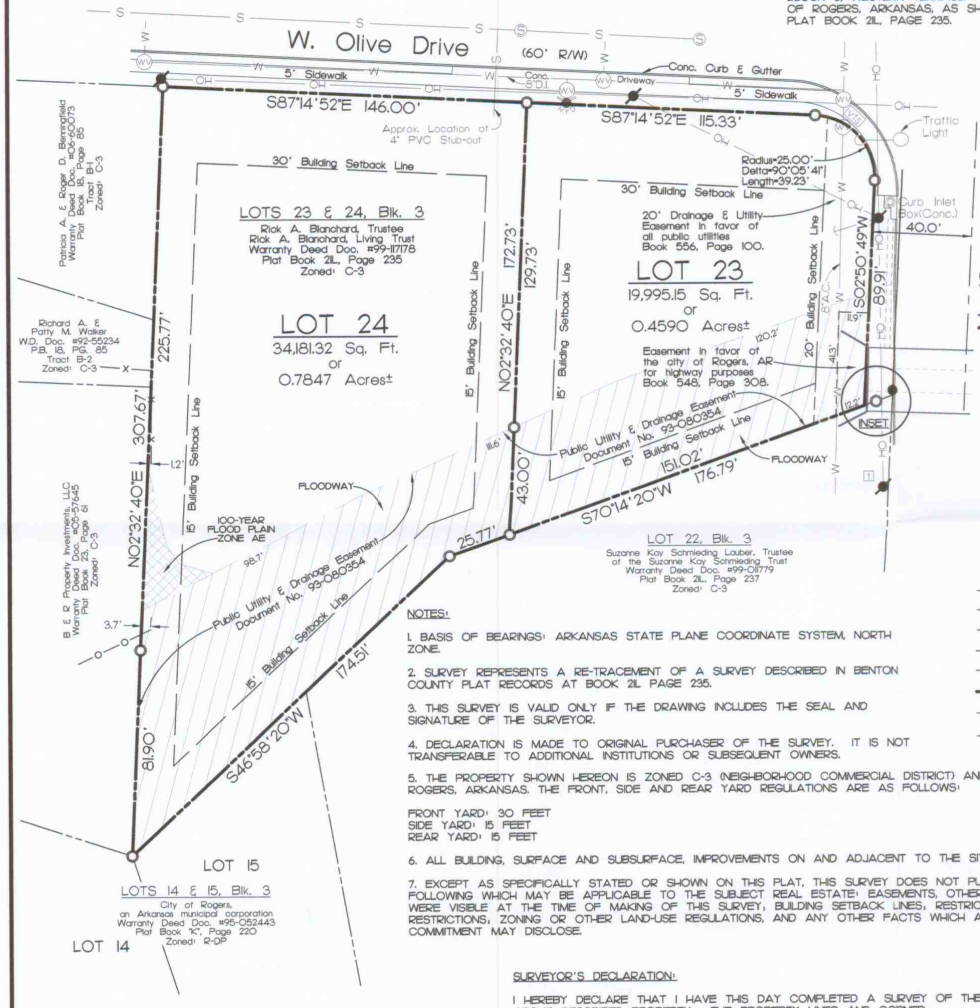
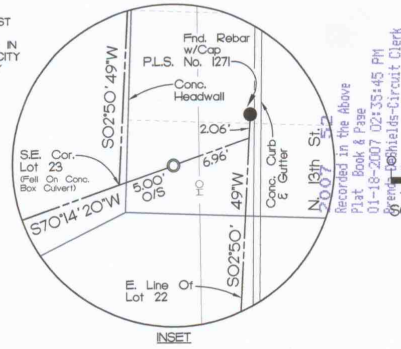
2007-52

LEGAL DESCRIPTION: DOCUMENT NO. 99-17178

LOT 23 AND LOT 24, BLOCK 3, WESTERN TERRACE FIRST ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING A LOT SPLIT OF LOT 19, 20, AND 21, IN BLOCK 3, WESTERN TERRACE FIRST ADDITION TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN IN BENTON COUNTY PLAT BOOK 21, PAGE 235.





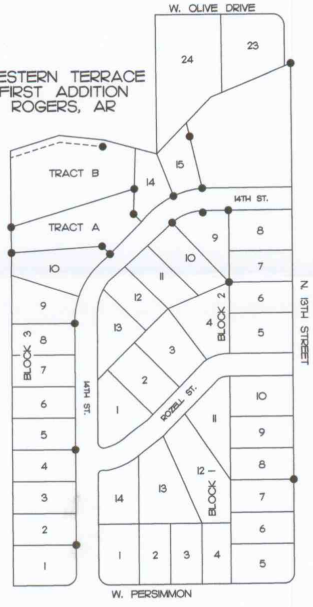
N. 13th St.
2007 52
Recorded in the Above Plat Book & Page
01-18-2007 02:35:45 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

40 80
SCALE : 1" = 40 FEET

LEGEND

- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/CAP
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE RISER
- UTILITY POLE W/GUY
- TRAFFIC SIGNAL VAULT
- TRAFFIC SIGNAL LIGHT
- W — WATER LINE
- S — SANITARY SEWER LINE
- OH — OVERHEAD LINE
- X — WIRE FENCE
- CHAINLINK FENCE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE

WESTERN TERRACE FIRST ADDITION ROGERS, AR



NOTES:

1. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

2. SURVEY REPRESENTS A RE-TRACEMENT OF A SURVEY DESCRIBED IN BENTON COUNTY PLAT RECORDS AT BOOK 21, PAGE 235.

3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.

4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

5. THE PROPERTY SHOWN HEREON IS ZONED C-3 (NEIGHBORHOOD COMMERCIAL DISTRICT) AND IS WITHIN THE CITY LIMITS OF ROGERS, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 30 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET

6. ALL BUILDING, SURFACE AND SUBSURFACE, IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN.

7. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS CURRENTLY LOCATED WITHIN A 100-YEAR FLOOD PLAIN, AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS.

PRELIMINARY MAP NUMBER: 050013 0260 J
EFFECTIVE DATE: MARCH 31, 2006

2007-52.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. Craig Davis 01-18-07
S. CRAIG DAVIS, P.L.S. NO.1156, ARKANSAS — DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1156
SIGNATURE
S. CRAIG DAVIS

DAVIS LAND SURVEYING INC
902 N. Dove Drive
Rogers, AR 72756
36°20'36.15"N
94°10'44.25"W
MO NE AR OK CA
(479) 696-8050 Phone
(479) 696-8051 Fax
(479) 877-0067 Mobile
S. CRAIG DAVIS
PROFESSIONAL LAND SURVEYOR

2007-52.

SCALE: 1" = 40'	DATE: 01-18-07

BOUNDARY SURVEY
FOR
RICK BLANCHARD

LOTS 23 AND 24, BLOCK 3,
WESTERN TERRACE FIRST ADDITION
ROGERS, BENTON CO., ARKANSAS

JOB NO.	DWG NAME:	CHK'D BY:
2007-101	07-101B	SCD/JLG