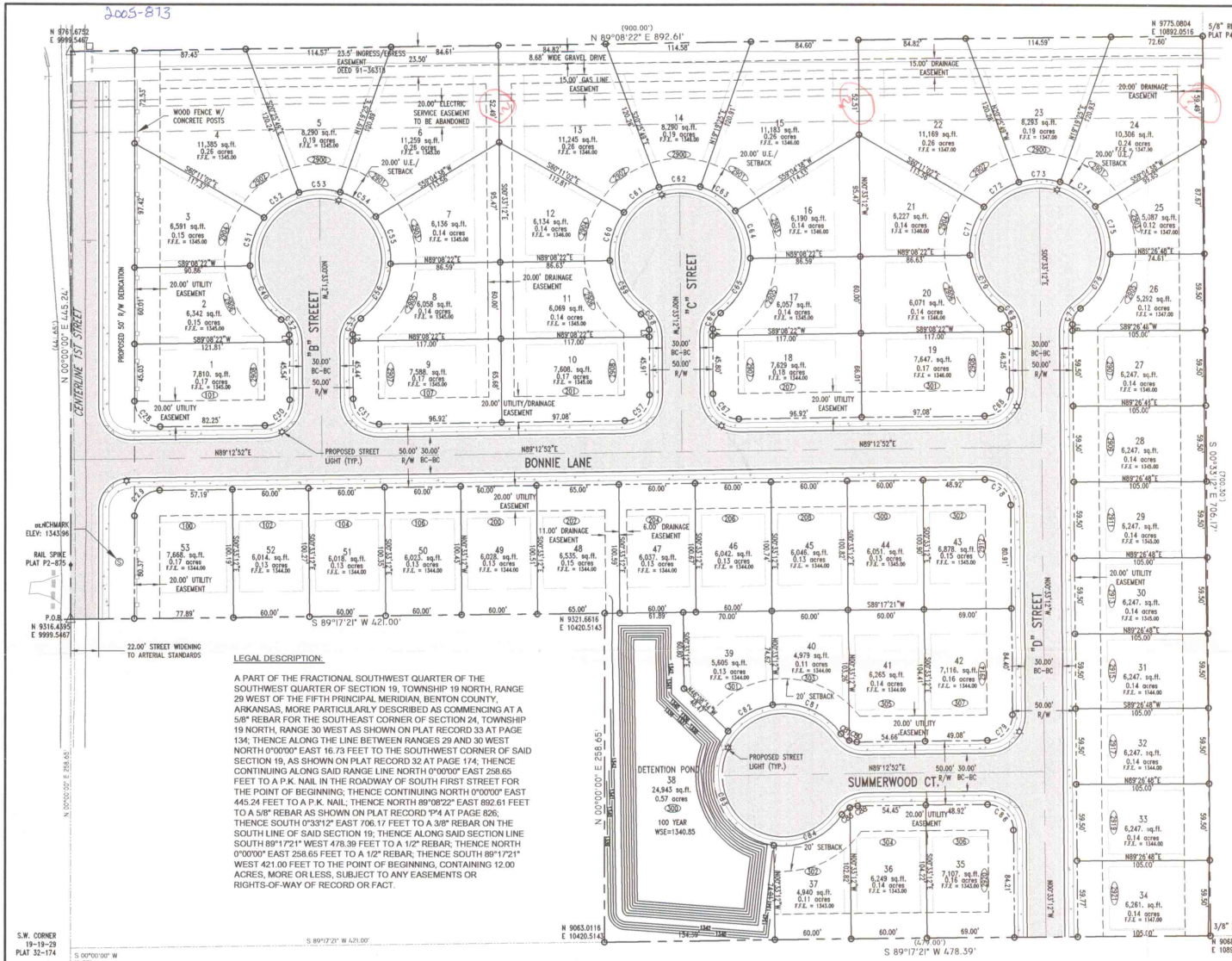
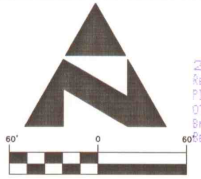
2005-873





SCALE 1" = 60'

2005 873
Recorded in the Above Plat Book & Page
07-19-2005 08:22:17 AM
Brenda DeShields-Circuit Clerk
Benton County, AR

SUBDIVISION NAME:
SANDALWOOD

DEVELOPER:
HALES BROTHERS DEVELOPMEN,T INC.
15946 DEAR LANE
ROGERS, ARKANSAS 72756

ENGINEER:
211 SOUTH MAIN
BENTONVILLE, AR 72712
NORTHSTAR ENGINEERING CONSULTANTS, INC.

SURVEYOR:
TERRY GING SERVICES
1102 SE C STREET
BENTONVILLE, AR 72712

ZONING:
R-AH (RESIDENTIAL AFFORDABLE HOUSING)

BUILDING SETBACKS:
FRONT YARD - 25' OR AS SHOWN
REAR YARD - 20'
SIDE YARD(INTERIOR) - 5'
SIDE YARD(EXTERIOR) - 20'

ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 5TH DAY OF JULY, 2005.

CHAIRMAN

ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 19TH DAY OF JULY, 2005, BY THE ROGERS CITY COUNCIL.

MAYOR

CITY CLERK

CURVE TABLE		
CURVE	LENGTH	RADIUS
C28	31.69	20.00
C29	31.14	20.00
C30	31.33	20.00
C31	31.50	20.00
C32	14.51	15.00
C33	14.51	15.00
C40	49.90	55.50
C51	40.14	55.50
C52	34.31	55.50
C53	33.07	55.50
C54	34.31	55.50
C55	39.54	55.50
C56	50.49	55.50
C57	31.33	20.00
C58	14.51	15.00
C59	49.89	55.50
C60	40.14	55.50
C61	34.31	55.50
C62	33.07	55.50
C63	34.31	55.50
C64	39.54	55.50
C65	50.49	55.50
C66	14.51	15.00
C67	31.50	20.00
C68	31.33	20.00
C69	14.51	15.00
C70	49.90	55.50
C71	40.14	55.50
C72	34.31	55.50
C73	33.07	55.50
C74	34.31	55.50
C75	39.84	55.50
C76	50.20	55.50
C77	14.51	15.00
C78	31.50	20.00
C79	31.33	20.00
C80	6.11	15.00
C81	61.50	55.50
C82	41.76	55.50
C83	116.54	55.50
C84	61.95	55.50
C85	8.16	15.00
C86	31.50	20.00
C87	6.35	15.00
C88	6.35	15.00

CERTIFICATE OF DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DETENTION PONDS 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.

HALES BROTHERS DEVELOPMENT, INC. DATE

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 18TH DAY OF JULY, 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09-10-13

OFFICIAL SEAL
TERESA K. UTTER
NOTARY PUBLIC-ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES: 09-10-13

MY COMMISSION EXPIRES: 09-10-13

I HEREBY DECLARE THAT I HAVE, THIS 24TH DAY OF JUNE, 2005, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED.

TERRY L. GING, AR. L.S. 1301

ACREAGE BY TRTHS: SW/4, SW/4 12.00 AC.±
500-19N-29W-0-19-330-04-1339

LEGAL DESCRIPTION:

A PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 29 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS COMMENCING AT A 5/8" REBAR FOR THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST AS SHOWN ON PLAT RECORD 33 AT PAGE 134; THENCE ALONG THE LINE BETWEEN RANGES 29 AND 30 WEST NORTH 0°00'00" EAST 16.73 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 19, AS SHOWN PLAT RECORD 32 AT PAGE 174; THENCE CONTINUING ALONG SAID RANGE LINE NORTH 0°00'00" EAST 258.65 FEET TO A P.K. NAIL IN THE ROADWAY OF SOUTH FIRST STREET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0°00'00" EAST 445.24 FEET TO A P.K. NAIL; THENCE NORTH 89°08'22" EAST 892.61 FEET TO A 5/8" REBAR AS SHOWN ON PLAT RECORD 'P'4 AT PAGE 826; THENCE SOUTH 0°33'12" EAST 706.17 FEET TO A 3/8" REBAR ON THE SOUTH LINE OF SAID SECTION 19; THENCE ALONG SAID SECTION LINE SOUTH 89°17'21" WEST 478.39 FEET TO A 1/2" REBAR; THENCE NORTH 0°00'00" EAST 258.65 FEET TO A 1/2" REBAR; THENCE SOUTH 89°17'21" WEST 421.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

SURVEY NOTES:

1. BASIS OF BEARINGS:
   BEARINGS ARE BASED ON THE WEST LINE OF THIS PROPERTY HELD AS NORTH (ASSUMED).
   ELEVATIONS REFERENCE HEREON ARE BASED UPON THE NAVD 88 DATUM PER CITY OF ROGERS BENCHMARK #8.
2. THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, OR PORTION THEREOF, REFERENCED IN DEED BOOK 99 AT PAGE 107070 OF THE BENTON COUNTY RECORDS. SURVEY CONSIDERS AND YIELDS TO MONUMENTS AND RECORDS AS SHOWN HEREON.
3. THIS BOUNDARY SURVEY DOES NOT PURPORT TO REPRESENT A TRACT SPLIT OR PROPERTY LINE ADJUSTMENT. CITY-COUNTY PLANNING AND ZONING REGULATIONS MAY APPLY.
4. THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
5. ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.
6. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE PROVIDED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.
7. ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
8. APPROVAL OF THIS PLAT CARRIES NO ASSURANCES THAT THE PARCEL(S) SHOWN HEREON WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

VICINITY MAP

FLOOD ZONE NOTE:
THIS PROPERTY IS LOCATED IN ZONE (X) BEING OUTSIDE THE 100 YEAR FLOOD ZONE, AS GRAPHICALLY DEPICTED ON F.I.R.M. MAP NUMBER 05007 C0155 H AND NUMBER 05007 C0162 F DATED DATED DECEMBER 20, 2000.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.58	S00°33'12"E
L2	5.31	S00°33'12"E
L3	5.56	S00°33'12"E
L4	5.31	S00°33'12"E
L5	5.58	S00°33'12"E
L6	4.94	S00°33'12"E

LEGEND

- PK NAIL
- FOUND IRON PIN
- SET IRON PIN
- BOUNDARY
- EXISTING ROAD CENTERLINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC
- EXISTING 8" WATER MAIN
- ADDRESS ASSIGNED BY 911 (901/903)
- PROPOSED RIGHT-OF-WAY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED BUILDING SETBACK
- PROPOSED STREET LIGHT

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1301
TERRY L. GING
SIGNATURE

CERTIFICATE OF AUTHORIZATION
NORTHSTAR
No. 74
ARKANSAS ENGINEER

NOTE: ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE

NORTHSTAR ENGINEERING CONSULTANTS, INC.
Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
Planning
211 South Main Street
Bentonville, Arkansas 72712
(479) 271 - 0906
(479) 271-8144 Fax

SANDALWOOD SUBDIVISION

FIRST STREET
ROGERS, ARKANSAS

FINAL PLAT

2005-873

CHECKED: MAB 05/27/05
DRAWN: JDJ 05/27/05
FILE NAME: 328-01FP.DWG
PROJECT No.: 328-01FP
PLOT DATE: 07/15/05 REV.: 0

SHEET 1 of 1

2005-873