2005 - 359

PROPERTY DESCRIPTION

A part of that portion of Burlington Northern Railroad Company's (formerly St. Louis, San Francisco Railway Company) property at Rogers, Arkansas, located on the Ft. Smith, Arkansas to Monett, Missouri Branch Line in the SW1/4 of the NW1/4 of Section 7, Township 19 North, Range 29 West of the Fifth Principal Meridian, Benton County, Arkansas, and being described as follows :

Beginning at the Point of Intersection of the North Right-of-Way Line of East Chestnut Street and the West Right-of-Way Line of North Arkansas Street; thence along the West Right-of-Way Line of North Arkansas Street, South 05 degrees, 23 minutes, 45 seconds West 10.76 feet to a found iron pin; thence North 84 degrees, 38 minutes, 26 seconds West 74.14 feet to a set cotton spindle; thence North 04 degrees, 50 minutes, 58 seconds East 9.09 feet to a found iron pin on the North Right-of-Way Line of East Chestnut Street; thence along the North Right-of-Way Line of Chestnut Street, North 85 degrees, 55 minutes, 52 seconds West 12.79 feet to a found iron pin; thence North 04 degrees, 52 minutes, 30 seconds East 300.00 feet along a line that lies parallel with and 25 feet normally distant Easterly from the centerline of the Main Track of the Arkansas and Missouri Railroad Company to a found iron pin; thence leaving the Easterly Railroad Right-of-Way Line, South 85 degrees, 55 minutes, 05 seconds East 88.28 feet to an found iron pin on the West Right-of-Way Line of North Arkansas Street; thence along the West Right-of-Way Line of North Arkansas Street, South 05 degrees, 06 minutes, 45 seconds West 300.00 feet to the Point of Beginning, containing 0.62 acres.

BASIS OF BEARINGS : The Plat of the Townsite of Rogers, Benton County, Arkansas, as shown in Plat Record Book "B" at Page 128 and filed for record on the 14th day of March, 1881.

This property Does Not lie within Flood Zone "A" or Zone "AE" as established by the Flood Insurance Rate Map for the City of Rogers, Arkansas. Community Panel No. 050013 0155 H; Effective Date : Dec. 20, 2000.

CITY OF ROGERS ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS _____ DAY OF _____, 2005

Chad Campbell

CHAIRMAN

OWNERS CERTIFICATION

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

OWNER _____ DATE 2-1-05

OWNER _____ DATE 2/1/05

SUBSCRIBED AND SWORN BEFORE ME THIS 1st DAY OF February, 2005.

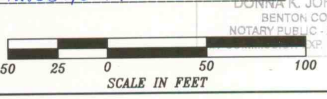
Donna K. Johnston

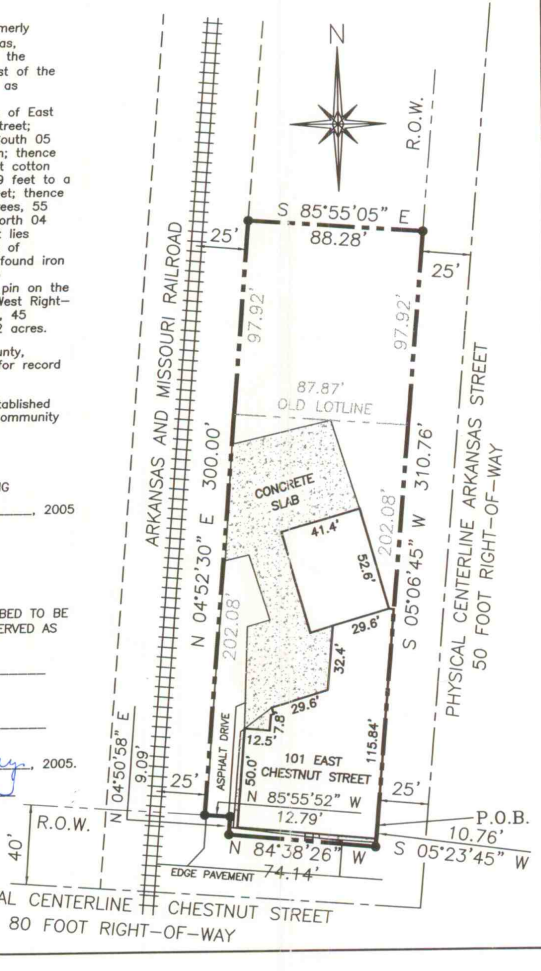
NOTARY PUBLIC

MY COMMISSION EXPIRES :

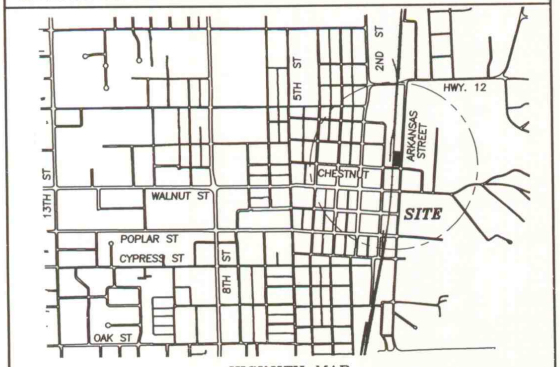
March 1, 2014

OFFICIAL SEAL
DONNA K. JOHNSTON
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
EXP. MARCH 1, 2014





101 EAST CHESTNUT STREET IS ZONED I-2. AT THE BOARD OF ADJUSTMENT PUBLIC HEARING MEETING DATED OCTOBER 10, 1999, THE BOARD APPROVED A VARIANCE FROM THE ZONING ORDINANCE OF A 100 FOOT FRONT YARD BUILDING SETBACK TO 0.0 FEET, THE EAST SIDE BUILDING SETBACK FROM 100 FEET TO 0.0 FEET, THE WEST SIDE BUILDING SETBACK FROM 25 FEET TO 18 FEET, THE REAR BUILDING SETBACK LINE FROM 50 FEET TO 44 FEET, AND LOT SIZE FROM 2.00 ACRES TO 0.42 ACRES. APPLICATION NO. 99-31



VICINITY MAP

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 992
SIGNATURE
DONALD R. PHILLIPS

IF THE SIGNATURE ON THIS SEAL IS NOT VIOLET COLORED, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY TO ANY COPIES. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ABOVE.

LEGEND

● FOUND IRON PIN

○ SET IRON PIN

2005 359
Recorded in the Above
Plat Book & Page
03-15-2005 12:29:03 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

PROPERTY LINE ADJUSTMENT
PART OF THE SW1/4 OF THE NW1/4 OF SECTION 7
T-19-N, R-29-W, ROGERS, ARKANSAS

SCALE : 1" = 50'	DATE : JAN. 10, 2005	DRAWN BY : D.P.
JOB NO. D04051 CD-2004	Phillips Land Surveying, Inc. P.O. Box 1026 Rogers, Ar 72757-1026 10636 West Highway 72 Bentonville, Arkansas Phone (479) 273-3399 Fax 273-3464	
STATE RECORDING NO. 500-19N-29W-0- 07-430-04-0992		

7-19-29