232-232

LEGEND
ZONED R-1A

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

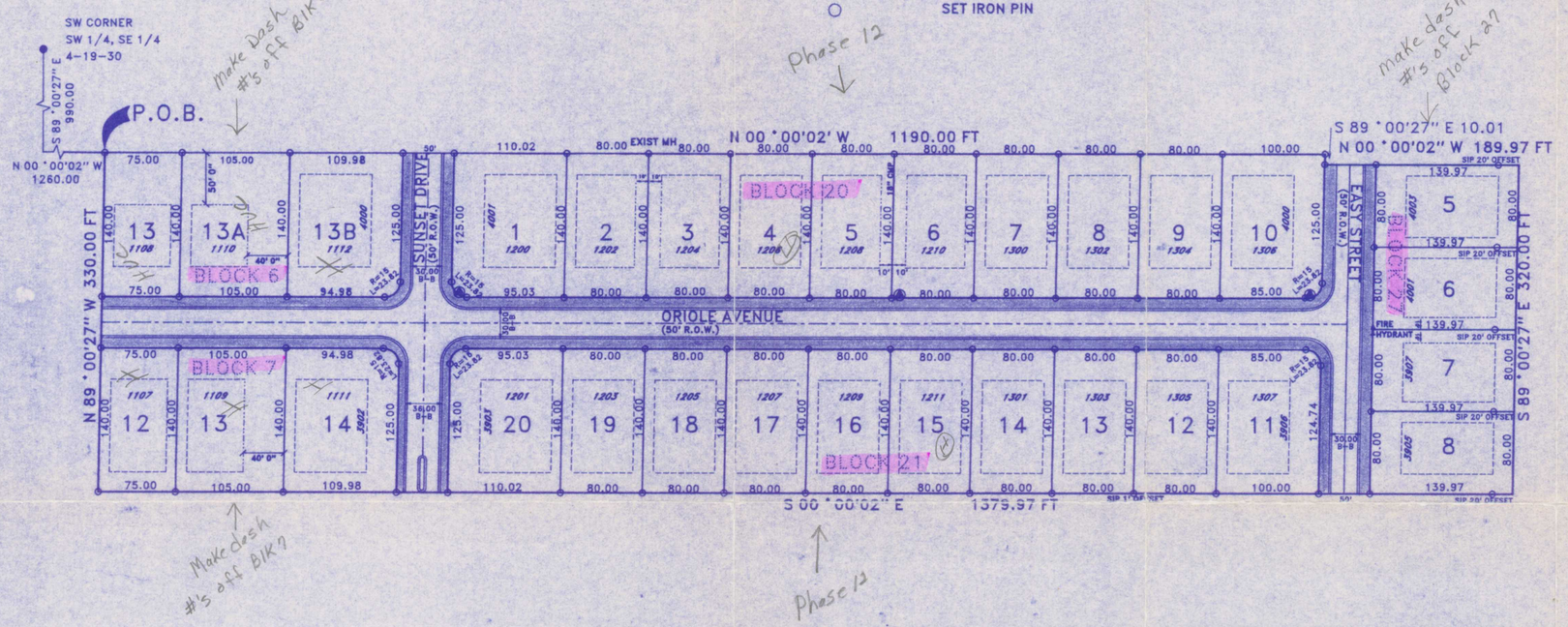
XXXX STREET ADDRESSES

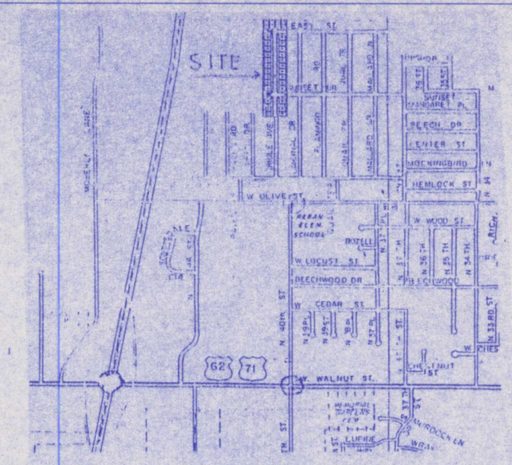
FOUND IRON PIN

SET IRON PIN

FILED FOR RECORD
At 1:20 O'Clock P M
APR 20 1998
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

SCALE : 1" = 100'
100 50 0 100





VICINITY MAP

ALL FINISHED FLOORS MUST BE 1.00 MINIMUM ABOVE THE CURB. ANY LOT NOT MEETING THIS REQUIREMENT MUST HAVE AN ENGINEERED DRAINAGE PLAN SUBMITTED TO THE CITY PLANNER BEFORE A BUILDING PERMIT WILL BE ISSUED.

SIDEWALKS TO BE BUILT TO THE CITY OF ROGERS AND ADA SPECIFICATIONS.

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 F, EFFECTIVE DATE : AUGUST 16, 1995.

LEGAL DESCRIPTION:

A PART OF THE SE 1/4 OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF SAID SE 1/4
RUN S 89 °00'27" E 990.00 FEET;
THENCE N 00 °00'02" W 1260.00 FEET TO THE POINT OF BEGINNING
THENCE N 00 °00'02" W 1190.01 FEET;
THENCE S 89 °00'27" E 10.01 FEET;
THENCE N 00 °00'02" W 189.97 FEET;
THENCE S 89 °00'27" E 320.00 FEET;
THENCE S 00 °00'02" E 1379.97 FEET;
THENCE N 89 °00'27" W 330.00 FEET TO THE POINT OF BEGINNING
CONTAINING 10.41 ACRES MORE OR LESS

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS 26th DAY OF MARCH, 1998 COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT.

G.E. Buescher
G.E. BUESCHER R.L.S. #1181

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1181
Signature
G.E. BUESCHER

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.

Frank M Smith Wanda L Smith

STATE OF ARKANSAS }
COUNTY OF BENTON } SS

SUBSCRIBED AND SWORN BEFORE ME THIS 6th DAY OF April, 1998.

November 30 2000 Juanita Bradley
MY COMMISSION EXPIRES NOTARY PUBLIC

PLANNING COMMISSION ACCEPTANCE
THIS PLAT IS ACCEPTED THIS 3 DAY OF March, 1998.

Bill Carmack
CHAIRMAN

CITY COUNCIL ACCEPTANCE
THIS PLAT IS HEREBY ACCEPTED THIS 10th DAY OF March, 1998, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS.

John W. Sampiere Jr. Linda Tearman
MAYOR CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

Whispering Timbers Rogers

Phase 12 BLK 6 – 13, 13A, 13B
BLK 7 – 12, 13, 14 BLK 20 – 1–10 BLK 21 – 11–20

FINAL PLAT PART OF WHISPERING TIMBERS SUBDIVISION	REVISIONS		
	DATE	BY	DESCRIP.
PREPARED FOR: FRANK SMITH DEVELOPMENT, INC. P.O. BOX 802 ROGERS, ARKANSAS 631-1387			
	DRAWN BY DBP		DATE 1/26/98
273-7989 OR 636-7989 — CONSULTING INC. — 1900 S. WALTON BLVD. BENTONVILLE, AR 72712	CHECKED BY		JOB NO. 96107
	SCALE 1"=100'		SHEET 1

STATE RECORDING NO. 500-19N-30W-0-4-240-04-1181

Part 02.00861-000