

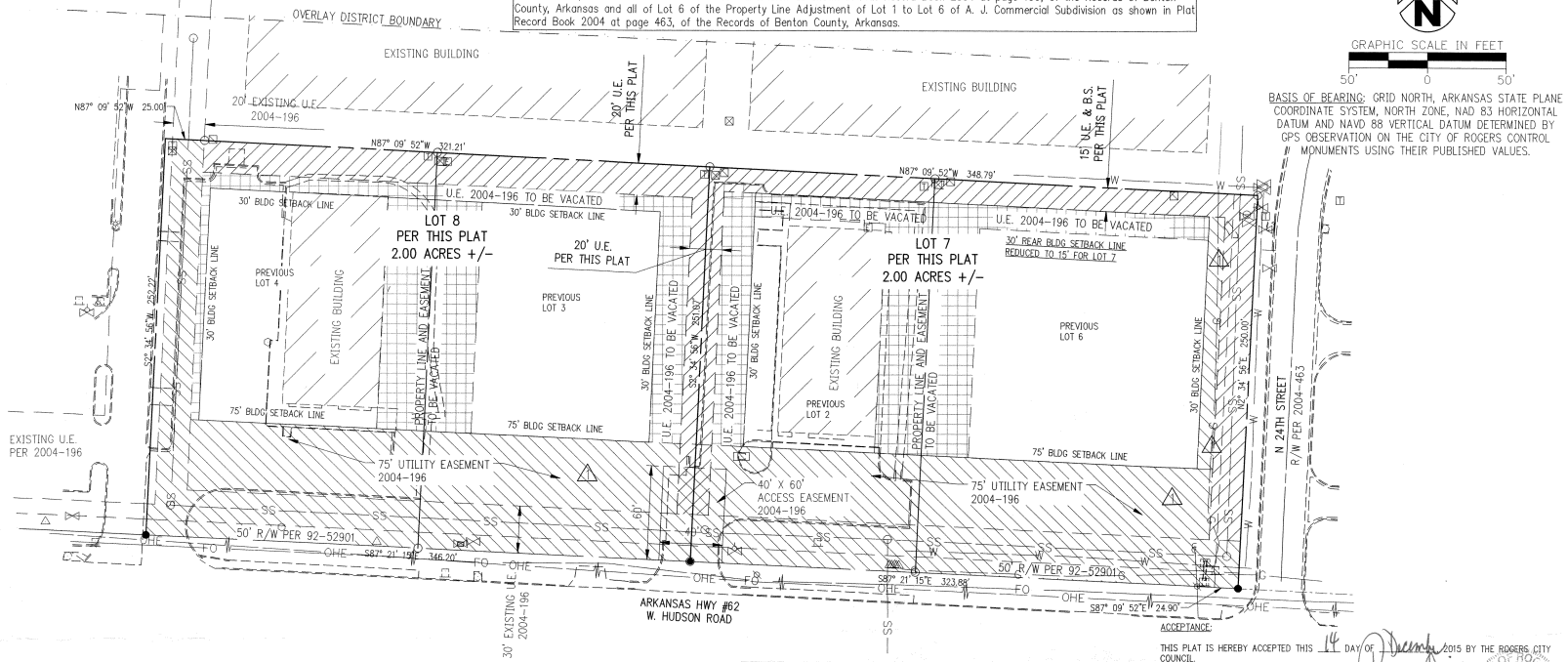
PARENT TRACTS:

All of Lots 2, 3 and 4 of A. J. Commercial Subdivision as shown in Plat Record Book 2004 at page 196, of the Records of Benton County, Arkansas and all of Lot 6 of the Property Line Adjustment of Lot 1 to Lot 6 of A. J. Commercial Subdivision as shown in Plat Record Book 2004 at page 463, of the Records of Benton County, Arkansas.



GRAPHIC SCALE IN FEET
50' 0 50'

BASIS OF BEARING: GRID NORTH, ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.



NOTES:
PARENT PARCELS
#02-16428-000, #02-16428-000, #02-16427-000, #02-16426-000
THE PROPERTY SURVEYED IS WITHIN THE MUNICIPAL LIMITS OF ROGERS, AR.
THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING PLATS:
BOUNDARY SURVEY PLAT 2004-196
BOUNDARY SURVEY PLAT 2004-463
BOUNDARY SURVEY PLAT P4-369

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.
THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS. ANY EASEMENTS SHOWN HEREON CAUSE TO THE ATTENTION OF THE SURVEYOR FROM EXISTING RECORD PLATS. OTHER RECORD EASEMENTS, ENCUMBRANCES, OR COVENANTS MAY EXIST ON THE SURVEYED PROPERTY.

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE" AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 0500702080K REVISED DATE JUNE 5, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY.

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 TO THE CITY OF ROGERS AND TO THE PUBLIC UTILITY COMPANIES INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF ROGERS THE DRAINAGE AND UTILITY 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.

11/24/2015
STATE OF ARKANSAS)
COUNTY OF BENTON)
SUBSCRIBED AND SWORN BEFORE ME THIS 24 DAY OF November 2015
MY COMMISSION EXPIRES 12/26/2023
Notary Public
Notary Public
My Commission Expires 12/26/2023
Commission # 12392679

LEGEND (EXISTING)

●	SYMBOLS	—	LINEWORK
○	SET 5/8" REBAR W/CAP	---	EASEMENT
☆	FOUND MAG NAIL	====	CURB
⊗	FOUND IRON PIN	-----	INTERMEDIATE CONTOUR
⊙	LIGHT POLE	-----	INDEX CONTOUR
⊕	POWER POLE	-----	SANITARY SEWER LINE
⊖	TELEPHONE PEDESTAL	-----	GAS LINE
⊗	TV PEDESTAL	-----	STORM SEWER PIPE
○	MANHOLE	-----	WATER LINE (SPECIFY SIZE & TYPE)
△	SANITARY SEWER CLEANOUT	-----	UNDERGROUND TELEPHONE
⊗	GAS METER	-----	UNDERGROUND ELECTRIC
⊕	GAS VALVE	-----	OVERHEAD ELECTRIC
⊖	STORM SEWER PIPE	-----	UNDERGROUND TELEVISION
⊗	DOWN GUY	-----	OVERHEAD TELEVISION
⊕	WATER VALVE	-----	CHAIN LINK FENCE
⊖	FIRE HYDRANT ASSEMBLY	-----	WOOD FENCE
⊗	AIR RELEASE VALVE	-----	BARBED WIRE FENCE
⊕	FIRE DEPARTMENT CONNECTION	-----	FIBER OPTIC
⊖	WATER METER	-----	ROAD CENTERLINE
⊗	SPRINKLER HEAD	-----	
⊕	ELECTRIC PEDESTAL	-----	
⊖	GRADED INLET	-----	
⊗	DROP INLET	-----	
⊕	EASEMENT TO BE VACATED BY THIS PLAT	-----	

THIS PLAT IS HEREBY ACCEPTED THIS 14 DAY OF November 2015 BY THE ROGERS CITY COUNCIL.
CITY CLERK
MAYOR

ACCEPTANCE:
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE CITY PLANNING DEPARTMENT OF ROGERS, ARKANSAS THIS 14 DAY OF November 2015.
SENIOR PLANNER

CERTIFICATE OF APPROVAL OF EASEMENT RELEASE:
WE HEREBY CERTIFY THAT WE HAVE REVIEWED THE REQUEST FOR AN EASEMENT RELEASE FOR THE PROPERTY AS SHOWN ON THIS PLAT, AND HEREBY APPROVE THE RELEASE FOR THAT PORTION OF THE PROPERTY (HATCHED) AS INDICATED ON THIS PLAT.
DATE 9/14/2015
DATE 9/30/2015
DATE 9/11/2015
DATE 9/16/2015
DATE 9/17/2015

LAND SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT ON THE 18 DAY OF Sept 2015 THE HEREON PLATED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS WERE FOUND OR SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



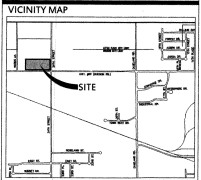
RAFTON TULL & ASSOCIATES, INC.
BY ALVIN G. HARRIS (L&S#1)
ALVIN G. HARRIS PLS 931

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STATE PLAT CODE: 500-20N-30W-35-0-320-04-0931

RECORD INFORMATION
Benton County, AR
Book/Pg: 2015/76 BSGS/11 Home Rem
12/18/2015 For #4482028H
Tract: 259245
Total Fees: \$15.00
Book: 2015/76 Page: 761
Above Plat Book & Page
12/18/2015

NORTHWEST ARKANSAS MOTORCYCLES, LLC
C/O PAUL JOHNSON
5402 WEST ASH
ROGERS, ARKANSAS 72758

LOT LINE ADJUSTMENT AND EASEMENT VACATION LOTS 2, 3, 4 & 6 OF A.J. COMMERCIAL SUBDIVISION PLATS 2004-196 & 2004-463
PREPARED FOR:
NORTHWEST ARKANSAS MOTORCYCLES, LLC
ROGERS, ARKANSAS



DELTA	DESCRIPTION	DATE
△	REMOVED ABANDONMENT OF EASEMENT IN THE FRONT AND EAST SIDE	08/25/2015

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CERTIFICATE OF AUTHORIZATION
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PROJECT NO: 14109800
ISSUE DATE: 02/20/2015
CONTACT: A. HARRIS
CHECKED BY: [Signature]
SHEET NO: 1 OF 1