D80k 14
Pg - 184

N

0 12.5 25 50
FEET

- ○ FOUND IRON PIN
- • SET IRON PIN
- ---- MIN. BLD'G. SETBACK & EASM.
  - 25' FRONT
  - 7.5' SIDE
  - 20' REAR

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, AND 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.

9-14-88
DATED

Roger G.
By: Ian D. Rogers Pres.

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 14th DAY OF Sept. 88

Becky Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES
2-25-91

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS ___ DAY OF ___, 19

PLANNING COMMISSION ACCEPTANCE

This plat is hereby accepted by the Rogers Planning Commission this 4th day of OCT, 1988.

Chairman

CITY COUNCIL ACCEPTANCE

This plat is hereby accepted by the Rogers City Council this 11th day of Oct., 1988.

Mayor

Clerk

LAND SURVEYOR'S CERTIFICATION

I hereby certify that on the 19 day of Sept, 1988 the hereon platted survey was completed under my supervision and the pins set to the best of my knowledge. All easements and encroachments revealed by the survey are as shown.

JOHN L. RAMSEY
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 689
SIGNATURE

S 89° 23' 42" E 343.96'
70.00' 143.96' 65.00' 65.00'
90.00'
302.13'
S 40° 51' 49" E 149.76'
S 73° 44' 01" E 161.56'
30.00'
122.13'
N 71° 23' 45" E 162.71'
N 00° 10' 18" E
90.00'
N 39° 54' 34" E 156.63'
S 00° 23' 28" W 99.05'
S 00° 23' 28" W 122.99'
122.99'
S 00° 13' 28" W
S.L.
19.39'
84.39'
S.L.
N 89° 23' 42" W
R = 50'
W. CHESTNUT ST
A B C D E F G H I J
67.04'
20' DRAINAGE EASEMENT
N 03° 03' 51" E 107.19'
S 00° 13' 28" W 127.82'
129.13'
S 00° 13' 28" W
27.39'
65.0' 115.26' 70.00' 65.00'
N 89° 23' 42" W 315.26'

1 2 3 4 5 6 7 8 9

CURVE DATA

	RAD.	DELTA	ARC	CHORD
A	25'	48°11'01"	21.02'	20.41'
B	50'	36°26'39"	31.80'	31.27'
C	50'	56°06'27"	48.96'	47.03'
D	50'	28°57'18"	25.27'	25.00'
E	50'	28°57'18"	25.27'	25.00'
F	50'	28°57'18"	25.27'	25.00'
G	50'	28°57'18"	25.27'	25.00'
H	50'	68°08'23"	59.39'	55.96'
I	25'	29°35'40"	12.91'	12.77'
J	25'	18°34'35"	8.11'	8.07'

Tract 3 Sundance Plaza, being a part of the SW 1/4 of the NW 1/4 of Section 10, Township 19 North, Range 30 West, beginning from the SE corner of the SW 1/4 of the NW 1/4 Section 10, Township 19 North, Range 30 West, running thence N 00° 23' 28" E 350.97 feet; N 89° 23' 42" W 205.39 feet; N 89° 59' 59" W 347.54 feet and N 00° 23' 28" E 8.00 feet to the true point of beginning; thence N 89° 23' 42" W 315.26 feet; thence N 00° 10' 18" E 302.13 feet; thence S 89° 23' 42" E 343.96 feet; thence S 00° 23' 28" W 122.99 feet; thence N 89° 23' 42" W 97.00 feet to a curve having a radius of 50.00 feet and a 300° 00' 00" Delta 261.80 feet; thence S 89° 23' 42" E 69.65 feet; thence S 00° 23' 28" W 129.13 to the point of beginning.

LAYMAN'S DESCRIPTION: A 2 acre tract of land located west of 34th Street along West Chestnut Street in Sundance Plaza in Rogers, Arkansas

FILED FOR RECORD
At 3:00 O'clock P M
OCT 12 1988
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

DEVELOPER: SAM ROGERS
P.O. BOX 752
ROGERS, ARKANSAS 72756

HAYNES
ASSOCIATES
ARCHITECTURE · ENGINEERING
224 S. SECOND ST.
ROGERS, ARKANSAS 72756
501/636-9054

SUNDANCE
TRACE II
ROGERS, ARKANSAS
R1 A
FINAL PLAT