

TRACT SPLIT

ADJACENT LAND OWNERS

- 1) OLIVER, KENDRICK & HALEY
808 W LILAC ST
ROGERS, AR 72756
PARCEL #02-06907-002
ZONED: T4.1
- 2) MCLEAN, JENNIFER L ESTATE
806 W LILAC ST
ROGERS, AR 72756
PARCEL #02-06907-001
ZONED: HC
- 3) BAKER, JOE B & BETTY A
PO BOX 280
ROGERS, AR 72757
PARCEL #02-06906-000
ZONED: T5.2
- 4) VBI PROPERTIES LLC
PO BOX 664
VAN BUREN, AR 72956
PARCEL #02-01497-000
ZONED: HC
- 5) TRUMBO, BONNIE
823 W LINDEN ST
ROGERS, AR 72756
PARCEL #02-09789-000
ZONED: T4.2
- 6) TRAILSIDE PROPERTIES LLC
3589-3 N SHILOH DR #85
FAYETTEVILLE, AR 72703
PARCEL #02-06909-000
ZONED: T4.1
- 7) BELL, KATHLEEN & BRUCE
21975 BELL LN
ROGERS, AR 72756
PARCEL #02-06910-000
ZONED: T4.1
- 8) SIC, JOSE N
812 W LILAC ST
ROGERS, AR 72756
PARCEL #02-06908-000
ZONED: T4.1

FIELD WORK:
SEPTEMBER 24, 25 & 26, 2024

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

REFERENCE DOCUMENTS:

- 1) FINAL PLAT OF QUAIL RUN ADDITION PHASE 2
FILED IN BOOK 11 AT PAGE 218
- 2) FINAL PLAT OF P.G. SMITH SUBDIVISION
FILED IN BOOK A AT PAGE 43
- 3) PLAT OF SURVEY FILED IN BOOK 20 AT PAGE 191
- 4) PLAT OF SURVEY FILED IN BOOK 2012 AT PAGE 466
- 5) PLAT OF SURVEY FILED IN BOOK 14 AT PAGE 43
- 6) PLAT OF SURVEY FILED IN BOOK 2 AT PAGE 148
- 7) PLAT OF SURVEY FILED IN BOOK 7 AT PAGE 67
- 8) PLAT OF SURVEY FILED IN BOOK 9 AT PAGE 179
- 9) PLAT OF SURVEY FILED IN BOOK G AT PAGE 13
- 10) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 457
- 11) PLAT OF SURVEY FILED IN BOOK 10 AT PAGE 2
- 12) WARRANTY DEED FILED IN BOOK L2024 AT PAGE 19200
- 13) WARRANTY DEED FILED IN BOOK 92 AT PAGE 37389

PROPERTY ZONED:
T4.1 - NEIGHBORHOOD MEDIUM-INTENSITY

BUILDING SETBACKS:

MIN. EXTERIOR YARD 10ft
MIN. INTERIOR YARD 05ft
MIN. INTERIOR YARD, ALLEY SIDE 00ft
**MAX EXTERIOR YARD DEPTH PROVIDED MAY NOT BE LESS THAN 75% NOR MORE THAN 125% OF THE AVERAGE PROVIDED BY THE TWO NEAREST HOMES SHARING THE SAME BLOCKFACE WHEN THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN NEIGHBORHOOD.

PLAT NOTES:

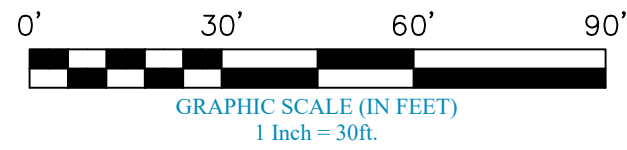
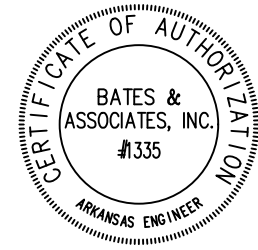
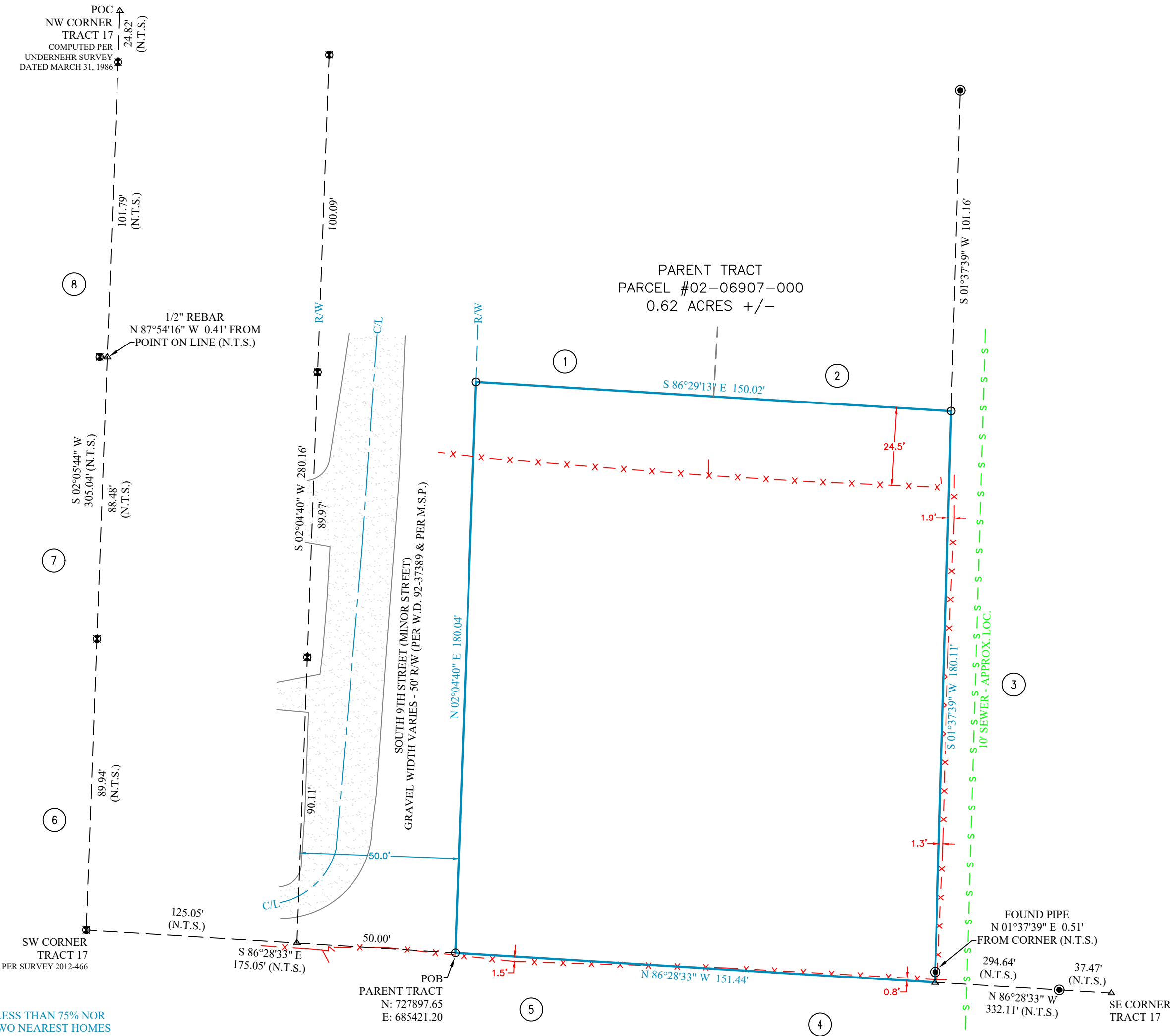
1) RECORD (R) BEARINGS AND DISTANCES CANNOT BE SHOWN DUE TO THE NATURE OF THE LEGAL DESCRIPTION GIVEN IN WARRANTY DEED L2024-19200.

2) SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

3) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

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 #05007C0260K. DATED 06/ 05/ 2012)

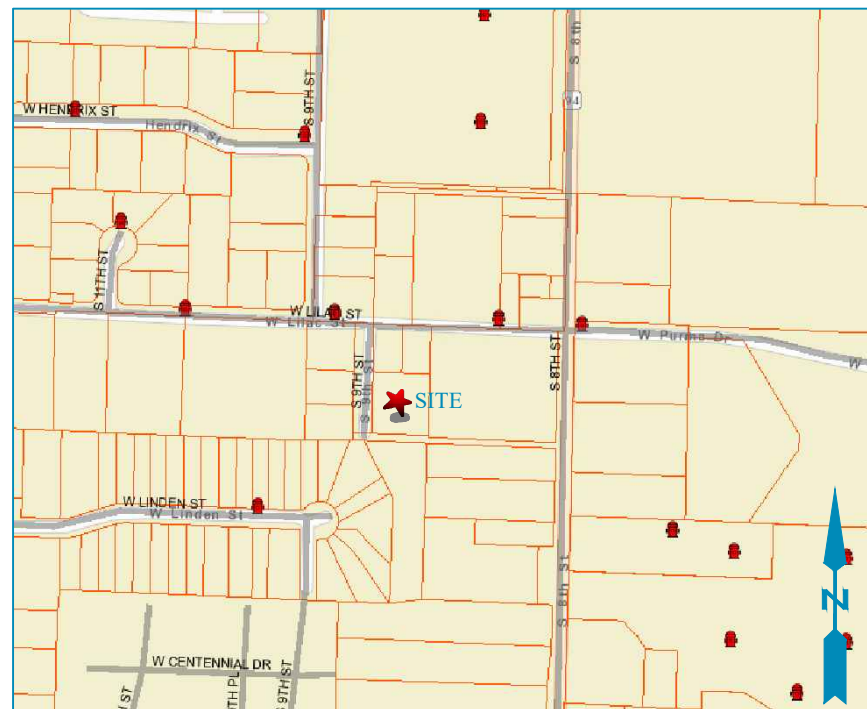


I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF SEPTEMBER, 2024.

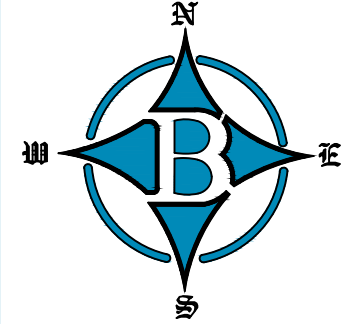


DATE:
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



RECORDING NUMBER/DATE



- LEGEND:
- BOUNDARY LINE (MEASURED)
 - BOUNDARY LINE (EXISTING)
 - FORTY LINE/ TIE LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - SEWER LINE
 - FENCE

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- FOUND 1/2\"/>



Engineers - Surveyors

7230 S. Pleasant Ridge Dr. • Fayetteville, Arkansas 72704 • 479.442.9390

FOR USE AND BENEFIT OF:

STONE HARBOR CUSTOM HOMES

ADDRESS: SOUTH 9TH STREET, ROGERS, ARKANSAS

DATE: XX/XX/XX SCALE: 1\"/>

LOCATION: XX SURVEYED: DRAFTED: SECTION: XX TRANS: AM

TOWNSHIP: XX NORTH DRAFT DATE: XX RANGE: XX WEST

REVIEWED: DT COA #1335

DRAWING #24-246