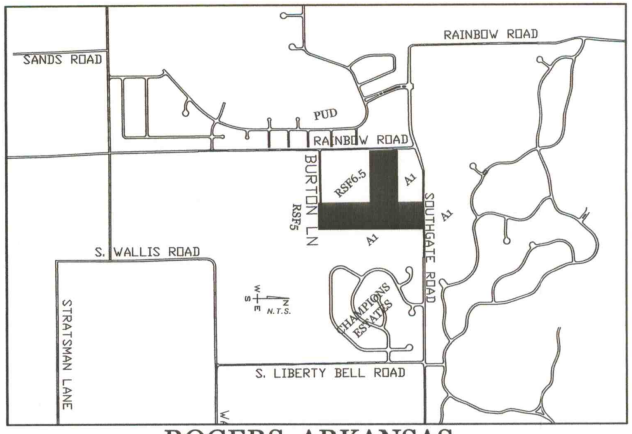
ROGERS - 744
Pinnacle Gardens Subdivision
Plat Book & Page
Oct-17-2005 03:56:05 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

2005-744

VICINITY MAP



ROGERS, ARKANSAS

FLOOD CERTIFICATION:
THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0165F, DATED DECEMBER 20, 2000.

LEGAL DESCRIPTION:
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID NW QUARTER OF THE SW QUARTER, THENCE S02°27'09"W 331.27 FEET TO A COTTON PICKING SPINDLE (CPS) AND THE POINT OF BEGINNING. THENCE S02°27'36"W 344.00 FEET TO A CPS, THENCE S87°08'35"E 671.03 FEET, THENCE S02°48'22"W 646.09 FEET, THENCE S87°07'42"E 333.56 FEET, THENCE N02°58'45"E 1319.69 FEET TO A CPS, THENCE N87°02'39"W 337.55 FEET TO A CPS, THENCE S03°40'06"W 343.10 FEET, THENCE N86°01'51"W 668.08 FEET TO THE P.O.B.; CONTAINING 15.39 ACRES MORE OR LESS SUBJECT TO UTILITY EASEMENTS AND RIGHTS OF WAY OF RECORD.

ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS THIS 7th DAY OF JUNE 2005.

CHAIRMAN

ACCEPTANCE:
THIS PLAT IS HEREBY ACCEPTED THIS 14th DAY OF June 2005 BY THE ROGERS CITY COUNCIL.

CITY CLERK

MAYOR

CERTIFICATE OF DEDICATION:
WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC, ALL STREETS AND ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL UTILITY COMPANIES, OR AS DEFINED, 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.

6-16-05 DATED — Clay Carlton for OWNER Pinnacle Gardens, LLC

6-16-05 DATED — Mike Lamberth for OWNER Pinnacle Gardens, LLC

STATE OF ARKANSAS)
) SS
COUNTY OF BENTON)

SUBSCRIBED AND SWORN BEFORE ME THIS 16 DAY OF June 2005.

MY COMMISSION EXPIRES: 10/1/2010

OFFICIAL SEAL
MICHELLE KLIMEK
NOTARY PUBLIC . ARKANSAS
BENTON COUNTY
COMMISSION EXP. 10/01/2010

NOTARY PUBLIC Michelle Klimek

LOT 40 NOTES:

1) LOT 40 TO BE DEDICATED TO THE CITY OF ROGERS AS A DRAINAGE EASEMENT FOR STORMWATER DETENTION.

2) SIDEWALKS ADJACENT TO LOT 40 SHALL BE CONSTRUCTED BY THE DEVELOPER.

3) LOT 40 SHALL BE FENCED AT THE DEVELOPERS EXPENSE PRIOR TO FINAL PLAT APPROVAL.

OWNER/DEVELOPER:
PINNACLE GARDENS, LLC
CLAY CARLTON
MIKE LAMBERTH
P.O. BOX 4034
FAYETTEVILLE, AR 72702-4034
(479) 443-9744

SURVEYOR:
A&K SURVEYING
2934 NORTH GREGG AVE
SUITE 3
FAYETTEVILLE, AR 72703
(479) 251-0113

ENGINEER:
H2 ENGINEERING, INC.
2758 MILLENNIUM DRIVE
SUITE 1
FAYETTEVILLE, AR 72703
(479) 582-4234

I CERTIFY THIS PLAT FO BE AN ACCURATE DEFICTION OF A FILED SURVEY MADE BY ME IN JUNE 2005 IN ACCORDANCE WITH THE STANDARDS THEN APPLICABLE IN THE STATE OF ARKANSAS.

REGISTERED
STATE OF ARKANSAS
NO. 1338
SIGNATURE
ARTHUR M. DONALDSON
PROFESSIONAL LAND SURVEYOR

ZONING: RSF4
MINIMUM BUILDING SETBACK INFORMATION

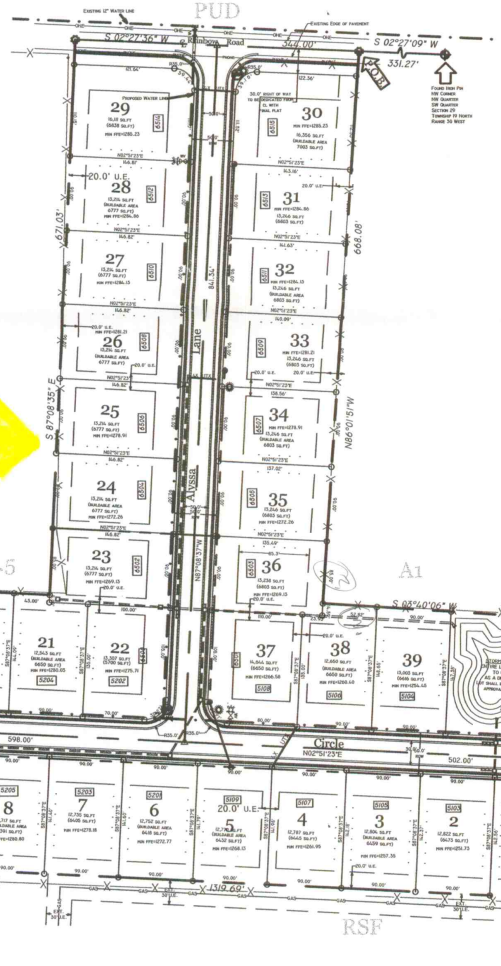
FRONT	30'	UNLESS OTHERWISE NOTED
SIDE	10'	
REAR	20'	

ALL SETBACKS DOUBLE AS UTILITY EASEMENTS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



2005-744

LEGEND

- QUAD UTILITY CROSSING
- COTTON PICKING SPINDLE
- PROPOSED STOP SIGN
- SET IRON PIN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- SANITARY SEWER MANHOLE
- PROPOSED STREET LIGHT
- STORM DRAIN STRUCTURE
- WATER LINE
- SANITARY SEWER
- STORM DRAIN PIPE
- STREET CENTERLINE
- BUILDING SETBACK (FRONT) & UE
- BUILDING SETBACK (SIDE) & UE
- UTILITY EASEMENT

2005-744

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.10032
Thomas A. Hennely

CERTIFICATE OF AUTHORIZATION
H2 ENGINEERING INCORPORATED
No. 1105
ARKANSAS ENGINEER

Pinnacle Gardens Subdivision
FINAL PLAT

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Checked by: TAH
Drawn by: PMM
Horizontal Scale: 1"=100'

Date: 13JUN05

Revisions:6-15-05 for City Council Comments

H2 ENGINEERING, INC.
2758 MILLENNIUM DRIVE
Suite 1
FAYETTEVILLE, ARKANSAS
PHONE: (479) 582-H2EI
FAX: (479) 582-9254