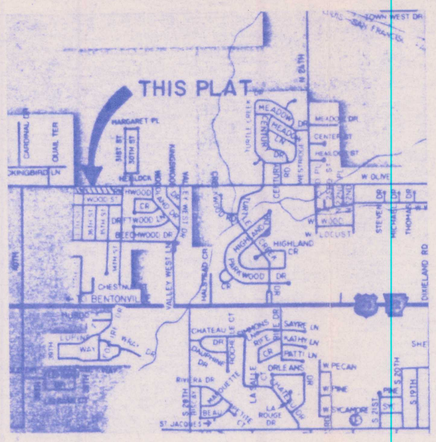
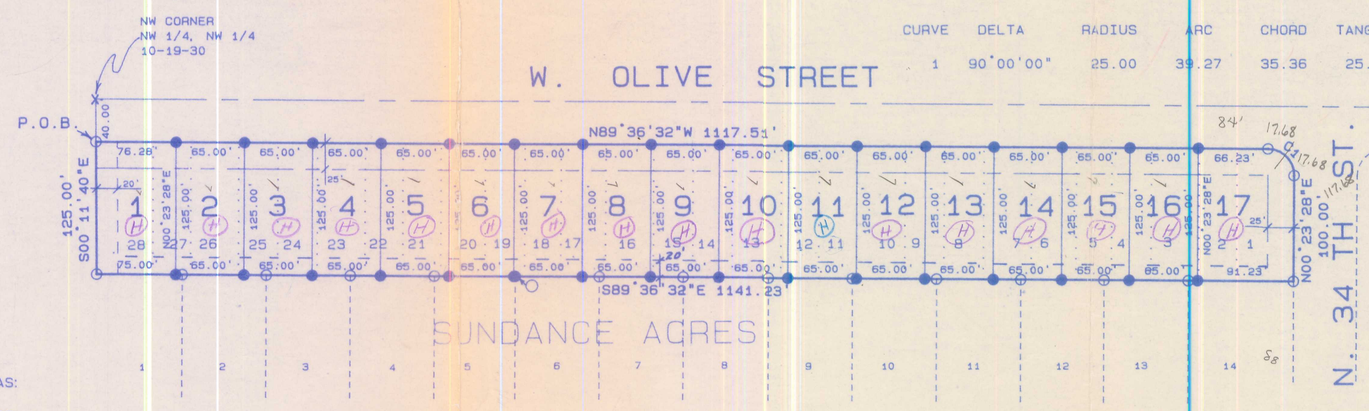
14-29





CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
1	90°00'00"	25.00	39.27	35.36	25.00	N44°36'32"W

From Westar Townhomes
Lots 1-28, Block 2
Pts 2-8702 Thru 2-8729

LEGAL DESCRIPTION

A PART OF THE NW 1/4, NW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DESCRIBED AS:

BEGINNING AT A POINT S00°11'40"E 40' FROM THE NW CORNER OF SAID NW 1/4, NW 1/4;
THENCE S00°11'40"E 125.00 FEET;
THENCE S89°36'32"E 1141.23 FEET;
THENCE N00°23'28"E 100.00 FEET;
THENCE 39.27 FEET ALONG A CURVE TO THE LEFT WITH THESE PROPERTIES: RADIUS 25.00 FEET; DELTA ANGLE 90 DEGREES; CHORD LENGTH 35.36 FEET;
THENCE N89°36'32"W 1117.51 FEET TO THE POINT OF BEGINNING, CURRENTLY KNOWN AS LOTS 1-28, BLOCK 2 ON THE FINAL PLAT OF WESTAR TOWNHOMES FILED IN BENTON COUNTY ON PAGE 318 OF BOOK "W" ON AUGUST 7, 1981. SUBJECT TO EASEMENTS OF RECORD.

DEVELOPER:
ERC PROPERTIES INC
P.O. BOX 3945
FORT SMITH, AR 72913

ZONING:
R-1A

ACREAGE:
3.27

FILED FOR RECORD
At 3:22 O'clock P M
FEB 01 1988
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK

0 100 200 300
SCALE 1"=100 FEET

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 UTILLITY 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.

1-26-88
DATED

ERC PROPERTIES, INC.
Rod Coleman - Pres.
Lyndon Morris Sec

STATE OF ARKANSAS)
Crawford) ss
COUNTY OF ~~BENTON~~)

ON THIS 26 DAY OF Jan 1988. THERE BEFORE ME, PERSONALLY APPEARED Rod Coleman WHO ACKNOWLEDGED HIMSELF TO BE THE ~~CHAIRMAN OF THE BOARD~~ president OF ERC Properties, Inc. AND Lyndon Morris WHO ACKNOWLEDGED HERSELF TO BE SECRETARY OF ERC Properties, Inc, AND THEY SWORE THAT THEY WERE AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED AS SUCH OFFICERS AND DID SO IN MY PRESENCE.

IN WTTNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

Carolee B. Armstrong
NOTARY PUBLIC

MY COMMISSION EXPIRES:
11-15-92

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 15th DAY OF Dec 1987.

Eric Sugg
~~CHAIRMAN~~
Secretary

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 22nd DAY OF December 1987 BY THE ROGERS CITY COUNCIL.

John W. Sampiere Jr.
MAYOR

Sandra Fearman
CITY CLERK

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 5 DAY OF JANUARY 1988 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.

Tom Hopper
THOMAS E. HOPPER R.L.S. #790

REGISTERED
STATE OF ARKANSAS
NO. 790
SIGNATURE
THOMAS E. HOPPER
PROFESSIONAL LAND SURVEYOR

LEGEND:

BUILDING SETBACK
UTILITY EASEMENT
OLD LOT LINES
ADJACENT LOT LINES
FOUND IRON PIN ○
SET IRON PIN ●

NOTE: ALL LOTS SHALL HAVE A VEHICLE TURN AROUND DRIVEWAY TO PROVIDE FORWARD MOTION FOR ACCESS TO OLIVE STREET.

DATE	BY	DESCRIPTION
12-2-87	H.W.	DRIVEWAY NOTE

REVISIONS

FINAL PLAT

MEADOWRIDGE
SUBDIVISION

ROGERS, ARKANSAS

Crafton, Tull, Spann, & Yoe, Inc.
Architects & Engineers Rogers, AR

DRAWN: HW	DATE: 11/2/87	DRAWING NO.
CHECKED: TH	SCALE: 1"=100'	87183-

18-1048