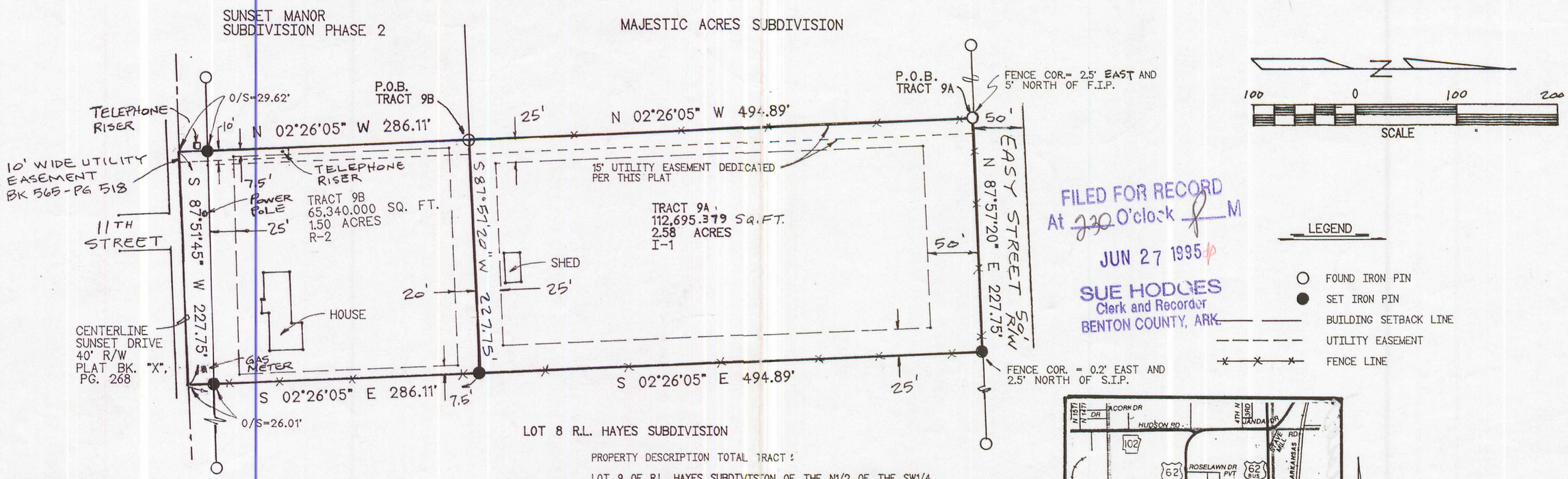
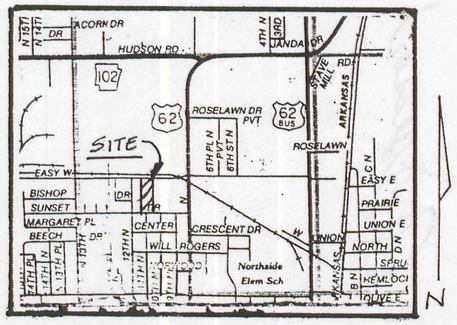
28-232



FILED FOR RECORD
At 2:20 O'clock P M
JUN 27 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- FENCE LINE



VICINITY MAP

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE 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. 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, 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.

Chester R. Johnson — Bela V. Johnson

DATED 6-22-95

DATED

DATED

DATED

STATE OF Colorado)
COUNTY OF Jefferson) SS

SUBSCRIBED AND SWORN BEFORE ME THIS 22nd DAY OF June, 1995

Carolyn Sennett
NOTARY PUBLIC

MY COMMISSION EXPIRES : 1-28-97

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS 6th DAY OF June, 1995.

Rhonda Stultz
CHAIRMAN

PROPERTY DESCRIPTION TOTAL TRACT :

LOT 9 OF R.L. HAYES SUBDIVISION OF THE N1/2 OF THE SW1/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, ROGERS, ARKANSAS.

PROPERTY DESCRIPTION TRACT 9A :

PART OF LOT 9 OF R.L. HAYES SUBDIVISION, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID LOT 9, SAID POINT BEING A FOUND IRON PIN ON THE SOUTH RIGHT-OF-WAY OF EASY STREET; THENCE ALONG SAID RIGHT-OF-WAY N 87°57'20" E 227.75 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S 02°26'05" E 494.89 FEET; THENCE S 87°57'20" W 227.25 FEET; THENCE N 02°26'05" W 494.89 FEET TO THE POINT OF BEGINNING, CONTAINING 112,695.379 SQUARE FEET OR 2.58 ACRES.

PROPERTY DESCRIPTION TRACT 9B :

PART OF LOT 9 OF R.L. HAYES SUBDIVISION, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, FURTHER DESCRIBED AS COMMENCING AT THE NW CORNER OF SAID LOT 9, SAID POINT BEING A FOUND IRON PIN ON THE SOUTH RIGHT-OF-WAY OF EASY STREET; THENCE S 02°26'05" E 494.89 FEET TO A FOUND IRON PIN AND THE TRUE POINT OF BEGINNING; THENCE N 87°57'20" E 227.75 FEET; THENCE S 02°26'05" E 286.11 FEET TO THE CENTERLINE OF SUNSET DRIVE; THENCE WITH SAID CENTERLINE S 87°57'20" W 227.75 FEET; THENCE LEAVING SAID CENTERLINE N 02°26'05" W 286.11 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 65340.00 SQUARE FEET OR 1.50 ACRES. SUBJECT TO THE RIGHT-OF-WAY OF SUNSET DRIVE ALONG THE SOUTH SIDE.

FLOOD CERTIFICATION :
THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100 YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS, PANEL NUMBER 05007C0155 E, EFFECTIVE DATE : SEPT 18, 1991

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS 19TH DAY OF MAY, 1995 COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT.

ROBERT W. WALLACE PLS NO. 1271

REGISTERED
STATE OF ARKANSAS
NO. 1271
RWW
SIGNATURE
ROBERT W. WALLACE
PROFESSIONAL LAND SURVEYOR

OWNER :
CHESTER R. JOHNSON
53 DOGWOOD DRIVE
BELLA VISTA, AR 72712
855-4365

BASIS OF BEARINGS : WEST LINE OF MAJESTIC ACRES SUBD. AS SHOWN IN PLAT BK. "A", PG. 15-180

REPLAT

TRACT SPLIT OF LOT 9, R.L. HAYES SUBDIVISION OF THE N1/2 OF THE SW1/4 OF SECTION 1, T19N, R30W, ROGERS, ARKANSAS.

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY RWW
DATE: 05-15-95		REVISED
WALLACE LAND SURVEYING BENTONVILLE, AR 72712 501-855-3100	RTE 4 BOX 142A-2	
		DRAWING NUMBER