

FILED FOR RECORD
At 3:15 O'Clock PM
MAY 14 1996
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 13th DAY OF MAY, 1996, AND THAT CORNERS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

GENE E. BUESCHER, R.L.S. #1181, ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 1181
Signature
G.E. BUESCHER

500-20N-29W-0-25-104-04-1181

ROCKY RIDGE ESTATES

A SUBDIVISION OF PART OF THE SW/4 OF THE NE/4 AND PART OF THE SE/4 OF THE NW/4 OF SECTION 25, ALL IN TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY ARKANSAS.

SURVEY 1, INC.
2620 Melody Lane, Springdale, Arkansas 72762
TEL 501-750-1608 FAX 501-750-1629
Gene E. Buescher R.L.S. #1181

W.O. 96092	F.B. 24, PG. 56	DRAWN BY: GEB	DATE: MAY 14, 1996

10-25-96 - T/W Rogers Planning Board - Too Far for Them -