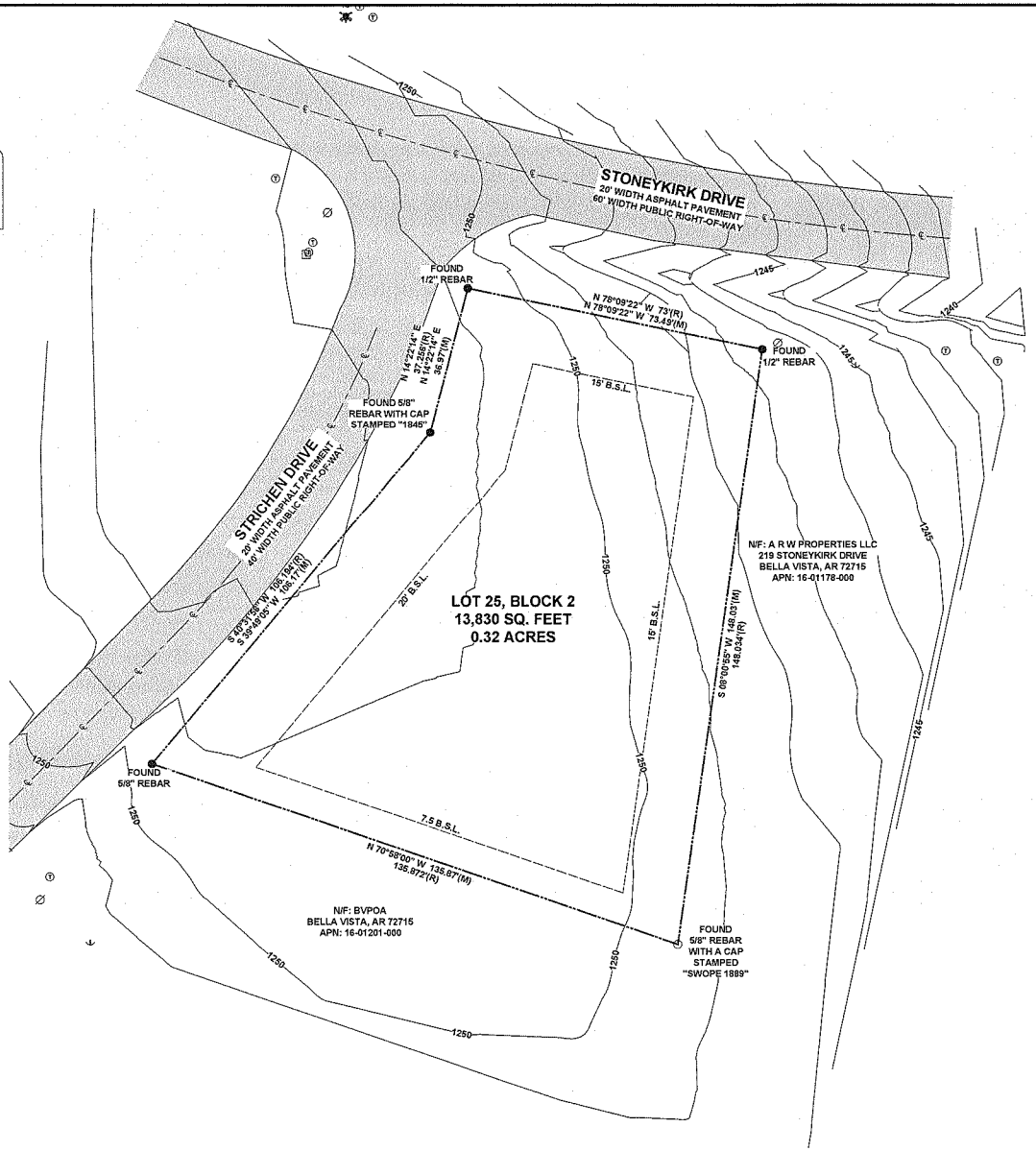
DEED INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS LOT 25, BLOCK 2 AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. L202329104, WITH A RECORDING DATE OF 06/09/2023 AT 03:06 P.M.

DEED DESCRIPTION

LOT 25, BLOCK 2, ABERDEEN SUBDIVISION, BELLA VISTA VILLAGE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P, PAGE 197, REPLAT IN BOOK R AT PAGE 92. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

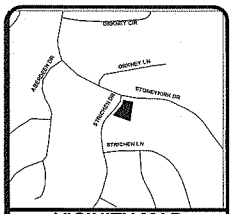


GRAPHIC SCALE

0 20' 40'

1 inch = 20 feet

Recording Block



VICINITY MAP
N.T.S.

LEGEND

- FOUND MONUMENT AS-NOTED
- SET MONUMENT AS-NOTED
- FIRE HYDRANT
- GUY ANCHOR
- ELECTRICAL BOX
- WATER METER
- POWER POLE
- TELEPHONE PEDESTAL
- (M) FIELD MEASUREMENT
- (R) RECORDED MEASUREMENT
- N/F NOW OR FORMERLY
- BOUNDARY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- BUILDING SET BACK
- OVERHEAD POWER LINE
- ASPHALT

BASIS OF BEARING:

THE BASIS OF BEARING OF THIS SURVEY IS PER GPS COORDINATE OBSERVATIONS ARKANSAS STATE PLANE, NORTH ZONE NAD83.

SURVEYOR'S CERTIFICATION

1. IN PROVIDING THIS SURVEY, NO ATTEMPT HAS BEEN MADE TO SHOW DATA CONCERNING SIZE, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE. ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
2. NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED WERE PROVIDED BY BENTON COUNTY RECORDS. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SWOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BENTON COUNTY GIS.
8. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN US SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
9. FIELD WORK WAS COMPLETED MAY 12, 2025.

FLOOD INFORMATION

THIS PROPERTY LIES IN ZONE 'X' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C37943, EFFECTIVE JUNE 5, 2012.

ZONE R-1 BUILDING SETBACKS	
FRONT	20'
SIDE	7.5'
REAR/EXTERIOR SIDE	15'

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com
Certificate of Authorization № 2831

SURVEY FOR

MICHAEL DAVELLO

OWNER INFORMATION:

N/F: DAVELLO, MICHAEL & BRYNN

T.B.D. STRICHEN DRIVE
BELLA VISTA, AR 72715
APN: 16-01177-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.
DATE OF EXECUTION: 09-02-2025

SIGNED: Phillip R. Swope
REGISTERED LAND SURVEYOR
NO.1889
STATE OF ARKANSAS

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 1889 — SIGNATURE — Phillip R. Swope — 09-02-2025

CERTIFICATE OF AUTHORIZATION — SWOPE CONSULTING — No. 2831 — ARKANSAS

DRAWN BY: S.FOSKITT	JOB NUMBER: 25-115
SUBMITTAL DATE: 05/20/2025	City Number:
DRAWING NAME: 25-115su.dwg	
SHEET NUMBER: 1 OF 1	

r:\-survey\25-115 davello topo\external references\25-115su.dwg - Plotted on 9/2/2025 2:58:31 PM @ a scale of 1:1 to dwg to pdf.pc3 by Shannon Foskitt