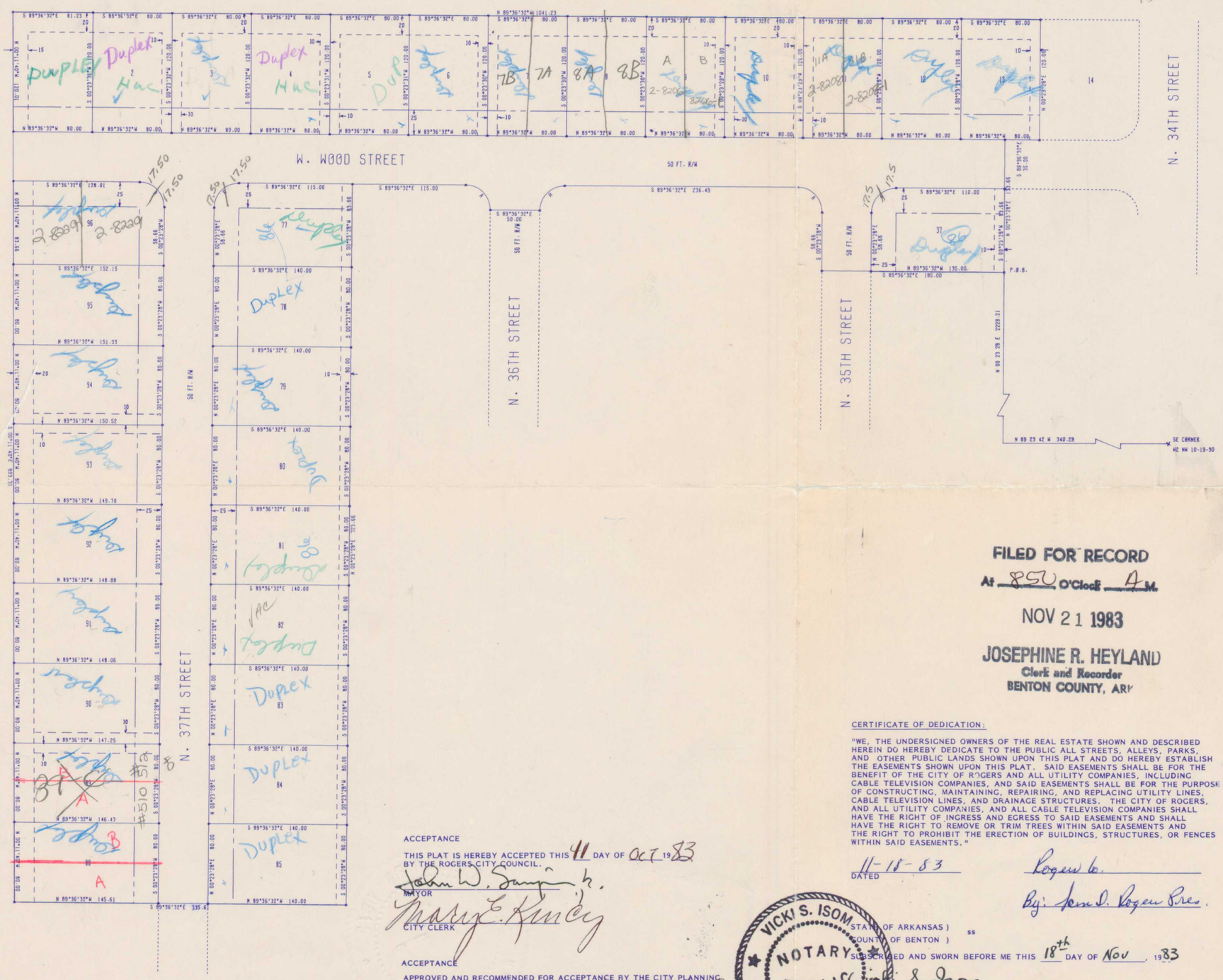
4-251

1" = 10

	IO	RADIUS	DELTA	ARC LGT.	CHORD	TAN
	R	25.00	90°00'00"	39.27	35.36	25.00



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

0 50 100
SCALE IN FEET

BUILDING SETBACK & UTILITY EASEMENT
UTILITY EASEMENT

18-5119-5

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 17 DAY OF NOV. 1983 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. NO. 790

FILED FOR RECORD
At 850 O'Clock 4 M.
NOV 21 1983
JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK

LEGAL DESCRIPTION

A part of the W½ of the NW¼ of Section 10, Township 19 North, Range 30 West, Benton County, Arkansas, described as:

From the SE Corner of said W½, NW¼,
Run N 89° 23' 42" W 340.29 feet;
Thence N 00° 23' 28" E 2229.21 feet to the Point of Beginning;
Thence N 00° 23' 28" E 133.66 feet;
Thence S 89° 36' 32" E 35.00 feet;
Thence N 00° 23' 28" E 120.00 feet;
Thence N 89° 36' 32" W 1041.23 feet;
Thence S 00° 11' 40" E 893.70 feet;
Thence S 89° 36' 32" E 335.61 feet;
Thence N 00° 23' 28" E 723.66 feet;
Thence S 89° 36' 32" E 115.00 feet;
Thence 39.27 feet along a curve to the right with a 25.00 foot radius and a 90° Delta Angle;
Thence S 89° 36' 32" E 50.00 feet;
Thence 39.27 feet along a curve to the right with a 25.00 foot radius and a 90° Delta Angle;
Thence S 89° 36' 32" E 236.49 feet;
Thence 39.27 feet along a curve to the right with a 25.00 foot radius and a 90° Delta Angle;
Thence S 00° 23' 28" W 58.66 feet;
Thence S 89° 36' 32" E 185.00 feet to the Point of Beginning containing 10.05 Acres, more or less.

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 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."

11-18-83
DATED

Rogers Co.
By: Jon D. Rogers Pres.

STATE OF ARKANSAS)
COUNTY OF BENTON) ss
SUBSCRIBED AND SWORN BEFORE ME THIS 18th DAY OF Nov, 1983

Vicki S. Isom
NOTARY PUBLIC
MY COMMISSION EXPIRES 7-1-90

VICKI S. ISOM
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS

ACCEPTANCE

THIS PLAT IS HEREBY ACCEPTED THIS 11 DAY OF OCT 1983 BY THE ROGERS CITY COUNCIL.

John W. Sampson Jr.
MAYOR

Mary E. Kinney
CITY CLERK

ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 4 DAY OF OCT 1983

Caroline R. Smith
CHAIRMAN

FINAL PLAT	REVISIONS		
SUNDANCE ACRES PHASE 2	DATE	BY	DESCRIPTION
BENTON COUNTY, ARKANSAS	DRAWN: RAO		SCALE: 1" = 50'
Crafton, Tull, Spann & Yoe, Inc. Architects & Engineers Rogers, Ark.	DATE: 9-22-83		
	CHECKED: TH		DRAWING NO.
	DATE:		

SUNDANCE ACRES PHASE 2 77027 REV.

24-2345