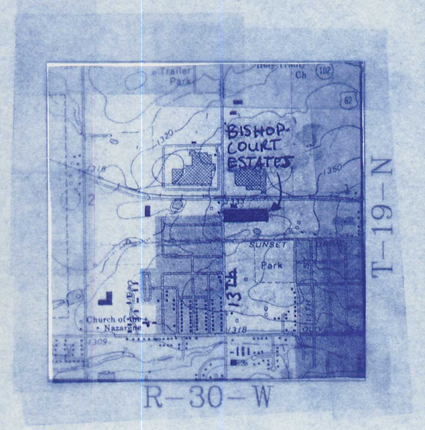
20-268

LINE	DIRECTION	DISTANCE
L1	N88°11'40"E	5.00
L2	N88°11'40"E	10.67
L3	N88°11'40"E	10.67

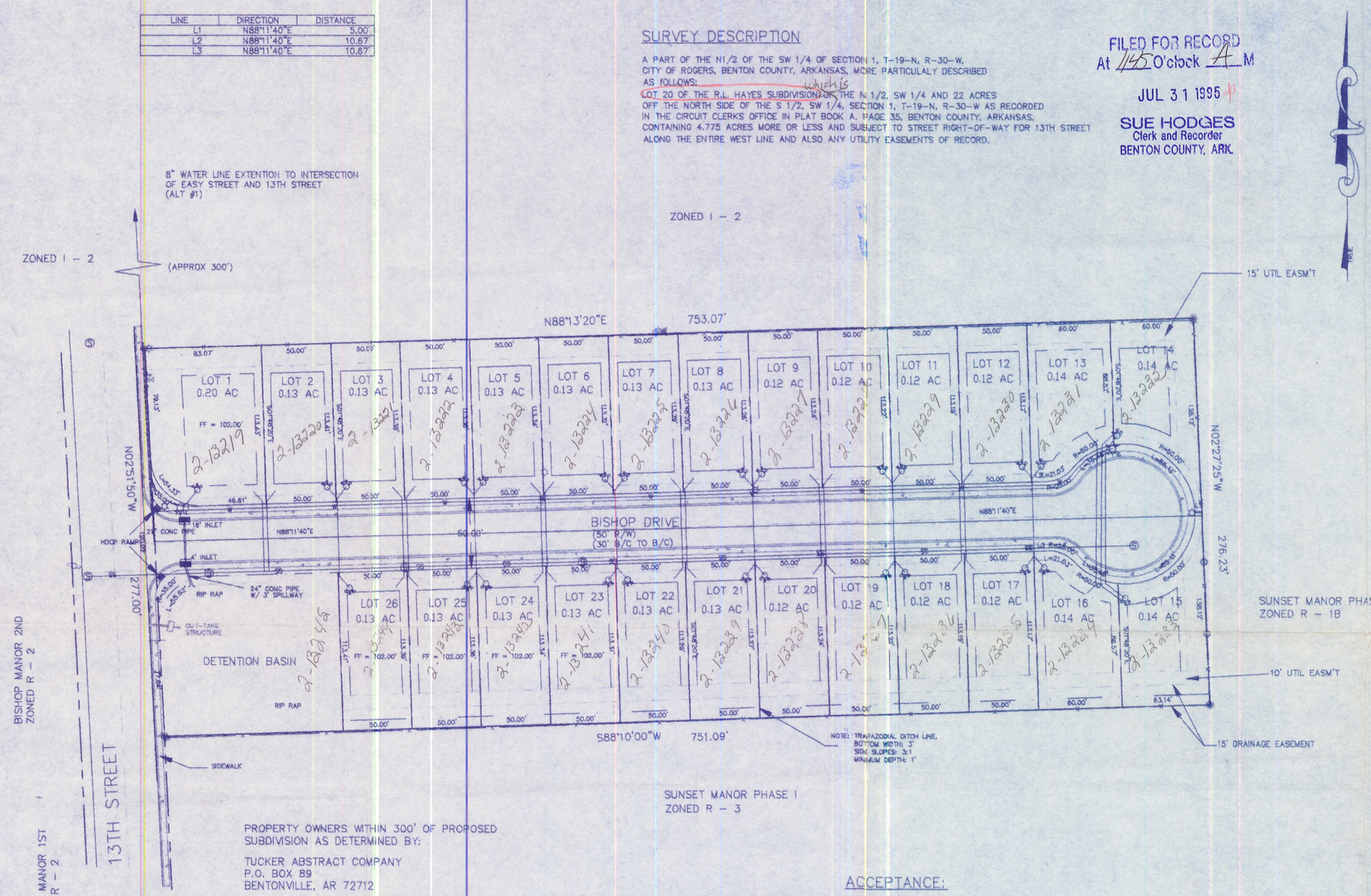
SURVEY DESCRIPTION

A PART OF THE N1/2 OF THE SW 1/4 OF SECTION 1, T-19-N, R-30-W, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: which is LOT 20 OF THE R.L. HAYES SUBDIVISION OF THE N 1/2, SW 1/4 AND 22 ACRES OFF THE NORTH SIDE OF THE S 1/2, SW 1/4, SECTION 1, T-19-N, R-30-W AS RECORDED IN THE CIRCUIT CLERKS OFFICE IN PLAT BOOK A, PAGE 35, BENTON COUNTY, ARKANSAS, CONTAINING 4.775 ACRES MORE OR LESS AND SUBJECT TO STREET RIGHT-OF-WAY FOR 13TH STREET ALONG THE ENTIRE WEST LINE AND ALSO ANY UTILITY EASEMENTS OF RECORD.

FILED FOR RECORD
At 1:45 O'clock A M
JUL 31 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



PROPERTY OWNERS WITHIN 300' OF PROPOSED SUBDIVISION AS DETERMINED BY:

TUCKER ABSTRACT COMPANY
P.O. BOX 89
BENTONVILLE, AR 72712

NOTE:
1. SIDEWALKS ARE TO BE PLACED ALONG BOTH SIDES OF STREET AS LOTS ARE DEVELOPED
2. HOUSES LOCATED ON LOTS 1, 26, 25, 24, AND 23 SHOULD BE RAISED ABOVE 102 CONTOUR LINE.
3. CURB-SIDE POSTAL DELIVERY SERVICE
4. CONTRACTOR TO SOD DETENTION BASIN AS WELL ANY OTHER DISTURBED GROUND EXPOSED TO RUNOFF.
5. 8' UTILITY EASEMENT SHOWN ON EITHER SIDE OF BISHOP DRIVE, OFFSET 6' FROM PROPERY LINE.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. ALL EASEMENTS AND / OR ENCROACHMENTS REVEALED BY THE SURVEY ARE SHOWN ON THE PLAT OF SURVEY.

F. Lewis Steenken 7/31/95

FLOOD CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS. MAP NUMBER 05007C0155 E, EFFECTIVE DATE SEPTEMBER 18, 1991.

ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ~~ROGERS~~ Rogers, ARKANSAS THIS 18th DAY OF July 1995

Rondra Fleming
CHAIRMAN

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED BY THE ROGERS CITY COUNCIL THIS DAY OF July 1995

Stephen W. Champion
MAYOR

Sandra Fearman
CITY CLERK

CITY OF ROGERS SEAL CITY CLERK

OWNERS CERTIFICATION AND DEDICATION:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE SOLE OWNER OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAYS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE SYSTEMS.

Patricia K. Mangold
JIM MANGOLD

SUBSCRIBED AND SWORN BEFORE ME THIS 28th DAY OF July, 95

Dena L. Goodall
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-18-2003

OFFICIAL SEAL
DENA L. GOODALL
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
My Commission Expires 10-18-2003

REGISTERED PROFESSIONAL ENGINEER
STATE OF ARKANSAS
No. 910
F. LEWIS STEENKEN
LAND SURVEYOR

LEGEND

FOUND IRON PIN
SET IRON PIN
FOUND STONE/MONUMENT
FOUND COTTON SPINDAL
SET NAIL
TELEPHONE PEDISTAL
POWER POLE
GAS VALVE/METER
WATER VALVE
EXIST. FIRE HYDRANT
PROPOSED FIRE HYDRANT
WATER METER
STM. SEWER MAN HOLE
SEWER MAN HOLE
LIGHT POLE

PROPERTY LINE
SURVEY LINE
EASEMENT LINE
SETBACK LINE
CENTER LINE RD./DRV.
RIGHT-OF-WAY LINE
WIRE FENCE LINE

OWNER/DEVELOPER

JIM MANGOLD
SECOND STREET
ROGERS, ARKANSAS 72756

ENGINEER/SURVEYOR

WBR ENGINEERING ASSOCIATES
26 W. CENTER, SUITE 212
FAYETTEVILLE, ARKANSAS 72701
W.B. RUDASILL, JR., P.E.
F.L. STEENKEN, III, P.L.S.

PROPOSED LAND USE

MED. DENSITY SINGLE FAMILY RESIDENTIAL
ZONED R-1B

BASIS OF BEARINGS

CTA BOUNDARY SURVEY
FOR SPRINGDALE DEVELOPMENT COMPANY
FILED FOR RECORD ON 11/16/79
PLAT BOOK X, PAGE 268
BENTON COUNTY, ARKANSAS

Replat of Lot 20, R.L. Hayes Subdivision

NO.	DATE	REVISIONS	BY	NO.	DATE	ADDENDUM	BY	NO.	DATE	CHANGE ORDER	BY

PROJECT NO.: 94045
SCALE: AS SHOWN
ENGINEER: WILLIAM B. RUDASILL, P.E.
DRAWN BY: MARK A. BLAKELEY
CHECK BY: WBR
PLAN PRODUCTION DATES:
START DATE: 5/15/94
FINAL PLAN: 6/14/95

PROJECT NAME
BISHOP COURT ESTATES SUBDIVISION
13TH STREET AND BISHOP DRIVE
ROGERS

WBR ENGINEERING ASSOCIATES
CIVIL DESIGN
COMMERCIAL
RESIDENTIAL
MUNICIPAL
2 SOUTH RECEPTA-LANE
FAYETTEVILLE, ARKANSAS 72701
(501) 521-2000

PLAN
FINAL PLAT

SHEET 1 OF 1