

PLANNING COMMISSION APPROVAL:

Chad Campbell
Chairman
8-16-05
Date

ROGERS CITY COUNCIL APPROVAL:

[Signature]
Mayor
8/31/05
Date
[Signature]
City Clerk Deputy

ALLOTTERS: DC Burton Properties, LLC

6121 South Zero
Fort Smith, Ar. 72903
[Signature]

STATE OF ARKANSAS
COUNTY OF Crawford

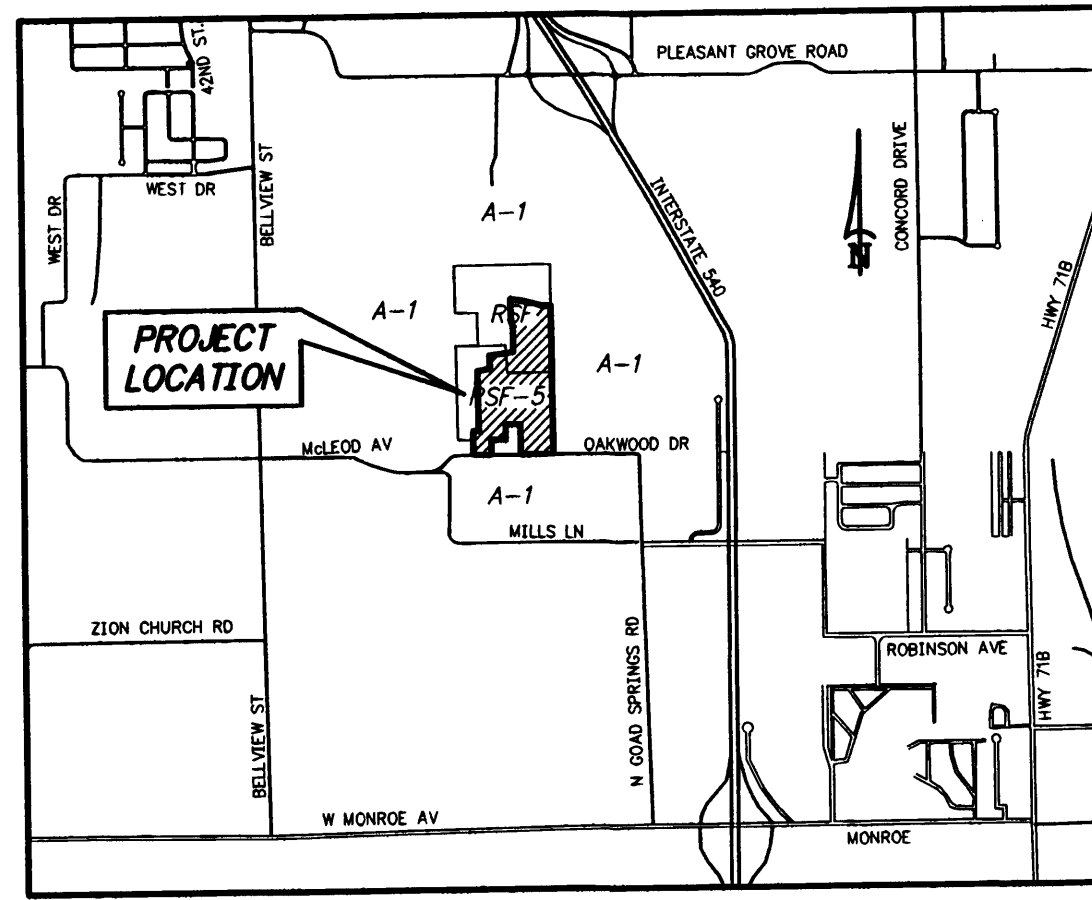
Sworn and subscribed before me this day September 17, 2005
Notary Public Janette E. Hutton
My commission expires March 31, 2013



FILED FOR RECORD

This _____ day of _____, 2005 at _____ O'Clock _____ AM.
Clerk and Ex-Officio Recorder. 2005 1132
Recorded in the Above Plat Book & Page 09-15-2005 10:21:12 AM
By: _____ Brenda DeShields-Circuit Clerk Benton County, AR
2005-1132
09-15-2005

The purpose of this plat is to place on record Lots 1 through 106, Tracts A and B, Silo Falls Addition, Phase I.
The rights-of-way as shown on this plat are hereby dedicated to the City of Rogers ("City") for public use. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation, and maintenance of City owned and franchised utilities. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from dedicated easements trees, hedges, and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided. Any easement designated as a "drainage easement" is dedicated to the City for the installation, operation, and maintenance of the drainage facilities.



PROJECT VICINITY MAP
SCALE: N.T.S.

SILO FALLS ADDITION, PHASE I Lots 1 through 106, Tracts A and B

Being part of the West Half, Southeast Quarter, Section 34,
Township 19 North, Range 30 West, Rogers, Benton County,
Arkansas

Date: May, 2005 Scale: 1"=100'

Notes:

1. The proposed development does not lie within an identified flood hazard area, based on FIRM Community Panel No. 5007C0162 F, Map Revised: December 20, 2000.
2. Platted property contains 41.71 acres more or less.
3. Bearing system assumed, east line S 02°45'27"W on the east line of the W/2, SE/4, Sec. 34, T-19-N, R-30-W of the Fifth Principal Meridian, Benton County, Arkansas.
4. All corner lot returns have a radii of 30.00' and lot returns into cul-de-sacs have a radii of 60.00'.
5. All numbers in parenthesis (6307) are street addresses.
6. Lot corners have a 5/8" steel rebar set with yellow plastic cap stamped "RLS 905".
7. The utility/drainage easements lying north and east of and adjoining Tract B, Lots 42 through 52 and Lots 60 through 73 as shown are hereby dedicated for use in accordance with the dedication statement hereon.
8. Tract A, as shown hereon, will be owned and maintained by the property owner's association or similar type organization. The rules, restrictions and regulations for maintenance and operation of Tract A shall be identified in the bylaws of the association or organization.
9. Tract B, as shown is for the purpose of storm water detention and is hereby dedicated to the City of Rogers for ownership, operation, and maintenance.
10. All easements along lot lines are centered unless otherwise noted.
11. Numbers shown with an asterisk (*) are minimum finished floor elevations. Elevation system based on The City of Rogers GPS Datum, Bench Mark GPS Mon. #9.

Legal Description

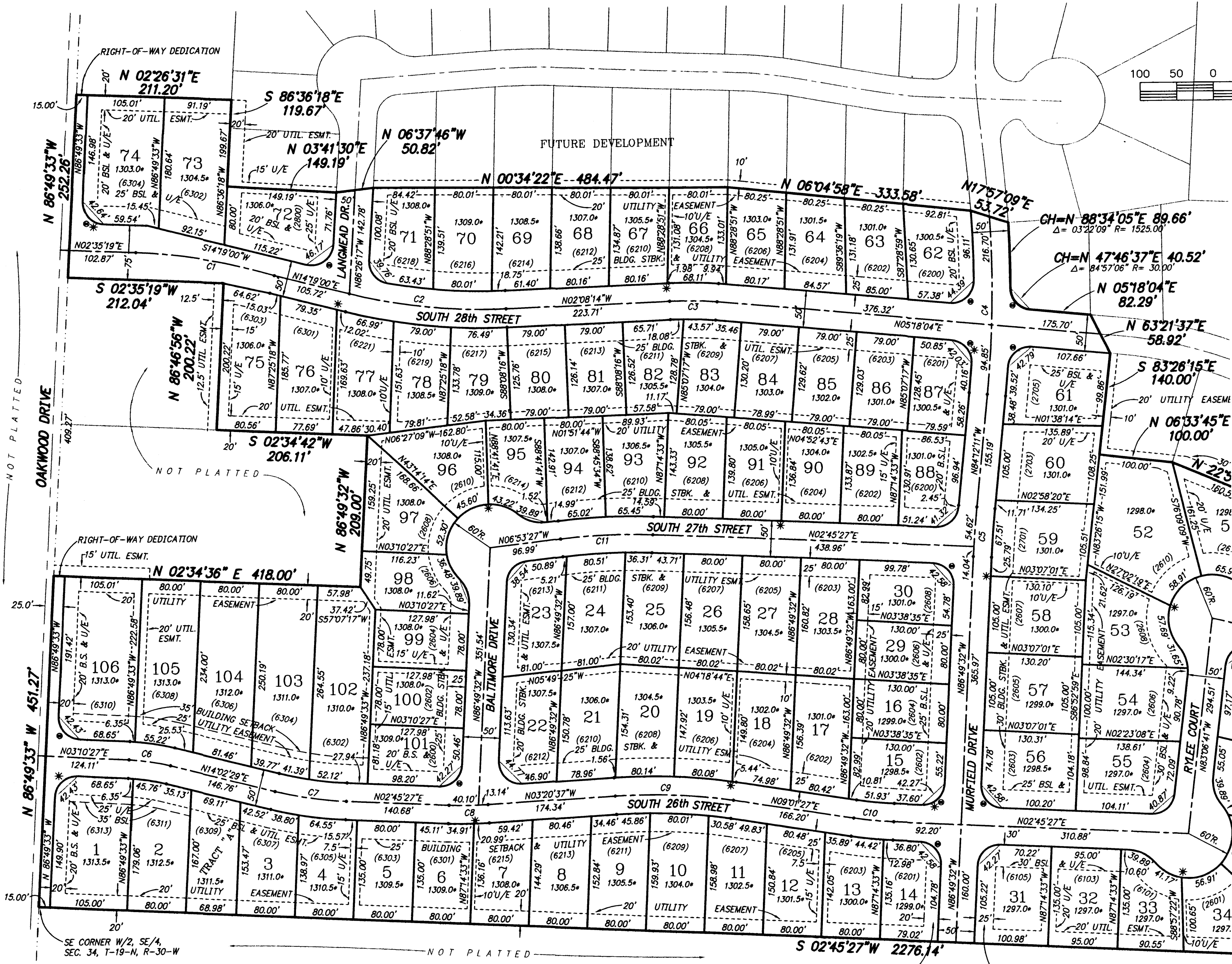
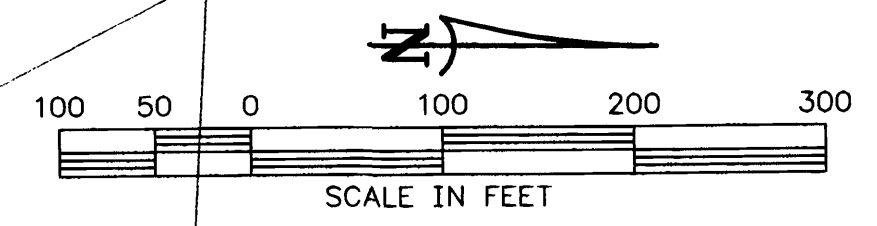
Part of the W/2, SE/4 of Section 34, Township 19 North, Range 30 West, Rogers, Benton County, Arkansas, more particularly described as follows:
Commencing at the Northeast corner of said W/2, SE/4; thence S 02°45'27"W along the east line of said W/2, SE/4, 363.09' to the Point of Beginning; thence continuing S 02°45'27"W along said east line, 2,276.14' to the Southeast corner of said W/2, SE/4; thence N 86°49'33"W along the south line of said W/2, SE/4, 451.27'; thence N 02°34'36"E 418.00'; thence N 86°49'32"W 209.00'; thence S 02°34'42"W 206.11'; thence N 86°46'56"W 200.22'; thence S 02°35'19"W 212.04' to said south line of the W/2, SE/4; thence N 86°49'33"W along said south line, 252.26'; thence N 02°26'31"E 211.20'; thence S 86°36'18"E 119.67'; thence N 03°41'30"E 149.19'; thence N 06°37'46"W 50.82'; thence N 00°34'22"E 484.47'; thence N 06°04'58"E 333.58'; thence N 17°57'09"E 53.72'; thence along a curve to the right having a central angle of 03°22'09" and a radius of 1,525.00' to a point subtended by a chord bearing and distance of N 88°34'05"E 89.66'; thence along a curve to the left having a central angle of 84°57'06" and a radius of 30.00' to a point subtended by a chord bearing and distance of N 47°46'37"E 40.52'; thence N 05°18'04"E 82.29'; thence N 63°21'37"E 58.92'; thence S 83°26'15"E 140.00'; thence N 06°33'45"E 100.00'; thence N 22°55'07"E 255.64'; thence N 13°39'48"E 86.03'; thence N 08°20'05"E 87.09'; thence N 02°24'20"E 200.97'; thence N 28°11'10"W 58.95'; thence N 02°24'20"E 129.73'; thence S 85°41'01"E 100.06'; thence S 80°17'55"E 302.45'; thence S 87°14'33"E 185.02' to the Point of Beginning, containing 41.71 acres more or less.

[Signature]
Ronald R. Hawkins, RLS No. 905
REGISTERED BOYKAM
STATE OF ARKANSAS
NO. 905
PROFESSIONAL LAND SURVEYOR

SURVEYOR CERTIFICATION:
This is to certify that the hereon plat of survey of Silo Falls Addition, Phase I, was executed in accordance with the minimum standards as set forth in Standards of Practice No. 1 (Revised March 14, 1996) Arkansas Minimum Standards for Property Boundary Surveys and Plats as published by the Arkansas Geological Commission, Land Survey Division.

HAWKINS-WEIR ENGINEERS, INC.
Engineers • Surveyors • Consultants
110 South 7th Street
P.O. Box 648
Van Buren, AR 72957-0648
(479) 474-1227
FAX (479) 474-8531
www.hawkins-weir.com

SHEET 1
SRH
FINAL_PHASE-1A.dwg 08/29/05-12:38
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CURVE TABLE & DATA

CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	14°39'06"	750.00'	96.42'	N 09°54'52"E 191.27'
C2	16°27'13"	752.35'	108.78'	N 06°06'56"E 215.31'
C3	07°26'18"	500.00'	32.50'	N 01°34'55"E 64.87'
C4	11°54'28"	1500.00'	156.44'	N 89°50'35"E 311.19'
C5	02°37'21"	1500.00'	34.34'	S 85°30'51"E 68.65'
C6	10°52'02"	300.00'	28.54'	N 08°36'28"E 56.82'
C7	11°17'02"	500.00'	49.40'	N 08°37'58"E 98.31'
C8	06°06'05"	500.00'	26.65'	N 00°17'35"E 53.22'
C9	12°22'05"	750.00'	81.26'	N 02°50'25"E 161.58'
C10	06°16'00"	500.00'	27.37'	N 05°53'27"E 54.66'
C11	09°38'54"	750.00'	63.30'	N 02°04'00"W 126.15'
C12	11°09'52"	500.00'	48.87'	N 07°59'16"E 97.27'
C13	14°06'00"	500.00'	61.84'	S 79°09'08"E 122.74'

2005 1133
 Recorded in the Above
 Plat Book & Page
 09-15-2005 10:26:12 AM
 Brenda BeShields-Circuit Clerk
 Benton County, AR

2005-1133
 09-15-2005

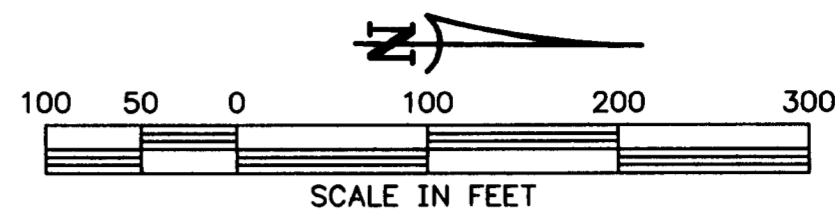
- Legend:**
- BSL BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - (1208) STREET ADDRESS
 - 1300.5+ MINIMUM FINISHED FLOOR ELEVATION
 - * STREET LIGHT LOCATION
 - STOP SIGN LOCATION



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SILO FALLS ADDITION, PHASE I
Lots 1 through 106, Tracts A and B

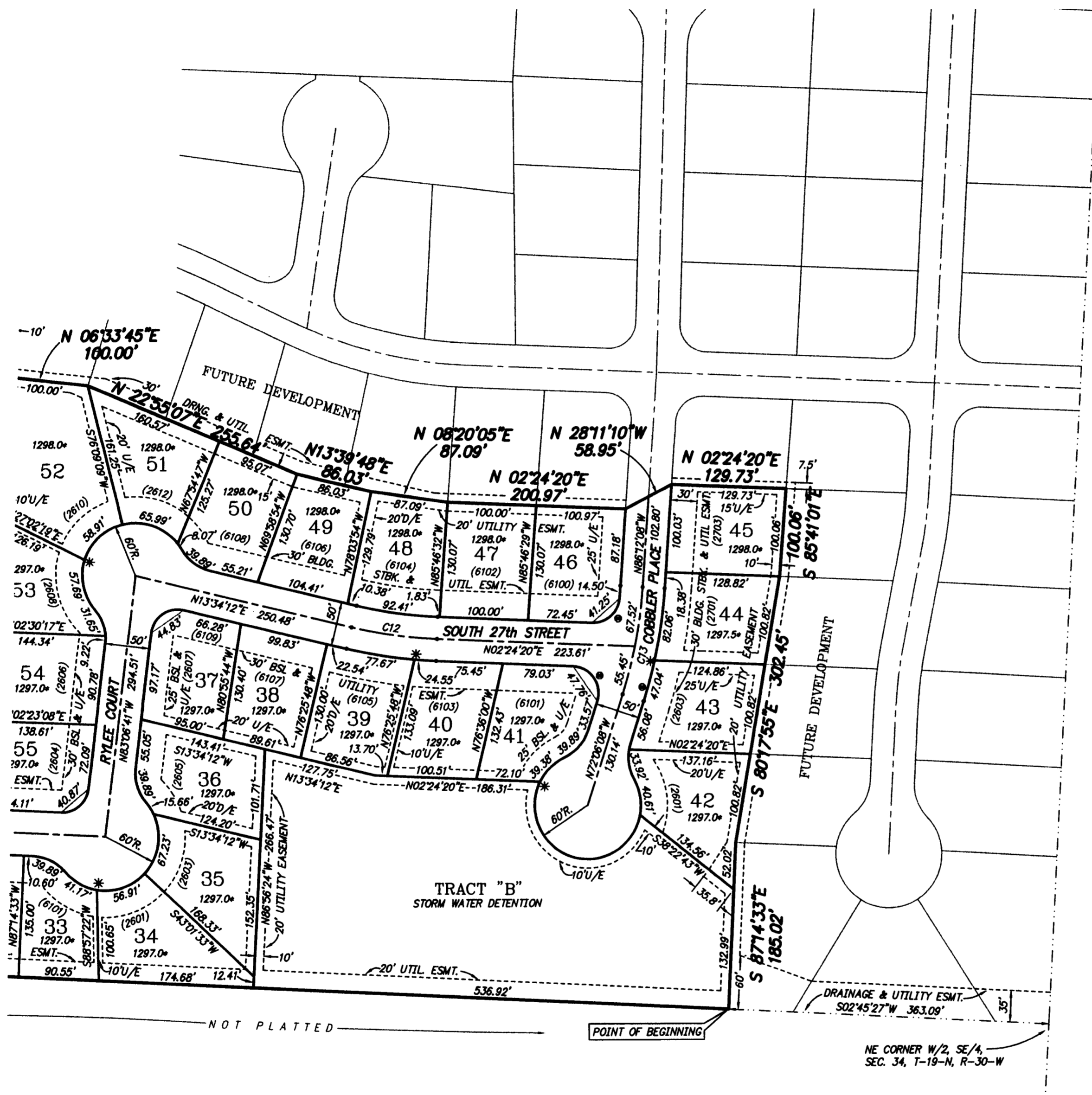
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2005-1134
 09-15-2005

CURVE TABLE, & DATA

CURVE	DELTA	RADIUS	TANGENT	CHORD
C1	14°39'06"	750.00'	96.42'	N 09°54'52"E 191.27'
C2	16°27'13"	752.35'	108.78'	N 06°06'56"E 215.31'
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