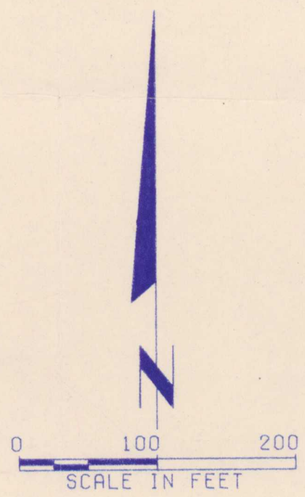
0-179

Rogers

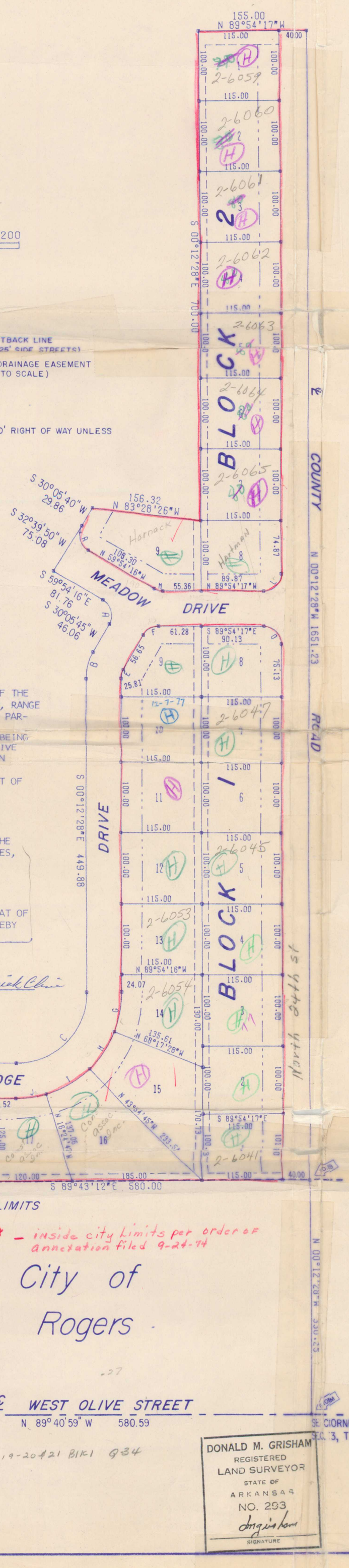
* Inside City limits 1-74

$260 per ac Dev or $3,000 or $1,100 per lot. 12.50 FF

W.D. recorded 469/441 conveys all right, title, etc from Curtis & Myers to: H. O. French, Jr.



ID	RADIUS	DELTA	ARC LGT	CHORD
A	25.00	90°00'01"	39.27	35.36
B	75.00	30°18'10"	39.67	39.21
C	100.00	90°29'12"	157.93	142.02
D	25.00	89°41'52"	39.14	35.26
E	25.00	30°18'00"	13.22	13.07
F	25.00	59°59'55"	26.18	25.00
G	150.00	21°53'13"	57.30	56.95
H	150.00	24°24'29"	63.90	63.42
I	150.00	27°32'25"	72.10	71.41
J	150.00	16°39'09"	43.60	43.44
K	25.00	90°23'00"	39.44	35.47
L	25.00	90°18'16"	39.40	35.45
M	25.00	29°59'56"	13.09	12.94
N	25.00	89°36'46"	39.10	39.24



DONALD M. GRISHAM
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 293
SIGNATURE

LEGAL DESCRIPTION
PORTION OUTSIDE OF THE CITY OF ROGERS

A PART OF THE EAST 1/2 OF THE SE-1/4 OF THE SE-1/4 AND A PART OF THE SE-1/4 OF THE NE-1/4 OF THE SE-1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SE CORNER OF SAID SECTION 3, BEING THE CENTERLINE INTERSECTION OF WEST OLIVE STREET AND AN EXISTING COUNTY ROAD, RUN N 00° 12' 28" W 330.25 FEET ALONG THE CENTERLINE OF SAID COUNTY ROAD TO THE POINT OF BEGINNING;
THENCE N 00° 12' 28" W 1651.23 FEET ALONG SAID CENTERLINE;
THENCE N 89° 54' 17" W 155.00 FEET;
THENCE S 00° 12' 28" E 700.00 FEET;
THENCE N 83° 28' 26" W 156.32 FEET;
THENCE S 30° 05' 40" W 29.86 FEET;
THENCE S 32° 39' 50" W 75.08 FEET;
THENCE S 59° 54' 16" E 81.76 FEET;
THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A DELTA ANGLE OF 90° 00' 01";
THENCE S 30° 05' 45" W 46.08 FEET;
THENCE 39.67 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET AND A DELTA ANGLE OF 30° 18' 10";
THENCE S 00° 12' 28" E 449.88 FEET;
THENCE 157.93 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A DELTA ANGLE OF 90° 29' 12";
THENCE N 89° 43' 12" W 308.82 FEET;
THENCE S 00° 06' 17" E 175.00 FEET;
THENCE S 89° 43' 12" E 730.00 FEET TO THE POINT OF BEGINNING, CONTAINING 11.2 ACRES, MORE OR LESS.

18-4897

LEGEND

BUILDING SETBACK LINE (30' FRONT, 25' SIDE STREETS)

UTILITY OR DRAINAGE EASEMENT (10' OR 20', TO SCALE)

NOTE: ALL STREETS HAVE A 50' RIGHT OF WAY UNLESS OTHERWISE INDICATED.

LEGAL DESCRIPTION
PORTION IN THE CITY OF ROGERS

A PART OF THE EAST 1/2 OF THE SE-1/4 OF THE SE-1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE SE CORNER OF SAID SECTION 3, BEING THE CENTERLINE INTERSECTION OF WEST OLIVE STREET AND AN EXISTING COUNTY ROAD, RUN N 89° 40' 59" W 580.59 FEET ALONG THE CENTERLINE OF OLIVE STREET TO THE POINT OF BEGINNING;
THENCE N 00° 06' 17" W 329.87 FEET;
THENCE N 89° 43' 12" W 50.00 FEET;
THENCE S 00° 06' 17" E 329.84 FEET;
THENCE S 89° 40' 59" E 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4 ACRES, MORE OR LESS.

ACCEPTANCE

THE ABOVE DESCRIBED PORTION OF THIS PLAT OF WESTRIDGE SUBDIVISION, PHASE 1, IS HEREBY ACCEPTED THIS 11 DAY OF Sept 1973, BY THE ROGERS CITY COUNCIL.

MAYOR — CITY CLERK

ACCEPTANCE

THE ABOVE DESCRIBED PORTION OF THIS PLAT OF WESTRIDGE SUBDIVISION, PHASE 1, IS HEREBY ACCEPTED THIS 18 DAY OF Sept 1973 BY THE COUNTY JUDGE OF BENTON COUNTY.

OWNER'S CERTIFICATION & DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Ernest V. Curtis
William J. Myers

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 4 DAY OF Sept, 1973.

Billie G Hickman
NOTARY PUBLIC

MY COMMISSION EXPIRES My Commission Expires July 20, 1976

APPROVAL

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 21 DAY OF August, 1973.

CHAIRMAN

FILED FOR RECORD
At 4:15 O'Clock P M.
OCT 8 1973
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 28th DAY OF August, 1973, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONALD M. GRISHAM LAND SURVEYOR #293

FINAL PLAT

WESTRIDGE SUBDIVISION
PHASE 1

ROGERS, ARKANSAS

CRAFTON, TULL & ASSOCIATES, INC.
CONSULTING ENGINEERS ROGERS, ARK.

REVISIONS		
DATE	BY	DESCRIPTION

DRAWN: C.W.A. DATE: 8/27/73	SCALE: 1" = 100'
CHECKED: DATE:	DWG. NO.
JOB NO. 72555	SHEET OF