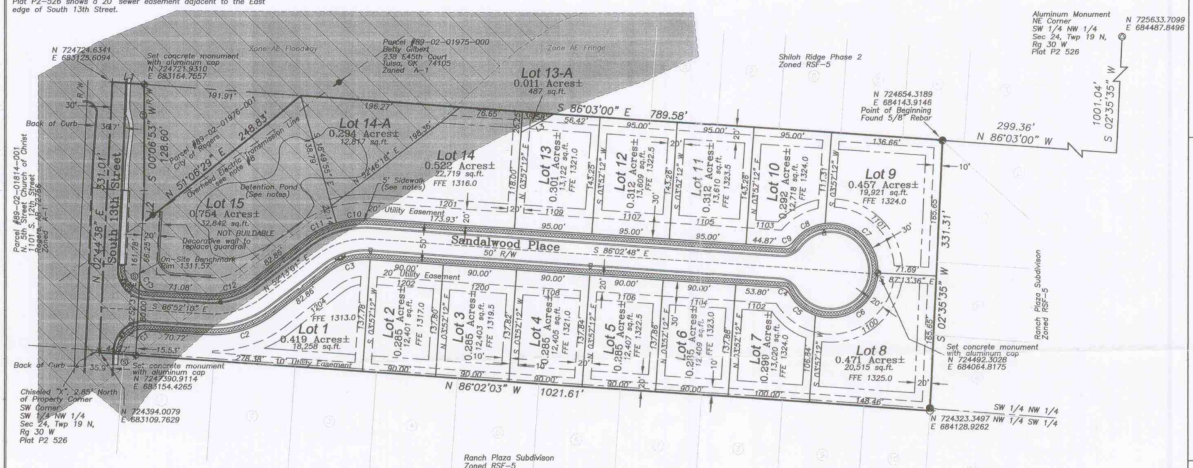
2006-1015

2006 1015
Recorded in the Above
Plat Book & Page
08-23-2006 01:09:25 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

Ramsey Surveying, Inc.

NOTE: The Easterly right of way shown on this survey is based on Deed Record 90 page 17362, also a utility easement. Blanket Easement for sewer filed in Deed Record 334 page 543. Plat P2-526 shows a 20' sewer easement adjacent to the East edge of South 13th Street.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S86°03'00"E	39.24'
L2	S02°44'38"W	40.89'
L3	S60°44'54"W	46.10'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION
C1	90°15'19"	15.00'	23.63'	21.26'	S48°00'10"W
C2	40°54'50"	125.00'	89.26'	87.38'	N72°40'25"E
C3	41°44'12"	75.00'	54.63'	53.43'	S73°05'06"W
C4	56°46'26"	15.00'	14.86'	14.26'	N57°39'35"W
C5	41°55'25"	58.00'	42.44'	41.50'	S50°14'04"E
C6	106°01'49"	58.00'	107.33'	92.66'	N55°47'19"E
C7	99°41'01"	58.00'	100.91'	88.65'	N47°04'06"W
C8	45°54'37"	58.00'	46.47'	45.24'	S60°08'05"W
C9	56°46'26"	15.00'	14.86'	14.26'	N65°33'59"E
C10	20°51'45"	125.00'	45.51'	45.26'	S83°31'20"W
C11	20°52'27"	125.00'	45.54'	45.29'	S62°39'14"W
C12	40°54'50"	75.00'	53.56'	52.43'	N72°40'25"E
C13	89°44'41"	15.00'	23.50'	21.17'	S41°59'50"E

Building Setback Table	
Front Yard	30' from street R.O.W.
Back Yard	20' from back property line
Side Yard	10' from interior lot lines

Utility Easement Table	
Front Yard	20' from street R.O.W.
Back Yard	10' from back property line
Side Yard	10' from interior lot lines

DEVELOPER
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Rogers, AR 72758
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ENGINEER
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Ken Booth
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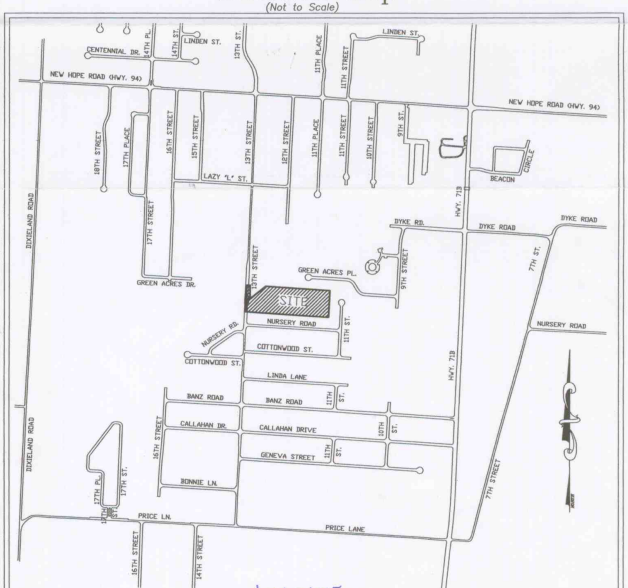
SURVEYOR
Ramsey Surveying, Inc.
Jim Ramsey, PLS 1227
1729 W Poplar
Rogers, AR 72758
479-631-6663 Phone
479-636-4429 Fax

Location Map
(Not to Scale)



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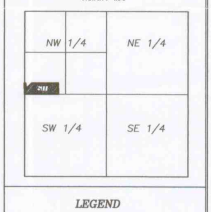
Final Plat Of Camelot Estates

Sheet #1 of 1

Graphic Scale
0 25 50 100

VICINITY MAP



LEGEND

- Found 5/8" Rebar
- Set 5/8" Rebar
- Set Concrete Monument
- Found Pipe
- Sewer Manhole
- Fire Hydrant
- Power Pole
- Electric Box
- Light Pole
- Computed
- Chiseled X
- Property Boundary
- Centerline
- Utility Easement
- Quarter-quarter line
- Building Setback
- Back of curb
- Existing Sidewalk
- Proposed Sidewalk
- 1100 Street Address

Survey Description

Located in a part of the SW ¼ of the NW ¼ and in a part of the NW ¼ of the SW ¼ of Section 24, Township 19 North, Range 30 West in Rogers, Benton County, Arkansas, more precisely described as follows: Starting at the NE Corner of the SW ¼ of the NW ¼ of Section 24; thence South 02 degrees 35 minutes 35 seconds West, 1001.04 feet; thence North 86 degrees 03 minutes 00 seconds West, 299.36 feet to the true POINT OF BEGINNING; thence South 02 degrees 35 minutes 35 seconds West, 331.31 feet; thence North 86 degrees 02 minutes 03 seconds West, 1021.61 feet; thence along the West line of Section 24, North 02 degrees 44 minutes 38 seconds East, 331.01 feet; thence South 86 degrees 03 minutes 00 seconds East, 39.24 feet; thence along the Easterly right of way of South 13th Street the following courses: South 00 degrees 06 minutes 53 seconds West, 128.60 feet; thence South 02 degrees 44 minutes 38 seconds West, 40.89 feet; thence leaving said right of way, North 51 degrees 06 minutes 29 seconds East, 248.83 feet; thence South 86 degrees 03 minutes 00 seconds East, 789.58 feet to the true POINT OF BEGINNING containing 7.391 acres more or less and being subject to the right of way of South 13th Street and any easements of record.

Surveyor's Notes:

1. *In providing this survey, no attempt has been made to show data concerning size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.*
2. *No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County Title and are noted hereon.*
3. *No additional investigation or independent search by Ramsey Surveying, Inc. has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose. There may exist other documents of record that may affect this surveyed parcel.*
4. *Basis of Bearings is Grid North according to the Arkansas Coordinate System, North Zone, derived from solar observations.*
5. *This plat represents a survey of Deed Record 00 page 114982, Parcel #02-01976-000.*
6. *The purpose of this survey is to subdivide the parent tract, Parcel #02-01976-000. Interior lot corners and right-of-way angle points will be monumented per City of Rogers ordinances and Arkansas Minimum Standards For Property Boundary Surveys and Plats with 5/8" rebar.*
7. *This surveyed parcel is subject to the following easements: a blanket easement for sewer filed in Deed Record 334 page 543; a street right of way & utility easement filed in Deed Record 90 page 17362.*
8. *Benton County Title did not provide an easement document for the transmission line crossing the parcel.*
9. *This surveyed parcel may be subject to a 20 foot wide sewer easement as shown on Plat Record P2 page 526.*
10. *Horizontal coordinates are based on NAD 1983 datum obtained from City of Rogers GPS Monument #18.*
11. *Elevations are based on NGVD 1929 datum obtained from City of Rogers GPS Monument #18.*
12. *Lots 13-A, 14-A and 15 are non-buildable lots.*
13. *All dimensions are to the back of curb unless noted otherwise.*
14. *All curbs shall be standard concrete curb and gutter unless noted otherwise.*
15. *Sidewalks shall be constructed along both sides of the street by the individual lot owner or builder at the time of home construction. Sidewalk shall be 3' behind curb and 5' wide.*
16. *The proposed curb and gutter will be tied to existing curb and gutter. The last 10 feet will be transitioned to match in grade and alignment.*
17. *Handicap ramps shall be constructed where shown, per ADA specifications.*
18. *All necessary inspection approvals and/or certifications required by codes and/or authorities shall be the responsibility of the contractor.*
19. *Sidewalk along the detention basin must be constructed by the developer at the time of construction.*
20. *The proposed detention basin is to be dedicated as a drainage easement, retained by the developer with a decorative security fence and fountain. Lots 15 and 14-A will also be retained by the developer.*
21. *On-site benchmark is a sewer manhole lid on the west side of the property, 1311.57'.*
22. *All lot corners and points of curve have been monumented with ⅝" rebars and plastic caps.*
23. *The West building setback line for Lot 14 shall be the West property line.*

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, do hereby dedicate to the public all detention ponds & structures, 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.

Date 8/15/06 Owner _____

Date _____ Owner _____

State of Arkansas
County of Benton
Subscribed and sworn before me this 18th day of August

OFFICIAL SEAL
MAXINE OGBURN
NOTARY PUBLIC . ARKANSAS
BENTON COUNTY
COMMISSION # 12348215
COMMISSION EXP. 02/23/2016

Notary Public Maxine Ogburn

My commission expires 02/23/2016

Acceptance

Approved and accepted by the City of Rogers Planning Division this _____ *day of* _____

Chairman Rhonda Fletcher

Approved and accepted by the City of Rogers City Council this 22nd *day of* August 2006

Mayor _____

Secretary Joy Hoard, City Clerk

REGISTERED
STATE OF ARKANSAS
NO. 1227
Jim Ramsey
SIGNATURE
PROFESSIONAL LAND SURVEYOR
JAMES FRANKLIN RAMSEY

Jim F. Ramsey RLS #1227
1729 West Poplar Street
Rogers, AR 72756
surveyjim@sbcglobal.net

Job: Final Plat of Camelot Estates
Scale: 1"=100'
Date: 8/17/06
Location: Pt. of SW 1/4 NW 1/4 & NW 1/4 SW 1/4 Sec 24, Twp 19 N, Rg 30 W
500-19N-30W-0-24-304-04-1227
Drawn By: ABS
Rev:
Job Number: 05169

RAMSEY SURVEYING, INC.
479-631-6663 479-582-4977 Fax 479-636-4429

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2006-1015

Jim Ramsey's Surveyor's Certification

To Robert Zehm: This is to certify that an accurate survey was made by me or under my supervision and that this plat is the results of that survey. The land was surveyed under the supervision of Ramsey Surveying, Inc. with a plat of said survey prepared by me or under my supervision and is correct to the best of my knowledge and belief. FLOOD CERTIFICATION: According to this survey, part of surveyed parcel appears to lie in a known flood area, according to FIRM Community Panel Number 050181 0001 C, dated effective December 20, 2000. The property surveyed is located in zones AE and X. This survey and plat was completed on August 17, 2006.