

PARENT DESCRIPTION:

LOT 69 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:

LOT 70 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:

LOT 71 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

PARENT DESCRIPTION:

LOT 72 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

DESCRIPTION LOT 69A

PART OF LOT 69 AND LOT 70 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 69 OF SAID LEXINGTON SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF LANEY STREET AS SHOWN IN RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°03'55"W 70.16 FEET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY 39.11 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET AND WHOSE LONG CHORD BEARS N42°14'47"W 35.24 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH 37TH STREET;  
THENCE ALONG SAID EAST RIGHT-OF-WAY N02°34'20"E 60.19 FEET;  
THENCE ALONG SAID EAST RIGHT-OF-WAY 6.46 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET AND WHOSE LONG CHORD BEARS N07°51'35"E 6.46 FEET;  
THENCE LEAVING SAID EAST RIGHT-OF-WAY S 87°23'49"E 117.55 FEET;  
THENCE S 02°56'19"W 92.14 FEET TO THE NORTH RIGHT-OF-WAY OF SAID LANEY STREET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°03'55"W 22.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.25 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 70A

PART OF LOT 70 AND LOT 71 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 70 OF SAID LEXINGTON SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF LANEY STREET AS SHOWN IN RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°03'55"W 56.10 FEET;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°56'19"E 92.14 FEET;  
THENCE S 87°23'49"E 105.41 FEET;  
THENCE S 02°56'19"W 92.75 FEET TO THE NORTH RIGHT-OF-WAY OF SAID LANEY STREET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°03'55"W 49.31 FEET TO THE POINT OF BEGINNING, CONTAINING 0.22 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

DESCRIPTION LOT 71A

PART OF LOT 71 AND LOT 72 OF LEXINGTON SUBDIVISION, AS PER PLAT RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 71 OF SAID LEXINGTON SUBDIVISION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF LANEY STREET AS SHOWN IN RECORD BOOK 2005 AT PAGES 654 AND 655 AND PLAT RECORD BOOK 2006 AT PAGE 25;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY N87°03'55"W 29.35 FEET;  
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°56'19"E 92.75 FEET;  
THENCE S 87°23'49"E 125.90 FEET;  
THENCE S 06°14'48"W 112.00 FEET TO THE NORTH RIGHT-OF-WAY OF SAID LANEY STREET;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING THREE COURSES:  
THENCE N82°38'05"W 28.09 FEET;  
THENCE 31.98 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET AND WHOSE LONG CHORD BEARS N74°51'00"W 31.74 FEET;  
THENCE N87°03'55"W 33.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.27 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

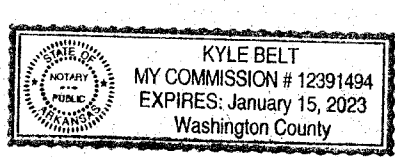
CERTIFICATE OF OWNERSHIP:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF ROGERS, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF ROGERS IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE, OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF ROGERS. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF ROGERS AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

SIGNED: [Signature]  
CITY ENGINEER

DATE: 7-29-2020

STATE OF ARKANSAS )  
COUNTY OF Washington ) SS  
SUBSCRIBED AND SWORN BEFORE ME THIS 29<sup>th</sup> DAY OF June, 2020  
MY COMMISSION EXPIRES:



NOTARY PUBLIC [Signature]

ACCEPTANCE:

THIS PLAT IS HEREBY ACCEPTED THIS 30 DAY OF JUNE, 2020 BY THE CITY OF ROGERS.

[Signature]  
CITY CLERK  
[Signature]  
MAYOR



ACCEPTANCE:

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF ROGERS, ARKANSAS THIS 29<sup>th</sup> DAY OF JUNE, 2020

[Signature]  
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTANCE

BUILDING SETBACK AND EASEMENT REDUCTION IS HEREBY ACCEPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 BY THE BOARD OF ADJUSTMENT OF ROGERS, ARKANSAS.

SECRETARY, BOARD OF ADJUSTMENT

COMMUNITY DEVELOPMENT DIRECTOR

ZONING:	RSF-5
BUILDING SETBACK: FRONT	25 FT
SIDE INTERIOR	7.5 FT
SIDE EXTERIOR	20 FT
REAR	20 FT

CERTIFICATE OF APPROVAL OF EASEMENT RELEASE AND/OR BUILDING SETBACK REDUCTION:

WE HEREBY CERTIFY THAT WE HAVE REVIEWED THE REQUEST FOR AN EASEMENT RELEASE AND/OR BUILDING SETBACK REDUCTION FOR THE PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY APPROVE THE RELEASE AND/OR REDUCTION FOR THAT PORTION OF THE PROPERTY AS INDICATED ON THIS PLAT.

1-23-2020  
DATE  
2/3/2020  
DATE  
3/20/2020  
DATE  
3/5/2020  
DATE  
3-17-20  
DATE

[Signature]  
CARROLL ELECTRIC  
[Signature]  
BLACK HILLS ENERGY/ARKANSAS, INC.  
[Signature]  
COX COMMUNICATIONS  
[Signature]  
AT&T/SBC  
[Signature]  
ROGERS WATER UTILITIES

NOTES:

THE SURVEY SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THE PROPERTY IS ZONED RSF-5.

THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF ROGERS, AR.

THE ADJACENT PROPERTY OWNERS NAMES SHOWN ON THIS PLAT WERE OBTAINED FROM THE BENTON COUNTY GIS SITE, AND REPRESENT THE OWNERS LISTED NAME AT THE TIME OF THIS SURVEY.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED 2014-8604, DEED 2014-6608, PLAT 2005-654 & 655 AND PLAT 2006-25.

THERE MAY BE BUILDINGS AND OTHER IMPROVEMENTS ON THE PROPERTY THAT ARE NOT SHOWN ON THIS PLAT.

SURVEYOR HAS MADE NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF PLAT RECORDS 2005-654 & 655 AND 2006-25. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

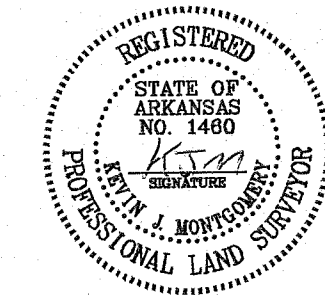
NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, OR LOCATION OF ANY UTILITIES OR SERVICE LINES. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0500700265 K, EFFECTIVE DATE JUNE 5, 2012 AND 0500700270K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY DECLARE THAT ON THE 22TH DAY OF AUGUST, 2019 THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CRAFTON, TULL, & ASSOCIATES, INC.  
BY KEVIN J. MONTGOMERY (AGENT)  
[Signature]  
KEVIN J. MONTGOMERY PLS 1480  
PROFESSIONAL LAND SURVEYOR

06/12/2020

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

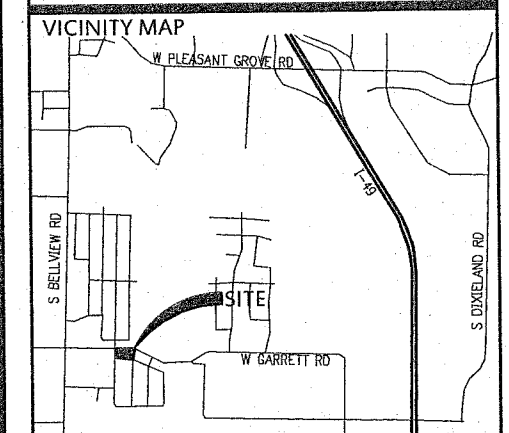
STATE PLAT CODE: 500-18N-30W-0-03-400-04-1460

RECORD INFORMATION

OWNER:  
CITY OF ROGERS  
301 W CHESTNUT ST  
ROGERS, AR 72756-3770

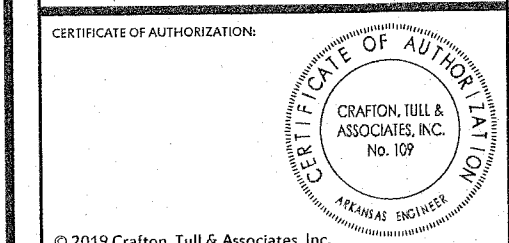
RE-PLAT OF LOTS 69, 70, 71 AND 72 OF LEXINGTON SUBDIVISION (PLAT RECORD 2005-654 & 655) CREATING LOTS 69A, 70A, AND 71A

PREPARED FOR:  
CITY OF ROGERS, ARKANSAS



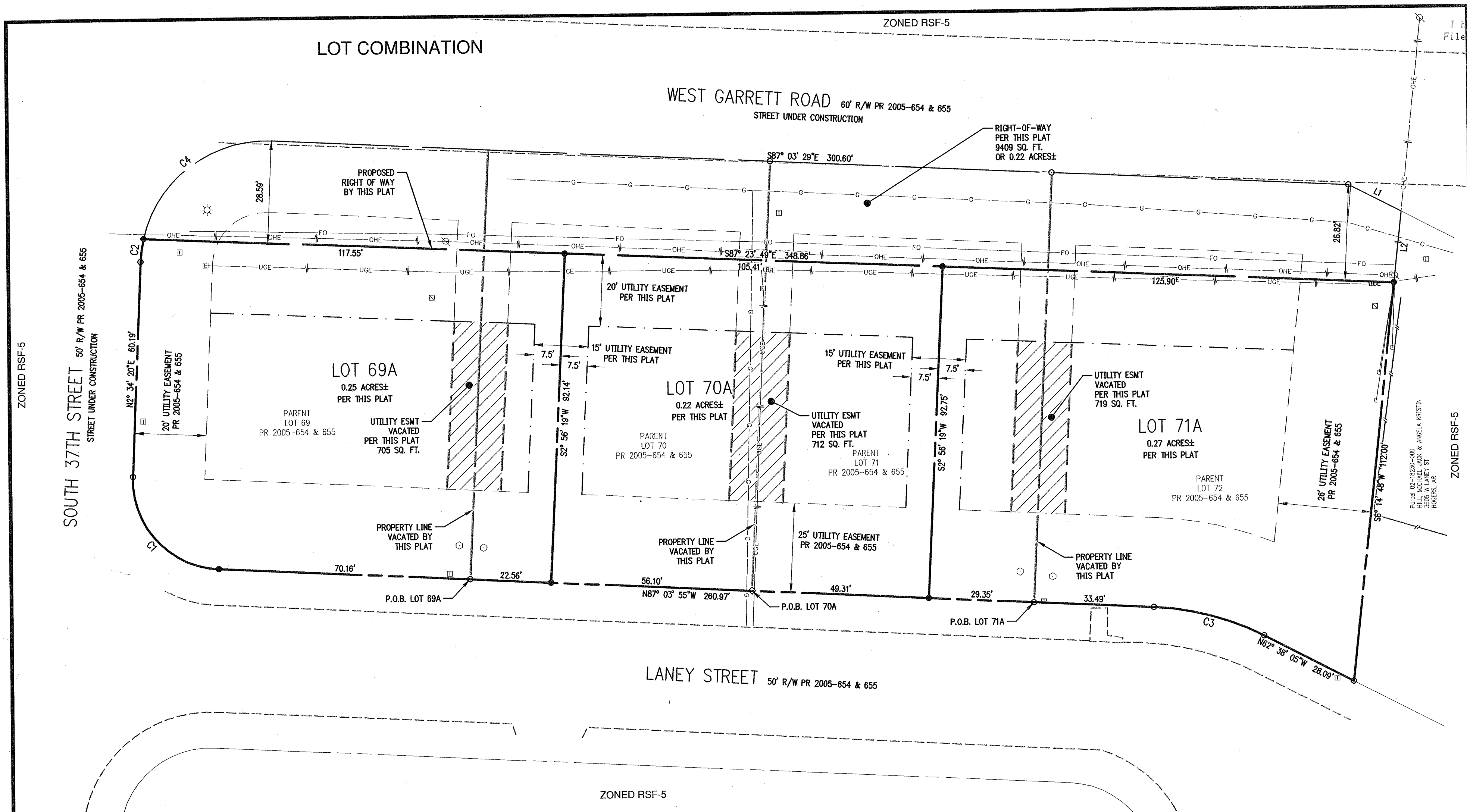
DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	08/22/2019

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PROJECT NO: 17104403  
ISSUE DATE: 04/26/2019  
CONTACT: K. MONTGOMERY  
CHECKED BY:  
SHEET NO:

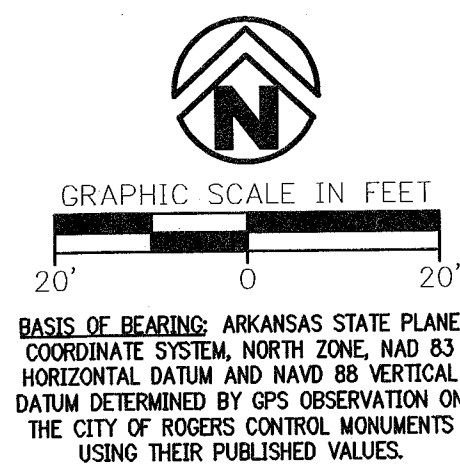
DRAWING: G:\1710403\_6 GARRETT\INSTRUMENTS\SURVEY\DWG\1710403 REPLAT.DWG  
DATE: 04/26/2019 11:20:47 AM  
LAST PLOTTED BY: KEVIN MONTGOMERY, 8/22/2019 2:03:37 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	16.44'	S62° 32' 11"E
L2	19.94'	S6° 14' 48"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.11'	25.00'	89°37'36"	N42° 14' 47"W	35.24'
C2	6.46'	35.00'	10°34'57"	N7° 51' 35"E	6.46'
C3	31.98'	75.00'	24°25'56"	N74° 51' 00"W	31.74'
C4	48.74'	35.00'	79°47'40"	N53° 02' 53"E	44.90'

- LEGEND
- FOUND IRON PIN
  - FOUND MAG NAIL
  - SET MAG NAIL
  - SET IRON PIN W/CAP
  - CALCULATED
  - LIGHT POLE
  - WATER METER
  - POWER POLE
  - GUY WIRE
  - ELECTRIC BOX OR TRANSFORMER
  - TELEPHONE BOX
  - CABLE TV BOX
  - PROPERTY LINE
  - EXISTING EASEMENT
  - EXISTING R/W
  - PROPOSED EASEMENT
  - OVERHEAD ELECTRIC
  - UNDERGROUND ELECTRIC
  - GAS LINE
  - FIBER OPTIC
  - WOOD PRIVACY FENCE

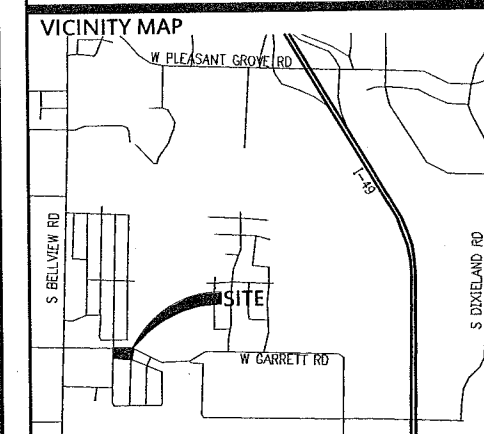


User Name: LAURA  
CERTIFICATE OF RECORD  
STATE OF ARKANSAS, COUNTY OF BENTON  
I hereby certify that this instrument was  
Filed and Recorded in the Official Records  
L202038467 7/1/2020 11:31:10 AM  
Brenda DeShields, Circuit Clerk  
BENTON CO, AR FEE \$20.00

RECORD INFORMATION

RE-PLAT OF LOTS 69, 70, 71 AND 72 OF LEXINGTON  
SUBDIVISION (PLAT RECORD 2005-654 & 655)  
CREATING LOTS 69A, 70A, AND 71A

PREPARED FOR:  
CITY OF ROGERS, ARKANSAS



DELTA	DESCRIPTION	DATE
1	REV PER CITY COMMENTS	08/22/2019

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901 N. 47th St., Suite 200  
Rogers, Arkansas 72756

**Crafton Tull**  
architecture | engineering | surveying  
479.636.4838 | 479.631.6224 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC.  
No. 109  
ARCHITECT/ENGINEER

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PROJECT NO: 17104403  
ISSUE DATE: 04/26/2019  
CONTACT: K. MONTGOMERY  
CHECKED BY:  
SHEET NO: