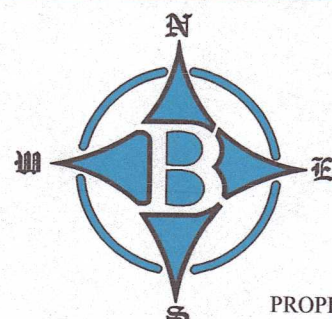
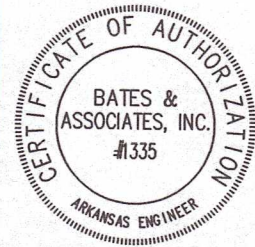




PROPERTY LINE ADJUSTMENT

CITY OF FAYETTEVILLE PROJECT: PLA-2024-0009

ADJACENT LAND OWNERS

- GAZZOLA JOINT REVOCABLE TRUST
356 E FAIRWAY LN
FAYETTEVILLE, AR 72701-7158
PARCEL #765-16254-000
ZONED: C-1 & C-2
- CCV DT ROGERS HOLDINGS LLC; DRIVER DEVELOPMENT
5414 W PINNACLE POINTE DR STE 402
ROGERS, AR 72758-8981
PARCEL #765-22360-002
ZONED: C-1
- BELGREENS LLC
534 BROOKS AVE
VENICE, CA 90291
PARCEL #765-22360-000
ZONED: C-1
- AIRWAYS FREIGHT CORP
PO BOX 1888
FAYETTEVILLE, AR 72702-1888
PARCEL #765-16250-004
ZONED: R-A
- CITY OF FAYETTEVILLE
113 W MOUNTAIN ST
FAYETTEVILLE, AR 72701-6083
PARCEL #765-16251-003
ZONED: P-1
- BEASLEY, ANTONIO
1877 MADISON 8340
HINDSVILLE, AR 72738-8001
PARCEL #765-19724-000
ZONED: RI-12
- ORZOCO, MARY JANE E & TALLEY, MARK C
25 NORTH STATE HWY 116
BOONEVILLE, AR 72927
PARCEL #765-19723-000
ZONED: RI-12

PLAT PAGE INDEX

439

PROPERTY OWNER:
MAD SKY CONSTRUCTION LLC
BLEAUX BARNES
PO BOX 1146
FARMINGTON, AR 72730

LAST SITE VISIT:
JANUARY 24, 2024

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

SURVEY DESCRIPTIONS:

TRACT 1 PREVIOUS SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF NORTH RUPPLE ROAD WHICH IS S02°19'20" W 444.07' AND N88°32'49" W 15.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°13'48" W 188.89', THENCE LEAVING SAID RIGHT-OF-WAY N87°43'21" W 209.76', THENCE N02°13'48" E 185.87', THENCE S88°32'49" E 209.78' TO THE POINT OF BEGINNING, CONTAINING 0.90 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 1 ADJUSTED SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY OF NORTH RUPPLE ROAD WHICH IS S02°19'20" W 444.07' AND N88°32'49" W 15.00' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S02°13'48" W 188.89', THENCE LEAVING SAID RIGHT-OF-WAY N87°43'21" W 224.74', THENCE N02°03'04" E 101.21', THENCE N58°36'27" E 18.37', THENCE N02°13'48" E 74.48', THENCE S88°32'49" E 209.78' TO THE POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2 PREVIOUS SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°19'20" W 444.07' AND N88°32'49" W 224.78' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°13'48" W 18.00', THENCE S88°32'49" E 212.50' TO THE POINT OF BEGINNING, CONTAINING 1.07 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TRACT 2 ADJUSTED SURVEY DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°19'20" W 444.07' AND N88°32'49" W 224.78' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°13'48" W 74.48', THENCE S88°32'49" E 212.50' TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PLAT NOTES:

1. SOME FEATURES AND/OR SYMBOLS ON THESE EXHIBITS MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.

2. 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.

INGRESS AND EGRESS EASEMENT
GRANTED TO ALLOW PASSAGE OF MOTOR VEHICLES & PEDESTRIANS
TO USE DRIVEWAY TO AND FROM PARCEL #765-16251-001 TO ACCESS
ARKANSAS STATE HWY #16 PER B. 2013, P. 15937

LINE	BEARING	DISTANCE
L1	S 58°36'27" W	18.37'
L2	N 01°27'11" E	20.00'
L3	S 87°00'56" E	23.11'

*TRACTS 1 & 2 ARE
PART OF PARCEL
#765-16251-001

TRACT 1 PER SURVEY 2022-8565
0.90 ACRES PREVIOUS
0.94 ACRES ADJUSTED

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	15.00'	23.56'	21.21'	N 43°32'49" W	90°00'00"	15.00'
C2	26.80'	13.29'	13.16'	N 57°59'32" E	28°25'04"	6.79'
C3	46.80'	42.44'	41.00'	S 50°56'09" W	51°57'21"	22.80'
C4	15.00'	23.56'	21.21'	S 46°27'11" W	90°00'00"	15.00'

APPROVED FOR RECORDATION
FAYETTEVILLE PLANNING
ADMINISTRATION

By: *[Signature]* Date: 5/13/24

FAYETTEVILLE CERTIFICATE OF OWNERSHIP & DEDICATION:

WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO CITY OF FAYETTEVILLE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF FAYETTEVILLE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED HEREON AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF FAYETTEVILLE, ARKANSAS.

DATE OF EXECUTION: 3/6/24

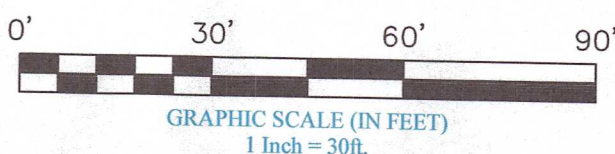
SIGNED: *[Signature]*
REGISTERED LAND SURVEYOR
NO. 1642
STATE OF ARKANSAS

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 WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0204G. DATED 01/25/2024)

REFERENCE DOCUMENTS:

- 1) PLAT OF SURVEY FILED IN BOOK 2003 AT PAGE 39692
- 2) PLAT OF SURVEY FILED IN BOOK 2013 AT PAGE 15935
- 3) FINAL PLAT OF WHM LAND INVESTMENTS, INC. FILED IN BOOK 17 AT PAGE 102
- 4) PLAT OF SURVEY FILED IN BOOK 2019 AT PAGE 1004
- 5) CORRECTION WARRANTY DEED FILED IN BOOK 2003 AT PAGE 54529
- 6) WARRANTY DEED FILED IN BOOK 2014 AT PAGE 26623
- 7) DRIVEWAY EASEMENT WITH CONVEYANTS, CONDITIONS AND RESTRICTIONS FILED IN BOOK 2013 AT PAGE 15937
- 8) WARRANTY DEED FILED IN BOOK 2021 AT PAGE 23699
- 9) PLAT OF SURVEY FILED IN BOOK 24 AT PAGE 461



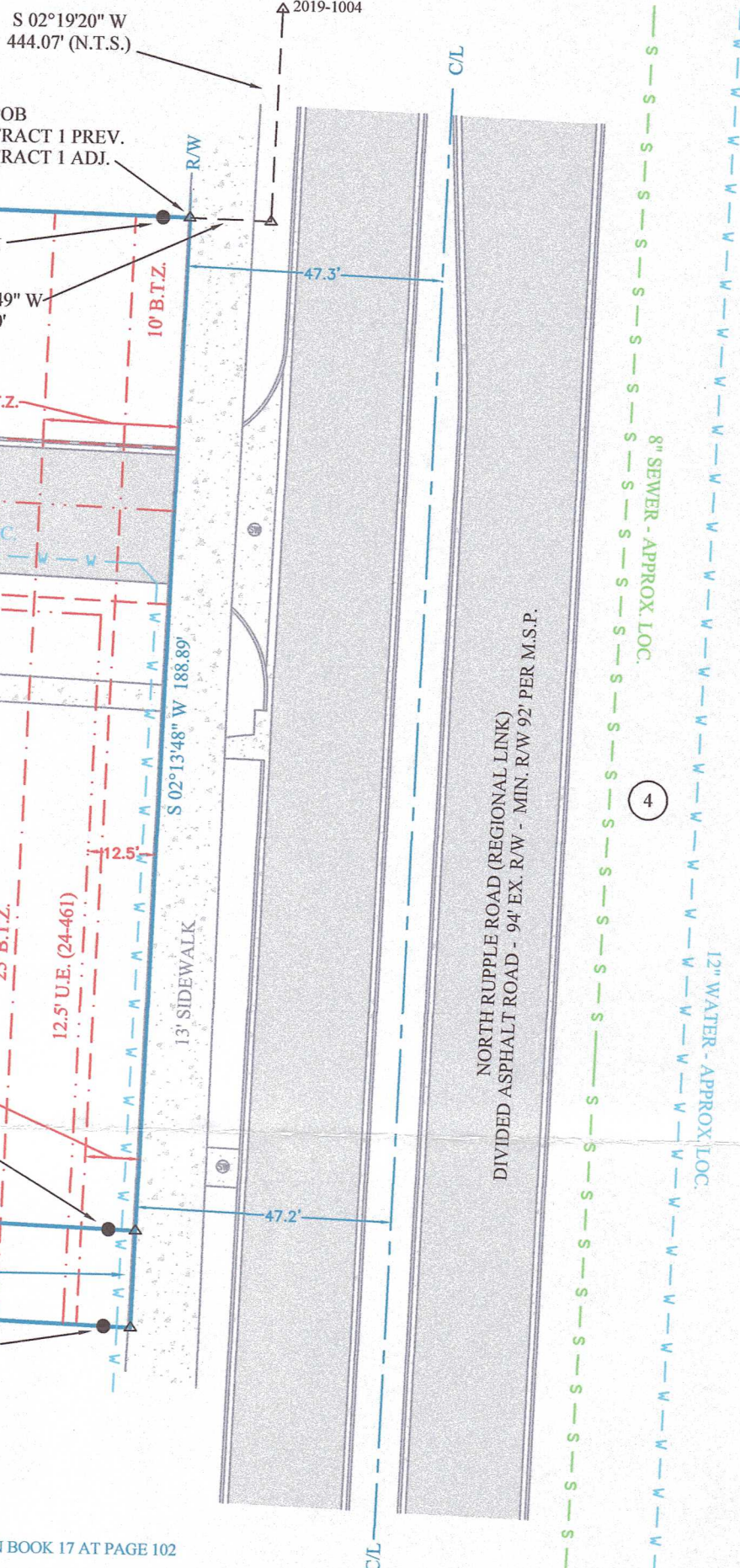
STATE RECORDING NUMBER:
500-16N-31W-0-12-240-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 24th DAY OF JANUARY 24, 2024.



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.

POC
NE CORNER
NW 1/4, SE 1/4
SECTION 12
T-16-N, R-31-W
PER SURVEY
2019-1004

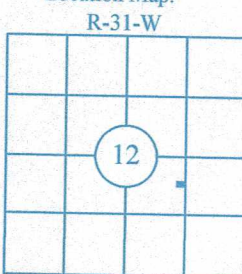


RECORDING NUMBER/DATE

Doc ID: 021604140001 Type: REL
Kind: SURVEY
Date: 01/24/2024 at 10:18:03 AM
Page: 1 of 1
Fayetteville, AR
Washington County, AR
Kyle Sylvester Circuit Clerk
File 2024-00013242

- LEGEND:
- THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
- SEWER LINE
 - SEWER SERVICE LINE
 - WATER LINE
 - WATER SERVICE LINE
 - STORM PIPE
 - INGRESS & EGRESS EASEMENT
 - UTILITY EASEMENT
 - BUILDING SETBACK
 - BOUNDARY LINE (MEASURED)
 - PARCEL LINE
 - PORTY LINE/TIE LINE
 - CENTERLINE OF ROAD
 - RIGHT-OF-WAY
 - WATER VALVE
 - WATER METER

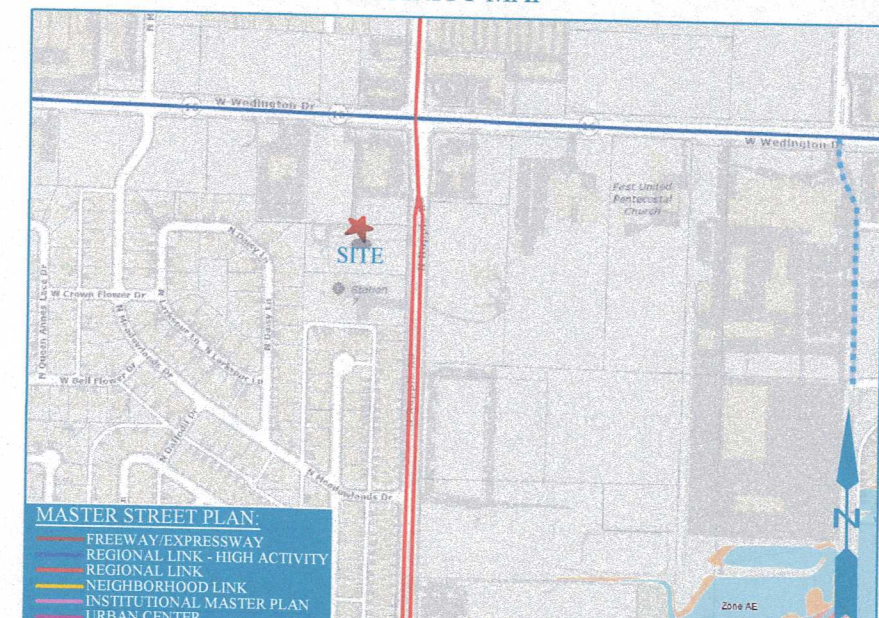
Location Map:



PROPERTY ZONED:
CS (COMMUNITY SERVICES)
-WEDINGTON CORRIDOR MASTER PLAN AREA

BUILDING SETBACKS:
FRONT 10R - 25R BUILD-TO-ZONE (B.T.Z.)
SIDE NONE
SIDE 15R (CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT)
REAR 00R
REAR 15R (CONTIGUOUS TO A SINGLE-FAMILY RESIDENTIAL DISTRICT)

VICINITY MAP



VICINITY MAP NOT TO SCALE

FOR USE AND BENEFIT OF:

MAD SKY CONSTRUCTION LLC
ADDRESS: 877 600 & 911 N. RUPPLE RD.
FAYETTEVILLE, ARKANSAS

DATE: 02/05/24 SCALE: 1"=20'
SURVEYED: DRAFTED:
CW CT, JCR
DRAFT DATE: 02/12/24
REVIEWED: DT
COA #1335

DWG #17-399 PLA 2024 V2