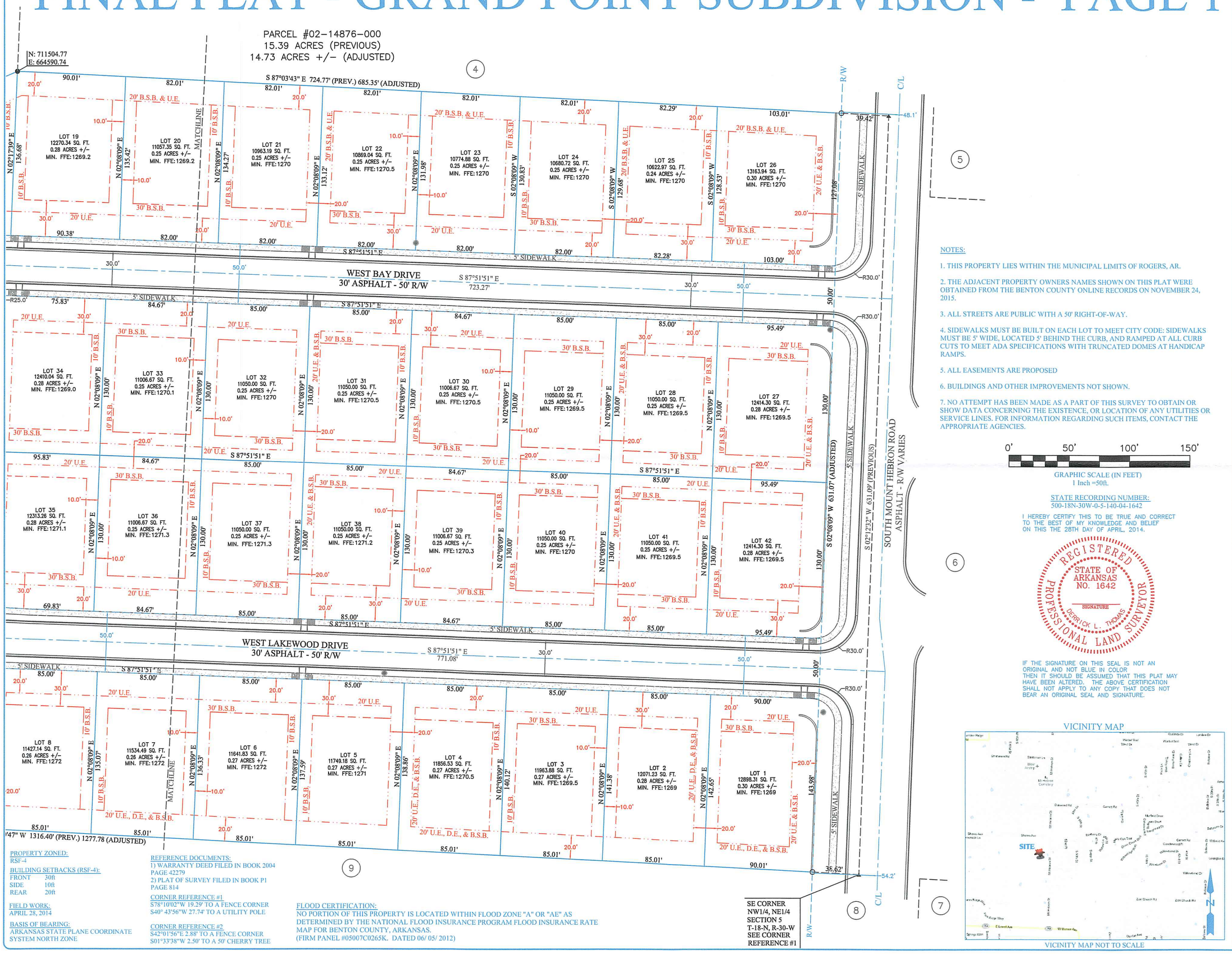
FINAL PLAT - GRAND POINT SUBDIVISION - PAGE 1



NOTES:

1. THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF ROGERS, AR.

2. THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY ONLINE RECORDS ON NOVEMBER 24, 2015.

3. ALL STREETS ARE PUBLIC WITH A 50' RIGHT-OF-WAY.

4. SIDEWALKS MUST BE BUILT ON EACH LOT TO MEET CITY CODE: SIDEWALKS MUST BE 5' WIDE, LOCATED 5' BEHIND THE CURB, AND RAMPED AT ALL CURB CUTS TO MEET ADA SPECIFICATIONS WITH TRUNCATED DOMES AT HANDICAP RAMPS.

5. ALL EASEMENTS ARE PROPOSED

6. BUILDINGS AND OTHER IMPROVEMENTS NOT SHOWN.

7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

0' 50' 100' 150'

GRAPHIC SCALE (IN FEET)
1 Inch =50ft.

STATE RECORDING NUMBER:
500-18N-30W-0-5-140-04-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 28TH DAY OF APRIL, 2014.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1642
SIGNATURE
DERRICK L. THOMAS

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP

VICINITY MAP NOT TO SCALE

PROPERTY ZONED:
RSF-4

BUILDING SETBACKS (RSF-4):
FRONT 30ft
SIDE 10ft
REAR 20ft

FIELD WORK:
APRIL 28, 2014

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

REFERENCE DOCUMENTS:
1) WARRANTY DEED FILED IN BOOK 2004 PAGE 42279
2) PLAT OF SURVEY FILED IN BOOK P1 PAGE 814

CORNER REFERENCE #1
S78°10'02"W 19.29' TO A FENCE CORNER
S40° 43'56"W 27.74' TO A UTILITY POLE

CORNER REFERENCE #2
S42°01'56"E 2.88' TO A FENCE CORNER
S01°33'38"W 2.50' TO A 50' CHERRY TREE

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0265K. DATED 06/ 05/ 2012)

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR/CAP
SET 5/8" REBAR/CAP
SET / FOUND PK NAIL
BOUNDARY LINE
BOUNDARY LINE (PREVIOUS)
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT

Location Map:
R-30-W
05
T-18-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr. Fayetteville, Arkansas 72704 479. 442. 9330 Fax 479. 521. 9330

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FOR USE AND BENEFIT OF:
MICHAEL PENNINGTON

ADDRESS:
S MT. HEBRON RD
ROGERS, ARKANSAS

DATE: 11/26/15	SCALE: 1"=60'		
LOCATION: SECTION: 05 TOWNSHIP: 18 NORTH RANGE: 30 WEST	SURVEYED: JR	DRAFTED: JY	
	REVIEWED: DT		

DRAWING# 13-127 FP 1/2

FINAL PLAT - GRAND POINT SUBDIVISION - PAGE 2

SURVEY DESCRIPTION:

PREVIOUS PARCEL #02-14876-000:
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N03°20'39"E 135.00', THENCE N62°48'26"E 452.08', THENCE N02°08'09"E 103.97', THENCE N38°25'37"E 128.94', THENCE N66°24'19"E 132.16', THENCE S87°03'43"E 724.77' TO THE EAST LINE OF SAID FORTY ACRE TRACT, THENCE ALONG SAID EAST LINE S02°12'32"W 631.09' TO A FOUND RAIL SPIKE MARKING THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT, THENCE ALONG THE SOUTH LINE THEREOF N87°00'47"W 1316.40' TO THE POINT OF BEGINNING, CONTAINING 15.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN S. MOUNT HEBRON ROAD RIGHT-OF-WAY OF THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

ADJUSTED PARCEL #02-14876-000:
A PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 05, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N03°20'39"E 135.00', THENCE N62°48'26"E 452.08', THENCE N02°08'09"E 103.97', THENCE N38°25'37"E 128.94', THENCE N66°24'19"E 132.16', THENCE S87°03'43"E 685.35 TO THE EASTERLY RIGHT-OF-WAY OF SOUTH MOUNT HEBRON ROAD, THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE S02°08'09"W 631.07', THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE SOUTH LINE OF SAID FORTY ACRE TRACT N87°00'47"W 1277.78' TO THE POINT OF BEGINNING, CONTAINING 14.73 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN S. MOUNT HEBRON ROAD RIGHT-OF-WAY OF THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BENTON COUNTY CERTIFICATE OF DEDICATION:
WE, THE UNDERSIGNED, DO HEREBY SWEAR THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREET AND EASEMENTS FOR USE BY THE GENERAL PUBLIC AND FOR THE INSTALLATION OF UTILITIES.

OWNER DATE

OWNER DATE

STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLANNING DEPARTMENT ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS ____DAY OF _____, 2015. BY THE CITY PLANNING DEPARTMENT OF ROGERS, AR.

SENIOR PLANNER

CITY COUNCIL:
THIS PLAT IS HEREBY ACCEPTED THIS ____DAY OF _____, 2015. BY THE ROGERS CITY COUNCIL.

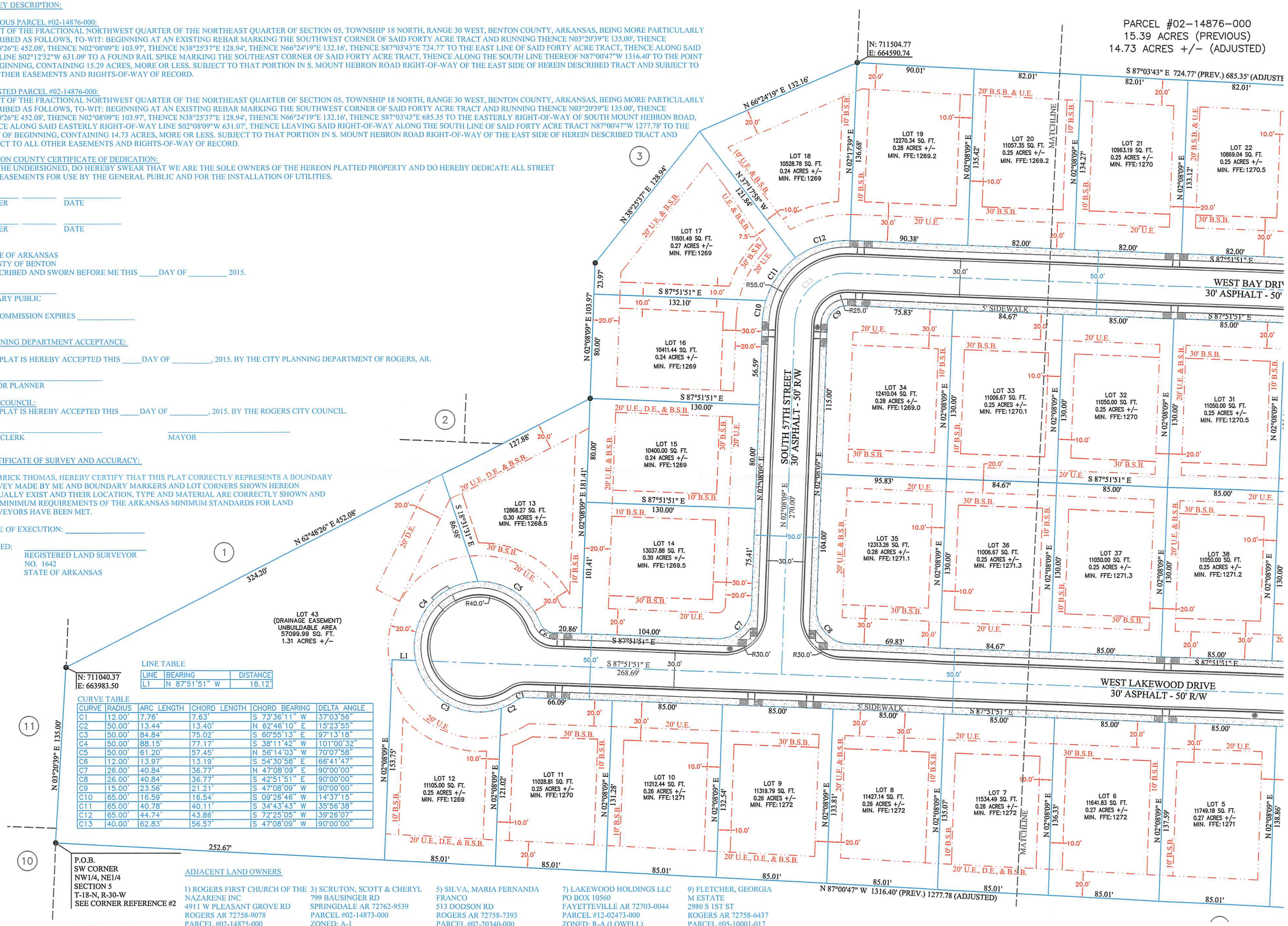
CITY CLERK MAYOR

CERTIFICATE OF SURVEY AND ACCURACY:

I DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 87°51'51" W	18.12'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00'	7.76'	7.63'	S 73°36'11" W	37°03'56"
C2	50.00'	13.44'	13.40'	N 62°46'10" E	15°23'55"
C3	50.00'	84.84'	75.02'	S 60°55'13" E	97°13'18"
C4	50.00'	88.15'	77.17'	S 38°11'42" W	101°00'32"
C5	50.00'	61.20'	57.45'	N 56°14'03" W	70°07'58"
C6	12.00'	13.97'	13.19'	S 54°30'58" E	66°41'47"
C7	26.00'	40.84'	36.77'	N 47°08'09" E	90°00'00"
C8	26.00'	40.84'	36.77'	S 42°51'51" E	90°00'00"
C9	15.00'	23.56'	21.21'	S 47°08'09" W	90°00'00"
C10	65.00'	16.59'	16.54'	S 09°26'46" W	14°37'15"
C11	65.00'	40.78'	40.11'	S 34°43'43" W	35°56'38"
C12	65.00'	44.74'	43.86'	S 72°25'05" W	39°26'07"
C13	40.00'	62.83'	56.57'	S 47°08'09" W	90°00'00"

PROPERTY OWNER:

GATEWAY HOMES, LLC
PO BOX 6095
SPRINGDALE, AR 72766
PARCEL #02-14876-000
ZONED: RSF-4

ADJACENT LAND OWNERS

1) ROGERS FIRST CHURCH OF THE NAZARENE INC
4911 W PLEASANT GROVE RD
ROGERS AR 72758-9078
PARCEL #02-14875-000
ZONED: A-1

2) SCRUTON, SCOTT & CHERYL
799 BAUSINGER RD
SPRINGDALE AR 72762-9539
PARCEL #02-14874-000
ZONED: A-1

3) SCRUTON, SCOTT & CHERYL
799 BAUSINGER RD
SPRINGDALE AR 72762-9539
PARCEL #02-14873-000
ZONED: A-1

4) LARAMORE, KENNETH E & RAMONA L
6490 S MOUNT HEBRON RD
ROGERS AR 72758-9429
PARCEL #02-14872-000
ZONED: A01

5) SILVA, MARIA FERNANDA FRANCO
513 DODSON RD
ROGERS AR 72758-7393
PARCEL #02-20340-000
ZONED: RSF-4

6) ROGERS PUBLIC SCHOOL DISTRICT 30
500 W WALNUT ST
ROGERS AR 72756-3774
PARCEL #12-02473-001
ZONED: RSF-4

7) LAKEWOOD HOLDINGS LLC
PO BOX 10560
FAYETTEVILLE AR 72703-0044
PARCEL #12-02473-000
ZONED: R-A (LOWELL)

8) MANN, BILLY G TRUSTEE
PO BOX 753
LOWELL AR 72745-0753
PARCEL #12-02474-000
ZONED: R-A (LOWELL)

9) FLETCHER, GEORGIA M ESTATE
2980 S 1ST ST
ROGERS AR 72758-6437
PARCEL #05-10001-017
ZONED: BENTON COUNTY

10) FLETCHER, GEORGIA M ESTATE
2980 S 1ST ST
ROGERS AR 72758-6437
PARCEL #02-14877-000
ZONED: A-1

RECORDING NUMBER/DATE

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BOUNDARY LINE (PREVIOUS)
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DRAWING# 13-127 FP 2/2