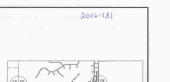
2004-180

2004-181



ROGERS PLANNING COMMISSION ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE ROGERS PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST: SECRETARY

ROGERS CITY COUNCIL ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS _____ DAY OF _____, 20____, BY THE ROGERS CITY COUNCIL.

MAYOR

ATTEST: CITY CLERK

CERTIFICATE OF DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS, ALLEYS, PARKS, DETENTION PONDS AND OTHER PUBLIC WAYS OR PLACES SHOWN OR DESCRIBED ON THIS PLAT AND ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS, ARKANSAS, AND SUCH OTHER UTILITIES AS MAY BE AUTHORIZED BY THE CITY. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REMOVING SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND DRAINAGE FACILITIES, AND ALL OTHER UTILITIES AND APPURTENANCES AND ALL OTHER PURPOSES AS SHOWN ON THE EASEMENTS.

OWNER'S NAME

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I HEREBY DECLARE THAT I HAVE THIS DAY OF FEBRUARY, 2004, COMPLETED A SURVEY OF THE HEREON DESCRIBED PROPERTY, THE PROPERTY LINES AND CORNER MONUMENTS AS SHOWN HEREON ARE TO MY KNOWLEDGE AND BELIEF, CORRECTLY ESTABLISHED.

ARKANSAS REGISTERED LAND SURVEYOR

ACREAGE BY THOMAS DEVLIN/DOUG ARGO ACA
SEC-TWP-RNG: 24-19-31 & 25-19-31

NOTE: ALL DRIVEWAY APPROACHES MUST BE LOCATED MORE THAN 10% IN GRADE AND ALL LOTS MUST ACCESS INTERIOR STREETS

LEGEND

PK NAIL	+
SET IRON PIN	●
BOUNDARY	———
EXISTING ROAD CENTERLINE	———
EXISTING EDGE OF PAVEMENT	———
ADDRESS ASSIGNED BY 911	999
PROPOSED RIGHT-OF-WAY	———
EXISTING EASEMENT	———
PROPOSED EASEMENT	———
PROPOSED BUILDING SETBACK	———
PROPOSED STREET LIGHT	☼

CURVE TABLE

CURVE	CHORD LENGTH	CHORD BEARING
C1	31.39	20.00
C2	31.39	70.00
C3	31.39	110.00
C4	31.39	160.00
C5	31.39	200.00
C6	31.39	250.00
C7	31.39	290.00
C8	31.39	340.00
C9	31.39	380.00
C10	31.39	430.00
C11	31.39	470.00
C12	31.39	520.00
C13	31.39	560.00
C14	31.39	610.00
C15	31.39	650.00
C16	31.39	700.00
C17	31.39	740.00
C18	31.39	790.00
C19	31.39	830.00
C20	31.39	880.00
C21	31.39	920.00
C22	31.39	970.00
C23	31.39	1010.00
C24	31.39	1060.00
C25	31.39	1100.00
C26	31.39	1150.00
C27	31.39	1190.00
C28	31.39	1240.00
C29	31.39	1280.00
C30	31.39	1330.00
C31	31.39	1370.00
C32	31.39	1420.00
C33	31.39	1460.00
C34	31.39	1510.00
C35	31.39	1550.00
C36	31.39	1600.00
C37	31.39	1640.00
C38	31.39	1690.00
C39	31.39	1730.00
C40	31.39	1780.00
C41	31.39	1820.00
C42	31.39	1870.00
C43	31.39	1910.00
C44	31.39	1960.00
C45	31.39	2000.00

2006 181
Recorded in the Above Plat Book & Page ID:22-2006 (M:07:03) pm
Fee Collected $ 25.00
Bonnie Quarles, III
Circuit Clerk & Ex-Officio Recorder

ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 SOUTH MAIN
BENTONVILLE, AR 72712
(479) 271-0606

DEVELOPER:
MR. ANDREW MARKS
3201 S. 48TH
SPRINGDALE, ARKANSAS 72762

PROPOSED PROPERTY ZONING:
R-1/SF

PROPOSED PROPERTY USE:
SINGLE FAMILY RESIDENTIAL

SUBDIVISION NAME:
BILTMORE SUBDIVISION

BUILDING SETBACKS:
SIDE YARD = 10' INTERIOR
= 25' EXTERIOR
FRONT YARD = 30'
REAR YARD = 20'

SURVEYOR:
TERRY GMS SERVICES
8100 SW 71 STREET
BENTONVILLE, AR 72712

2004-180

SURVEY DESCRIPTION:

DESCRIPTION FROM WARRANTY DEED 2004-44476

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE SE) OF THE SOUTHWEST QUARTER (SE SW) OF THE NORTHEAST QUARTER (NE SW) OF THE SOUTHEAST QUARTER (SE SE) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 31 WEST, SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD, IF ANY, BEING MORE COMMENCING AT AN EXISTING NAIL AT THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE N 87°43'47" E ALONG THE EAST LINE OF SAID SECTION 24 A DISTANCE OF 1321.84 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N 88°12'57" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 659.69 FEET; THENCE N 02°34'47" E A DISTANCE OF 2637.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 659.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S 02°38'37" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 2642.26 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 39.80 ACRES +/-1,734,328 SQ. FT.), MORE OR LESS; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED, REFERENCED IN DEED BOOK 2004 AT PAGE 44476 OF THE BENTON COUNTY RECORDS.

THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AND PLATS.

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. NO ABSTRACT, TITLE COMMITMENT, BOOK INCLUDED OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT ACCURATELY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "A" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0115 F WITH AN EFFECTIVE DATE OF DEC. 20, 2000. ZONE "X" IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

2004-181

ENGINEER:
NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 SOUTH MAIN
BENTONVILLE, AR 72712
(479) 271-0606

DEVELOPER:
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PROPOSED PROPERTY ZONING:
R-1/SF

PROPOSED PROPERTY USE:
SINGLE FAMILY RESIDENTIAL

SUBDIVISION NAME:
BILTMORE SUBDIVISION

BUILDING SETBACKS:
SIDE YARD = 10' INTERIOR
= 25' EXTERIOR
FRONT YARD = 30'
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SURVEYOR:
TERRY GMS SERVICES
8100 SW 71 STREET
BENTONVILLE, AR 72712

2004-181

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DESCRIPTION FROM WARRANTY DEED 2004-44476

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE SE) OF THE EAST HALF (E SE) OF THE SOUTHWEST QUARTER (SE SE) OF THE NORTHEAST QUARTER (NE SE) OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 30 WEST, SUBJECT TO ROADWAYS AND EASEMENTS OF RECORD, IF ANY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING NAIL AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N 87°43'47" E ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 1321.84 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE N 88°12'57" W ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 659.69 FEET; THENCE N 02°34'47" E A DISTANCE OF 2637.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE S 87°43'47" E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 659.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S 02°38'37" W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 2642.26 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 39.80 ACRES +/-1,734,328 SQ. FT.), MORE OR LESS; BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

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NORTHSTAR ENGINEERING CONSULTANTS, INC.
207 South Main Street
(479) 271 - 0606

Civil & Environmental Engineering
Landscape Architecture
Geological Services
Land Surveying
207 South Main
Bentonville, Arkansas 72712
(479) 271-0606 Fax

BILTMORE SUBDIVISION

WALLIS ROAD
ROGERS, ARKANSAS

FINAL PLAT

SHEET
2 of 2