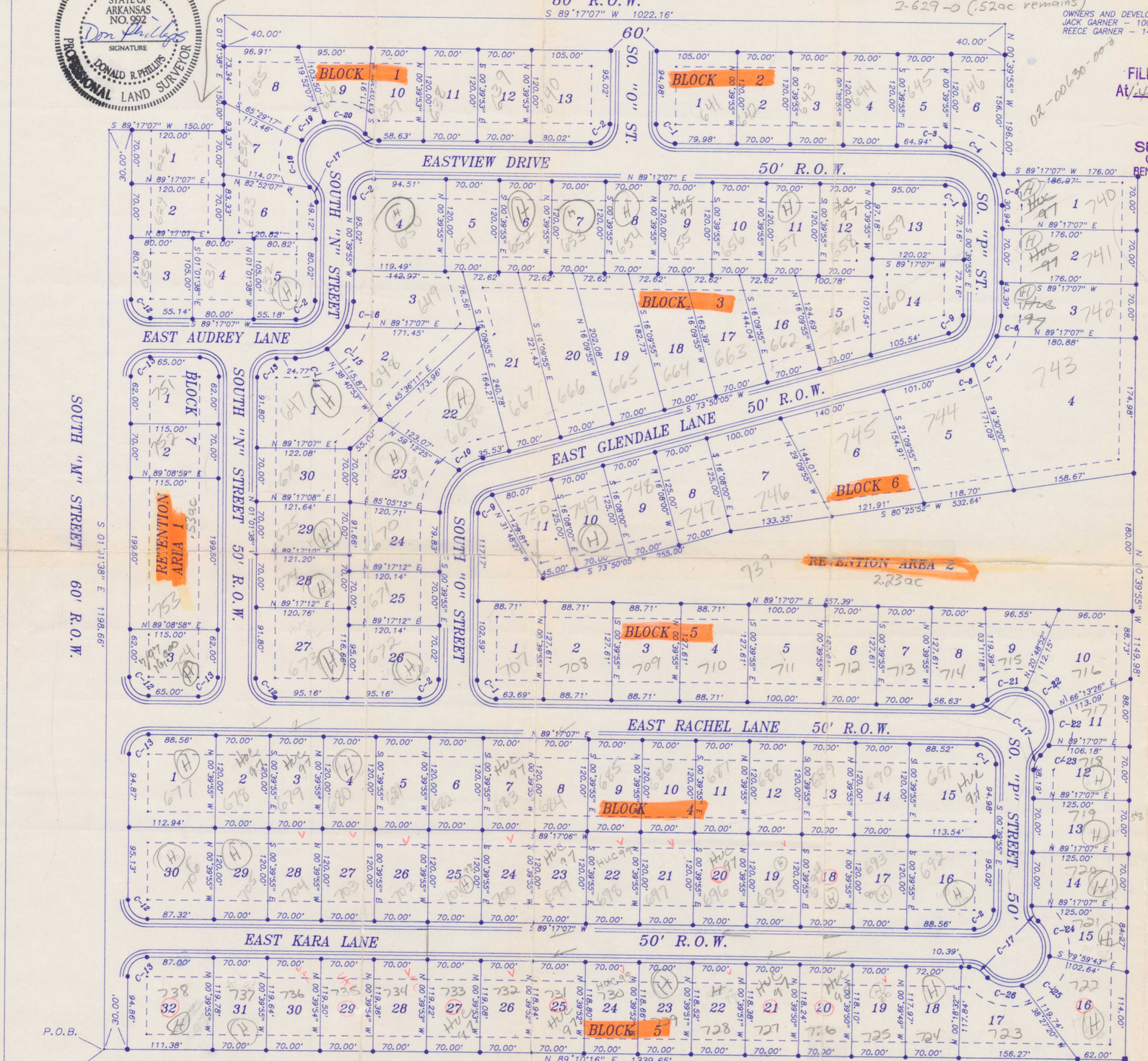
19-62

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

02-00629-000

(18-3618 awarded to 02-629-1)
out of 2-629-1
2-629-0 (.52ac remains)



OWNERS AND DEVELOPERS :
JACK GARNER – 100 SEE, ROGERS, AR 72756
REECE GARNER – 1404 S.13TH ROGERS, AR

02-00630-000

FILED FOR RECORD
At 4:45 O'clock P M
MAR 11 1994
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

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.

DATED 2/1/94 Jack Garner
DATED 2-1-94 Reece Garner
DATED
DATED

STATE OF ARKANSAS } SS
COUNTY OF BENTON }

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

MY COMMISSION EXPIRES : _____ NOTARY PUBLIC

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 1st DAY OF March 1994

Rhonda Freitag
CHAIRMAN

CITY OF ROGERS ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 22nd DAY OF March 1994 BY THE ROGERS CITY COUNCIL.

John W. Sumpin Jr.
MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

C-15	Radius	75.00'
	Delta	29°47'38"
	Length	39.00'
	Chord	38.56'
C-16	Radius	75.00'
	Delta	26°44'17"
	Length	35.00'
	Chord	34.68'
C-17	Radius	25.00'
	Delta	48°11'23"
	Length	21.03'
	Chord	20.41'
C-18	Radius	50.00'
	Delta	75°55'18"
	Length	66.25'
	Chord	61.51'
C-19	Radius	50.00'
	Delta	43°03'53"
	Length	37.58'
	Chord	36.70'
C-20	Radius	50.00'
	Delta	67°20'37"
	Length	58.77'
	Chord	55.44'
C-21	Radius	50.00'
	Delta	63°13'50"
	Length	55.18'
	Chord	52.42'
C-22	Radius	50.00'
	Delta	51°52'55"
	Length	45.29'
	Chord	43.76'
C-23	Radius	50.00'
	Delta	19°24'09"
	Length	16.93'
	Chord	16.85'
C-24	Radius	50.00'
	Delta	58°51'35"
	Length	51.36'
	Chord	49.14'
C-25	Radius	50.00'
	Delta	62°19'12"
	Length	54.38'
	Chord	51.74'
C-26	Radius	50.00'
	Delta	65°09'00"
	Length	56.85'
	Chord	53.84'

This property DOES NOT lie within Flood Zone "A" or Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel NO. 050013 0160 E; Effective Date: September 18, 1991

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- FOUND STONE
- BUILDING SETBACK AND UTILITY AND DRAINAGE EASEMENT LINE 25' FRONT 20' REAR AND 7.5' SIDE

NOTES :

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

100 0 100 200
SCALE

PROPERTY DESCRIPTION

A part of the NW1/4 of the NW1/4 of Section 20, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas and being described as follows :
Beginning at the SW Corner of the NW1/4 of the NW1/4 of Section 20, T-19-N, R-29-W, said point being a found nail and bottle cap on the centerline of South "M" Street and also being the TRUE POINT OF BEGINNING; thence North 89°10'16"East, 1339.65 feet to a found stone; thence North 00°39'55"West, 1149.98 feet to a set iron pin; thence South 89°17'07"West, 176.00 feet to a set iron pin; thence North 00°39'55"West, 196.00 feet to a point on the centerline of Arkansas State Highway 94; thence along the said centerline, South 89°17'07"West, 1022.16 feet; thence leaving said centerline, South 01°01'38"East, 150.00 feet to a set iron pin; thence South 89°17'07"West, 150.00 feet to a point on the centerline of South "M" Street; thence along the said centerline, South 01°01'38"East, 1198.66 feet to the TRUE POINT OF BEGINNING.

LAND SURVEYOR'S CERTIFICATION

I hereby certify that on the 31st day of January, 1994, the hereon platted and described survey was completed under my supervision and the property corners were found or set, as shown, to the best of my professional knowledge and belief.

Don Phillips
DON PHILLIPS R.L.S. 992

C-1	Radius	25.00'
	Delta	90°02'58"
	Length	39.29'
	Chord	35.37'
C-2	Radius	25.00'
	Delta	89°57'02"
	Length	39.25'
	Chord	35.34'
C-3	Radius	75.00'
	Delta	03°51'48"
	Length	5.06'
	Chord	5.06'
C-4	Radius	75.00'
	Delta	54°48'16"
	Length	71.74'
	Chord	69.04'
C-5	Radius	75.00'
	Delta	31°22'54"
	Length	41.08'
	Chord	40.57'
C-6	Radius	75.00'
	Delta	20°47'09"
	Length	27.21'
	Chord	27.06'
C-7	Radius	75.00'
	Delta	37°53'32"
	Length	49.60'
	Chord	48.70'
C-8	Radius	75.00'
	Delta	15°49'19"
	Length	20.71'
	Chord	20.65'
C-9	Radius	25.00'
	Delta	74°30'00"
	Length	32.51'
	Chord	30.26'
C-10	Radius	75.00'
	Delta	26°44'17"
	Length	35.00'
	Chord	34.68'
C-11	Radius	75.00'
	Delta	47°45'43"
	Length	62.52'
	Chord	60.73'
C-12	Radius	25.00'
	Delta	89°41'15"
	Length	39.13'
	Chord	35.26'
C-13	Radius	25.00'
	Delta	90°18'45"
	Length	39.41'
	Chord	35.45'
C-14	Radius	75.00'
	Delta	33°25'07"
	Length	43.7'
	Chord	43.13'

FINAL PLAT
STONEY POINT SUBDIVISION – ROGERS, ARKANSAS

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY:
DATE: JAN. 31, 1994		REVISED:

JOB NO. 92097

Hudson-Phillips Inc.
An Engineering & Surveying Company
P.O. Box 1026 Rogers, Ar 72757-1026
(501) 631-7248 (501) 855-3700
201 So. 20th Street Suite 16