P3-943

P3-943

N
W E
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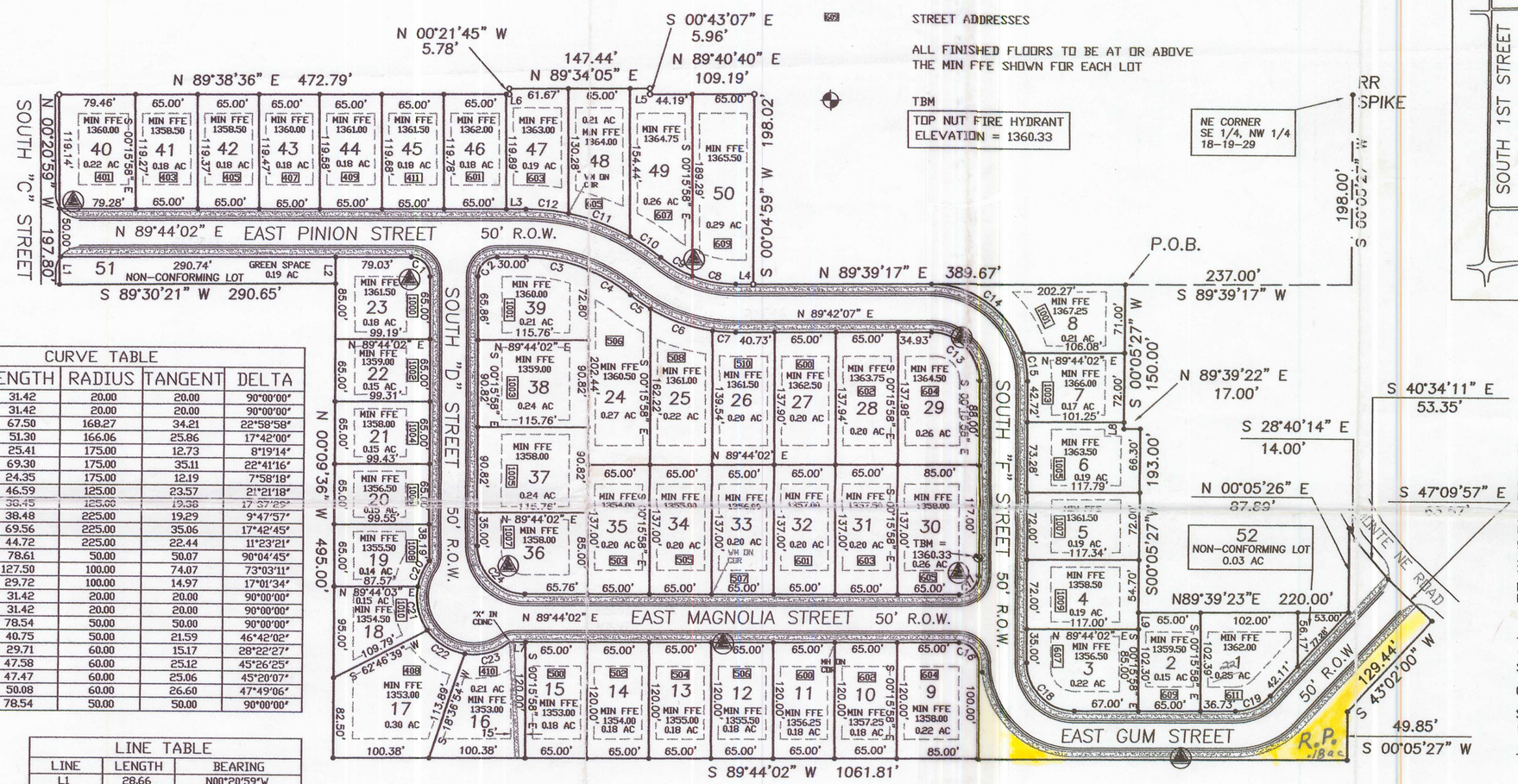
SCALE : 1" = 100'

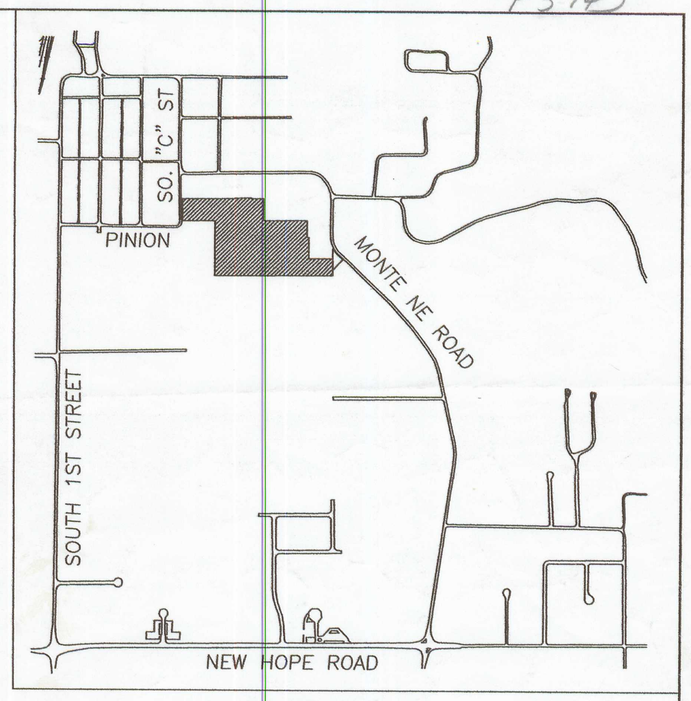
100 50 0 100

FLOOD CERTIFICATION :
THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0155 H, EFFECTIVE DATE : DECEMBER 20, 2000.

LEGEND
ZONED R-2

- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK, UTILITY & DRAINAGE EASEMENT
  25' FRONT
  7.5' SIDE
  20' REAR
- SPECIAL SETBACK, UTILITY & DRAINAGE EASEMENT
- SIDEWALKS PER ROGERS AND ADA SPECIFICATIONS
- STREET LIGHTS
- STREET ADDRESSES
- ALL FINISHED FLOORS TO BE AT OR ABOVE THE MIN FFE SHOWN FOR EACH LOT
- TBM
  TOP NUT FIRE HYDRANT ELEVATION = 1360.33





VICINITY MAP

CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	31.42	20.00	20.00	90°00'00"
C2	31.42	20.00	20.00	90°00'00"
C3	67.50	168.27	34.21	22°58'58"
C4	51.30	166.06	25.86	17°42'00"
C5	25.41	175.00	12.73	8°19'14"
C6	69.30	175.00	35.11	22°41'16"
C7	24.35	175.00	12.19	7°58'18"
C8	46.59	125.00	23.57	21°21'18"
C9	33.45	125.00	16.96	17°37'26"
C10	38.48	225.00	19.29	9°47'57"
C11	69.56	225.00	35.06	17°42'45"
C12	44.72	225.00	22.44	11°23'21"
C13	78.61	50.00	50.07	90°04'45"
C14	127.50	100.00	74.07	73°03'11"
C15	29.72	100.00	14.97	17°01'34"
C16	31.42	20.00	20.00	90°00'00"
C17	31.42	20.00	20.00	90°00'00"
C18	78.54	50.00	50.00	90°00'00"
C19	40.75	50.00	21.59	46°42'02"
C20	29.71	60.00	15.17	28°22'27"
C21	47.58	60.00	25.12	45°26'25"
C22	47.47	60.00	25.06	45°20'07"
C23	50.08	60.00	26.60	47°49'06"
C24	78.54	50.00	50.00	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.66	N00°20'59"W
L2	27.50	S00°09'36"E
L3	20.57	N89°44'02"E
L4	18.26	S89°48'48"E
L5	20.77	S89°34'05"W
L6	3.33	S89°38'36"W
L7	16.45	N89°44'02"E
L8	7.00	N00°05'27"E
L9	17.30	N00°15'58"W

SIDEWALK NOTE:

SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY CITY ORDINANCE. THE DEVELOPER OF EACH INDIVIDUAL LOT SHALL CONSTRUCT A SIDEWALK ALONG THE STREET, 18' (MINIMUM) FROM THE BACK OF CURB, AND BUILT TO THE CITY OF ROGERS SPECIFICATIONS. THIS SIDEWALK MUST BE IN PLACE BEFORE THE UTILITY SERVICE CAN BE OBTAINED AND BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS NO. 992
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.

PROPERTY DESCRIPTION – SANDSTONE SUBDIVISION

A part of the SE1/4 of the NW1/4 and a part of the SW1/4 of the NW1/4 of Section 18, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows :
Commencing at a railroad spike found for the NE Corner of the SE1/4 of the NW1/4 of Section 18, T-19-N, R-29-W; thence South 00 degrees, 05 minutes, 27 seconds West 198.00 feet and South 89 degrees, 39 minutes, 17 seconds West 237.00 feet to the TRUE POINT OF BEGINNING, said point being a set iron pin; thence South 00 degrees, 05 minutes, 27 seconds West 150.00 feet to a set iron pin; thence North 89 degrees, 39 minutes, 22 seconds East 17.00 feet to a set iron pin; thence South 00 degrees, 05 minutes, 27 seconds West 193.00 feet to a set iron pin; thence North 89 degrees, 39 minutes, 23 seconds East 220.00 feet to a set iron pin; thence North 00 degrees, 05 minutes, 26 seconds East 87.89 feet to a set iron pin on the Southwesterly Right-of-Way Line of Monte Ne Road; thence along the said Right-of-Way Line, South 28 degrees, 40 minutes, 14 seconds East 14.00 feet; thence along the said Right-of-Way Line, South 40 degrees, 34 minutes, 11 seconds East 53.35 feet; thence along the said Right-of-Way Line, South 47 degrees, 09 minutes, 57 seconds East 63.57 feet to a set iron pin; thence leaving the said Right-of-Way Line of Monte Ne Road, South 43 degrees, 02 minutes, 00 seconds West 129.44 feet to a set iron pin; thence South 00 degrees, 05 minutes, 27 seconds West 49.85 feet to a set iron pin; thence South 89 degrees, 44 minutes, 02 seconds West 1061.81 feet to a found iron pin; thence North 00 degrees, 09 minutes, 36 seconds West 495.00 feet to a set iron pin; thence South 89 degrees, 30 minutes, 21 seconds West 290.65 feet to a set iron pin on the East Right-of-Way Line of South "C" Street; thence along the East Right-of-Way Line of South "C" Street, North 00 degrees, 20 minutes, 59 seconds West 197.80 feet to a found iron pin; thence leaving the Right-of-Way Line of South "C" Street, North 89 degrees, 38 minutes, 36 seconds East 472.79 feet to a found iron pin; thence North 00 degrees, 21 minutes, 45 seconds West 5.78 feet to a found iron pin; thence North 89 degrees, 34 minutes, 05 seconds East 147.44 feet to a found iron pin; thence South 00 degrees, 43 minutes, 07 seconds East 5.96 feet to a found iron pin; thence North 89 degrees, 40 minutes, 40 seconds East 109.19 feet to a found iron pin; thence South 00 degrees, 04 minutes, 59 seconds West 198.02 feet to a found iron pin; thence North 89 degrees, 39 minutes, 17 seconds East 389.67 feet to the TRUE POINT OF BEGINNING, containing 13.80 acres.

FILED FOR RECORD
At 11:35 O'Clock A M
JUN 21 2001
SUE HODGES
Clerk and Recorder
Benton County, ARK.

OWNER/DEVELOPER
HOWARD SANDERS
P.O. BOX 956
ROGERS, AR 72756
640-5446

ENGINEER
SAND CREEK ENGINEERING
1610 NW 12TH
BENTONVILLE, AR.
464-9282

OWNER'S CERTIFICATION & 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, AND ALL UTILITY COMPANIES AND ALL 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.

Howard Sanders

STATE OF ARKANSAS)
COUNTY OF BENTON) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 12 DAY OF June, 2001.

March 1, 2004
MY COMMISSION EXPIRES

Carla M. Terpening
NOTARY PUBLIC

CARLA M. TERPENING NOTARY PUBLIC WASHINGTON COUNTY, AR

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 5 DAY OF June, 2001

Donald J. Shelby
CHAIRMAN

CITY COUNCIL ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 12th DAY OF June, 2001

MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

P3 943

FINAL PLAT

SANDSTONE SUBDIVISION

ROGERS, BENTON COUNTY, ARKANSAS

SCALE : 1" = 100'	DATE : MAY 8, 2001	DRAWN BY : D.P.
JOB NO. 99024FP ZDISK 2001-1	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, AR 72757-1026 10636 West Highway 72, Suite 102 (501) 273-3399 E-mail : donphillips54@hotmail.com	
STATE RECORDING NO. N/A		

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