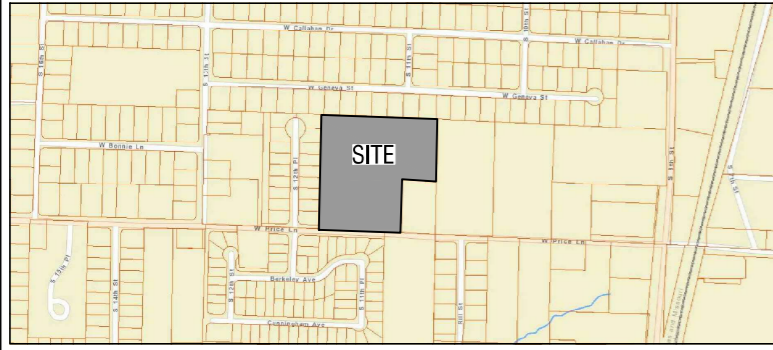


VICINITY MAP - ROGERS, AR  
NOT TO SCALE FOR CLARITY



NOTES:

1. PARCEL #02-01999-000
2. CURRENT ZONING: A-1, AGRICULTURAL
3. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
4. BOUNDARY BASED ON:
  - I. TRUSTEES WARRANTY DEED, FILE #L202362814
  - II. PLAT OF SURVEY, BOOK 14, PAGE 63
  - III. PLAT OF SURVEY, BOOK 16, PAGE 30
  - IV. FINAL PLAT OF SCHRADER III SUBDIVISION, BOOK 16, PAGE 188
  - V. FINAL PLAT OF BANZ 4TH ADDITION, BOOK 18 PAGE 2901
  - VI. FINAL PLAT OF COURTYARD II SUBDIVISION, BOOK 2006, PAGE 179
5. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0270K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.
6. DURING THE COURSE OF THE FIELD WORK, THERE WERE NO STRIPED DELINEATED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
7. DURING THE COURSE OF THE FIELD WORK, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITION.
8. DURING THE COURSE OF THIS SURVEY, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR.
9. DURING THE COURSE OF THE FIELDWORK, THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. ALL APPURTENANT OFF-SITE EASEMENTS PROVIDED TO THE SURVEYOR, IF ANY, ARE SHOWN HEREON.
11. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE AS PER SCALED AERIAL IMAGERY FROM THE CITY OF ROGERS GIS MAPS AND EVIDENCE OF ABOVE GROUND UTILITIES. UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN FIELD VERIFIED. A ONE-CALL UTILITY LOCATE HAS NOT BEEN REQUESTED AT THIS TIME.
12. PHYSICAL ADDRESS: 1101 WEST PRICE LANE, ROGERS, AR 72758

ZONING & SETBACKS:

ZONED: A-1  
 SETBACKS:  
 FRONT: 40'  
 SIDE: 20'  
 REAR: 35'

SIGNIFICANT OBSERVATIONS:

- E1: ADJACENT FENCE LINE APPEARS TO POSSIBLY CROSS ONTO SUBJECT PROPERTY BY AS MUCH AS 1.80' AS SHOWN.
- E2: ADJACENT FENCE LINE APPEARS TO POSSIBLY CROSS ONTO SUBJECT PROPERTY BY AS MUCH AS 6.33' AS SHOWN.

PARCEL #02-01999-000 AS-SURVEYED LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST QUARTER OF THE SAID TEN ACRE TRACT, AND RUNNING THENCE S01°44'57"W 353.99 FEET; THENCE N86°30'02"W 200.39 FEET; THENCE S01°38'36"W 255.17 FEET TO THE NORTHERN RIGHT OF WAY OF WEST PRICE LANE, AND RUNNING ALONG SAID RIGHT OF WAY N86°27'18"W 463.04 FEET; THENCE LEAVING SAID RIGHT OF WAY N02°24'06"E 620.49 FEET; THENCE S86°20'50"E 655.85 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.11 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

SCHEDULE "A" DESCRIPTION:

AWAITING TITLE COMMITMENT

SCHEDULE B II ITEMS:

AWAITING TITLE COMMITMENT

SURVEYORS CERTIFICATION:

TO:

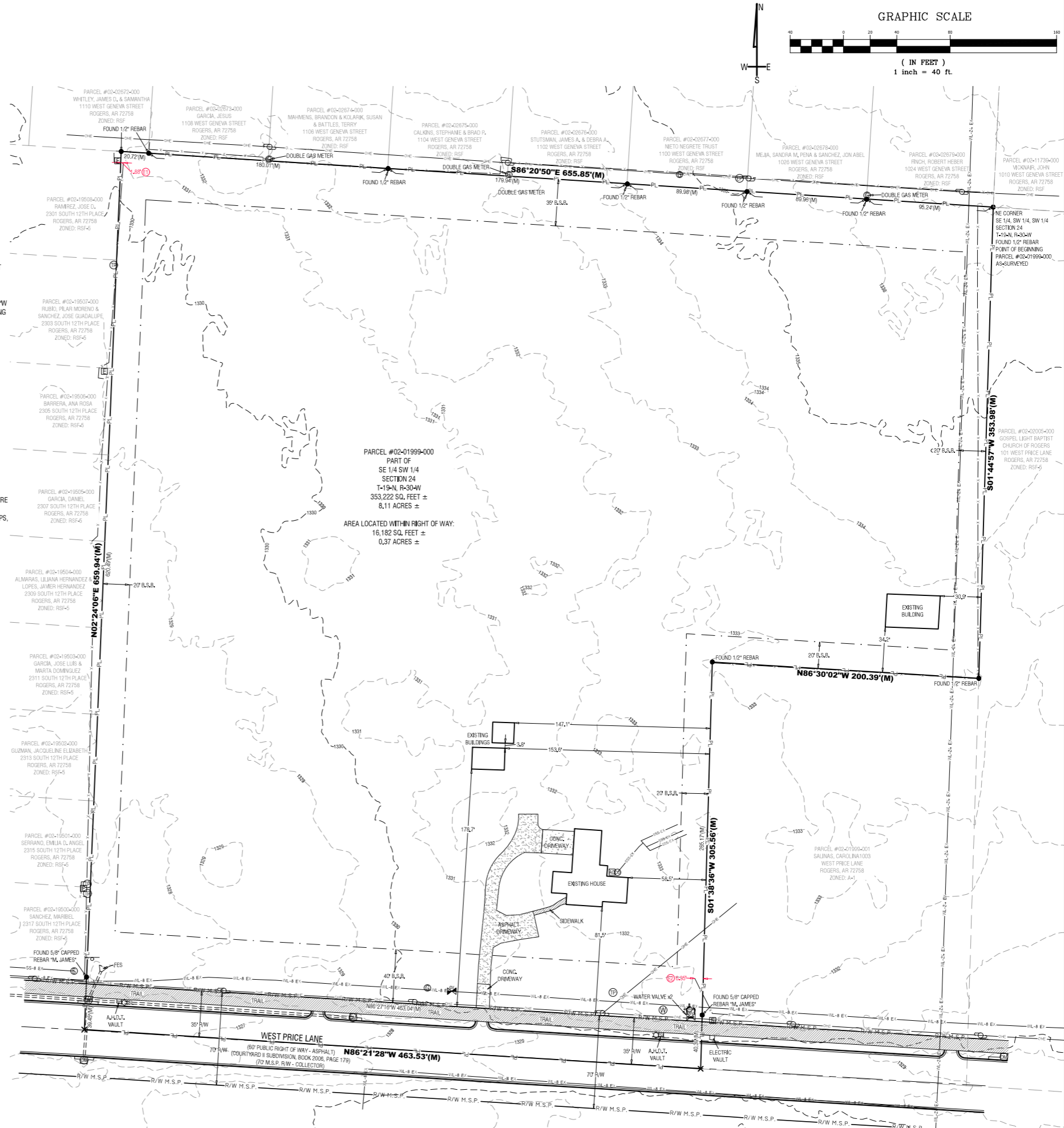
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 8, 9, 13 & 16-19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 1/19/2024

DATE OF PLAT OR MAP: 1/19/2024  
 REGISTRATION/LICENSE #1118

DAVID L. JORGENSEN  
 REGISTERED LAND SURVEYOR NO. 1118

ADDRESS:  
 124 WEST SUNBRIDGE DRIVE, SUITE 5  
 FAYETTEVILLE, AR 72703



124 W Sunbridge Drive, Suite 5  
 Fayetteville, AR 72703  
 Office 479.442.9127  
 www.jorgensenassoc.com  
 Established 1985

**JORGENSEN + ASSOCIATES**  
 Civil Engineering + Surveying

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SANITARY CLEAN OUT
- STORM DRAIN MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- AC UNIT ON PAD
- GAS METER
- GAS VALVE
- UTILITY MARKER
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

PROPERTY LINE  
 FORTY LINE / PROPERTY LINE  
 ADJOINING PROPERTY LINE  
 CENTERLINE OF ROAD  
 RIGHT OF WAY  
 BUILDING SETBACK  
 UTILITY EASEMENT  
 FENCE LINE  
 WALL  
 EXISTING WATER LINE  
 EXISTING SEWER LINE  
 EXISTING SEPTIC SYSTEM  
 EXISTING DRAIN PIPE  
 EXISTING OVERHEAD ELECTRIC

**PROJECT DETAILS**

**PROJECT TITLE:**  
 KIFER ALTA / NSPS  
 LAND TITLE SURVEY

**PROJECT LOCATION:**  
 ROGERS, AR

DATE: 1/19/2024  
 DRAWN BY: JH  
 PROJECT #2024004  
 FILE PATH: Z:\LOTS\2024004  
 SHEET SIZE: 22" x 34"  
 SCALE: 1" = 40'

**CERTIFICATE OF AUTHORIZATION**  
 JORGENSEN + ASSOCIATES  
 No. 722  
 ALTA/NSPS - ENG. 188

**SHEET TITLE**  
 ALTA / NSPS LAND TITLE SURVEY

**SHEET NUMBER**  
 1 OF 1