

VICINITY MAP

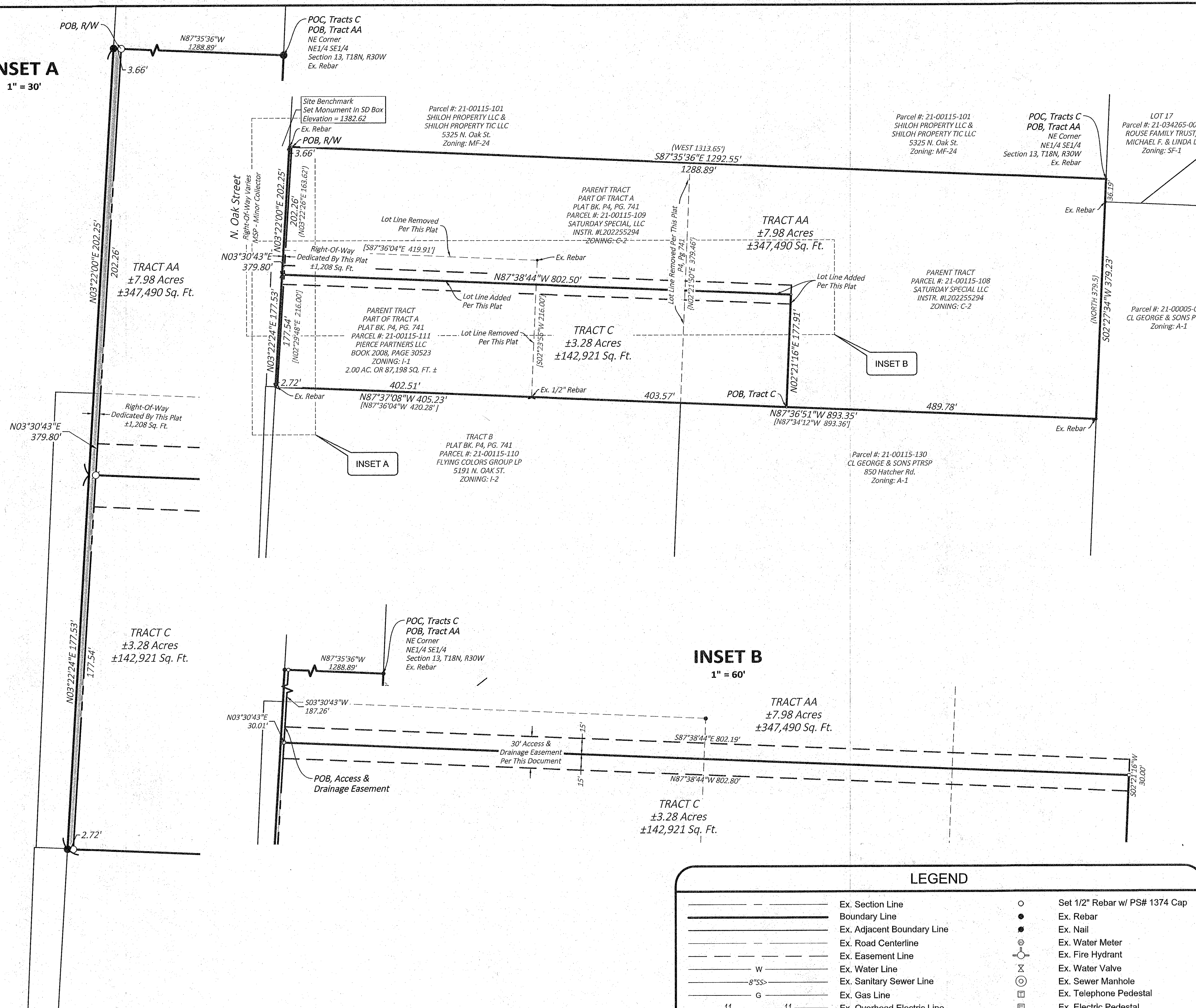
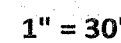
The map is a vicinity map of a residential area in Bethel, Alaska. It features a grid of streets with various labels. A callout box with the text "PROJECT LOCATION" points to a specific area near the intersection of Central Ave and Hatcher Rd. A north arrow is located in the bottom right corner. The map includes labels for streets such as South Ave, Central Ave, Hatcher Rd, and others. It also shows a river and some commercial areas like "J.B. HUNT CORPORATE DR" and "R29W".

Zoning - General Commercial (C-2)				
Building Setbacks				
Front Setback	Front Setback if parking is allowed between R-Q-W and the building	Side Setback (subject to applicable fire and building codes)	Side Setback when contiguous to a residential district	Rear Setback
30'	50'	0'	20'	20'

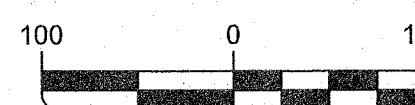
Zoning - Light Industrial District (I-1)				
Building Setbacks				
Front Setback	Front Setback if parking is allowed between R-O-W and the building	Side Setback (subject to applicable fire and building codes)	Setback Adjacent to residential uses	Rear Setback
30'	50'	0'	50'	25'

COMMENCING AT A REBAR AT THE NORTHEAST CORNER OF SAID NE1/4 SE1/4; THENCE ALONG THE NORTH LINE OF NE1/4 OF THE SE1/4 N87°35'36"W, 1288.89 FEET TO A REBAR; THENCE S03°30'43"W, 187.26 FEET, BEING THE POINT OF BEGINNING; THENCE S87°38'44"E, 802.19 FEET; THENCE S02°21'16"W, 30.00 FEET; THENCE N87°38'44"W, 802.80 FEET; THENCE N03°30'43"E, 30.01 FEET TO THE POINT OF BEGINNING, CONTAINING 24,075 SQ. FT.. MORE OR LESS

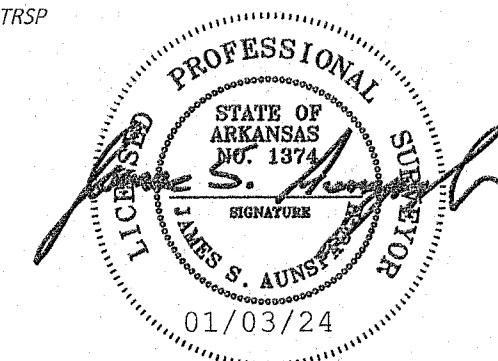
of 4



Grid North



Scale in Feet
1 Inch = 100 Feet



HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

SATURDAY SPECIAL, LLC

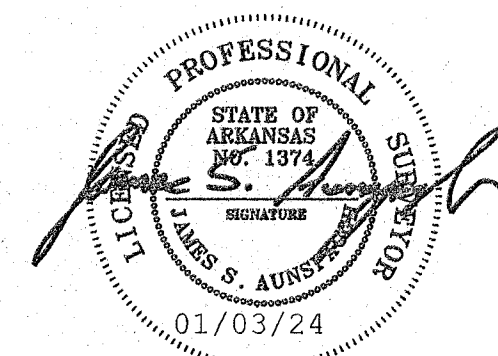
City of Springdale,
Benton County, Arkansas

Prepared For: Saturday Special LLC
Project Number IS23-35

INFORMAL PLAT

Revisions	
1	10.10.23 - REVISE TRACT AA & C
2	12.04.23 - CITY COMMENTS
3	12.20.23 - CITY COMMENTS

Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 100'
Date: 06.19.2023	Plot Scale: 1
Project No.: 52387.001	DWG Name: LOT SPLIT



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**City of Springdale,
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Prepared For: Saturday Special LLC
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INFORMAL PLAT

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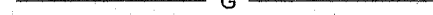
Drawn By: JDS	Vert. Scale: N/A
Approved By: JSA	Horiz. Scale: 1" = 40'
Date: 06.19.2023	Plot Scale: 1
Project No.: 52387.001	DWG Name: LOT SPLIT

SHEET

3

of 4

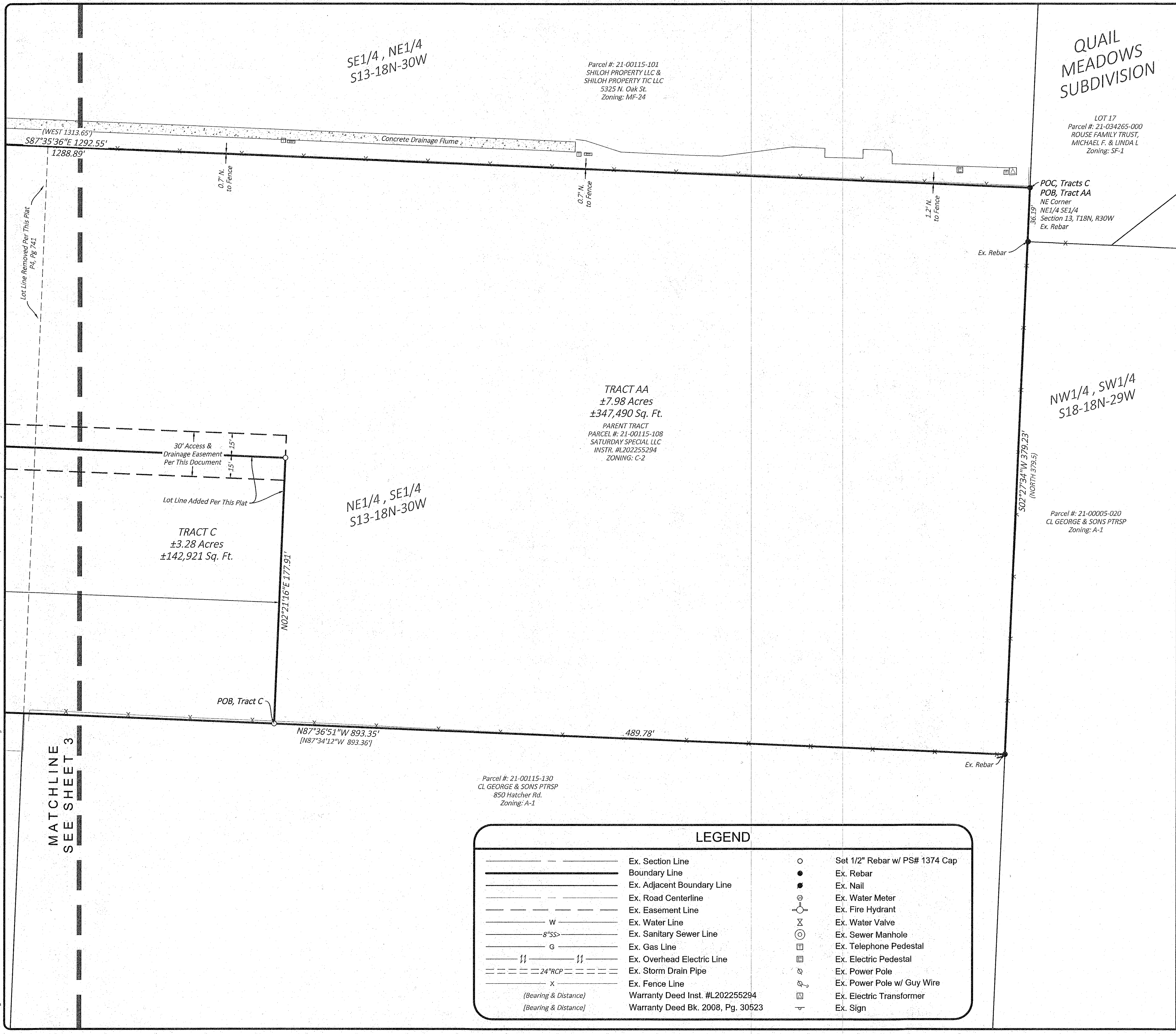
LEGEND

	Ex. Section Line		Set 1/2" Rebar w/ PS# 1374 Cap
	Boundary Line		Ex. Rebar
	Ex. Adjacent Boundary Line		Ex. Nail
	Ex. Road Centerline		Ex. Water Meter
	Ex. Easement Line		Ex. Fire Hydrant
	Ex. Water Line		Ex. Water Valve
	Ex. Sanitary Sewer Line		Ex. Sewer Manhole
	Ex. Gas Line		Ex. Telephone Pedestal
	Ex. Overhead Electric Line		Ex. Electric Pedestal
	Ex. Storm Drain Pipe		Ex. Power Pole
	Ex. Fence Line		Ex. Power Pole w/ Guy Wire
	Warranty Deed Inst. #L202255294		Ex. Electric Transformer
	Warranty Deed Bk. 2008, Pg. 30523		Ex. Sign

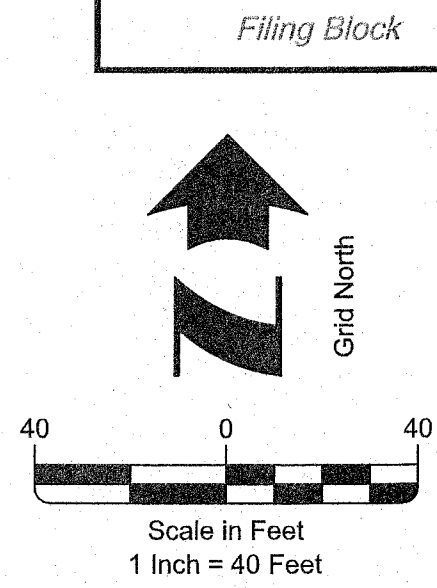
(Bearing & Distance)

(Bearing & Distance)

Plotting Name: A:\202000A\25257\001\BRYGADD\Sheets\V-PLAN-INFORMAL PLAT-0525257.dwg Last Modified: Dec 22, 2023 - 2:26pm Plotted on: Jan 02, 2024 - 9:25am by dble65



User Name: CHELSEA
CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
L202402726 1/18/2024 1:50:01 PM
Brenda DeShields, Circuit Clerk
BENTON CO, AR FEE \$30.00



halff

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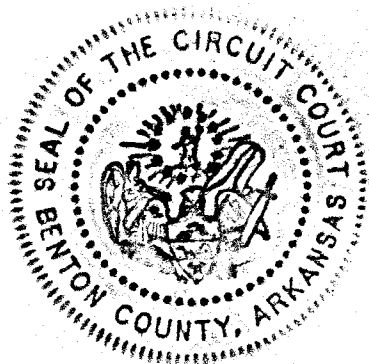
LEGEND	
	Ex. Section Line
	Boundary Line
	Ex. Adjacent Boundary Line
	Ex. Road Centerline
	Ex. Easement Line
	Ex. Water Line
	Ex. Sanitary Sewer Line
	Ex. Gas Line
	Ex. Overhead Electric Line
	Ex. Storm Drain Pipe
	Ex. Fence Line
	Warranty Deed Inst. #L202255294
	Warranty Deed Bk. 2008, Pg. 30523
	Set 1/2" Rebar w/ PS# 1374 Cap
	Ex. Rebar
	Ex. Nail
	Ex. Water Meter
	Ex. Fire Hydrant
	Ex. Water Valve
	Ex. Sewer Manhole
	Ex. Telephone Pedestal
	Ex. Electric Pedestal
	Ex. Power Pole
	Ex. Power Pole w/ Guy Wire
	Ex. Electric Transformer
	Ex. Sign

NOTE – THE PERSON SIGNING THIS DOCUMENT SHOULD BE AWARE THAT THEY ARE DOING SO AS AN OATH OF TRUTH AND THAT THE STATEMENTS THEY ARE MAKING IN THIS DOCUMENT ARE THUS MADE UNDER OATH SUBJECTING THE PERSON MAKING THE STATEMENTS TO BEING CRIMINALLY CHARGED WITH PERJURY OR FALSE SWEARING IN THE EVENT THE STATEMENTS MADE ARE NOT TRUTHFUL.

AFFIDAVIT OF COMPLIANCE

Being duly sworn, the undersigned states under oath and subject to the criminal penalties for Perjury or False Swearing that in connection with his/her filing of a plat that:

1. If the document being filed is a plat in the unincorporated area of the County, the plat includes evidence of the County Court's acceptance of: (A) Roads for perpetual maintenance and (B) Any dedication of land for public purposes. See § 14-17-208 of the Arkansas Code.
2. If the document being filed is a plat in the unincorporated area of the County which is not within the planning jurisdiction of a municipality the plat was approved by the County Planning Board. See § 14-17-208 of the Arkansas Code.
3. If the document being filed is a plat in the unincorporated area of the County which is within the planning jurisdiction of a municipality the plat was approved by the municipality's planning commission. See § 14-56-417 of the Arkansas Code.
4. If the document being recorded is a plat, within the territorial limits of a municipality, the plat was approved by the municipality's planning commission. See § 14-56-417 of the Arkansas Code.



Tamara Losh
PRINTED NAME

[Signature]
AFFIANT SIGNATURE

Brenda DeShields 1/18/2024
RECORDER SIGNATURE-DATE

by: Chelsea Birge