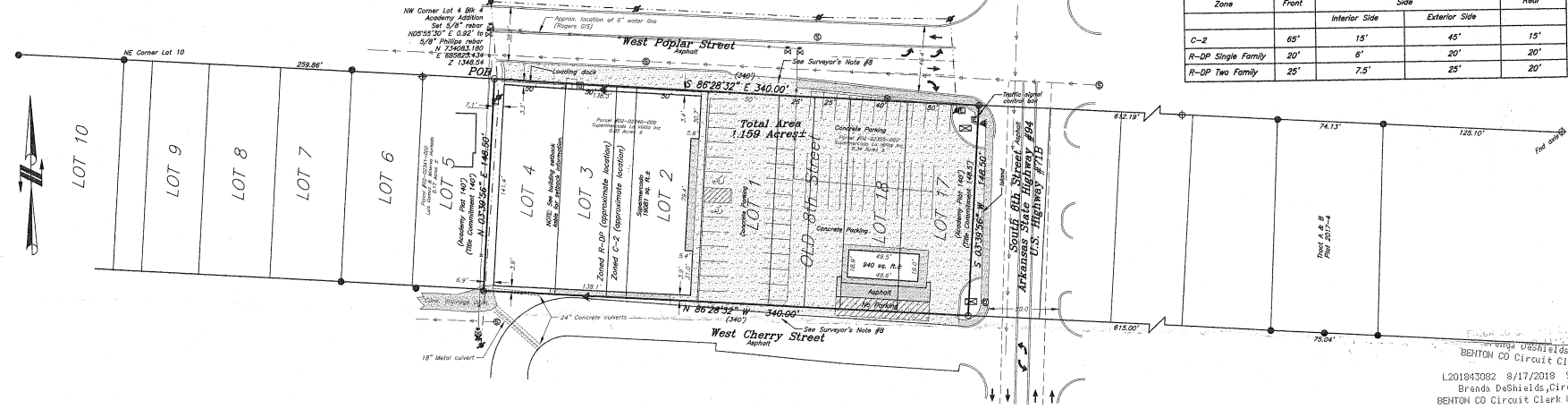


ALTA/NSPS Land Title Survey

NOTE: The location of the water and sewer lines is approximate based on the Rogers GIS.

Data derived from City of Rogers GIS on 6/12/2018

Zone	Front	Side			Rear
		Interior Side	Exterior Side		
C-2	65'	15'	45'	15'	
R-DP Single Family	20'	6'	20'	20'	
R-DP Two Family	25'	7.5'	25'	20'	



BRONDA DESHIELDS, Circuit Clerk
 BENTON CO Circuit Clerk & Recorder
 L201843082 8/17/2018 9:10:20 AM
 Bronda Deshields, Circuit Clerk
 BENTON CO Circuit Clerk & Recorder

Surveyor's Notes

- In preparing this survey, no attempt has been made to show data concerning location, size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
- Commitment For Title Insurance, File #18-054026-500 was provided to Ramsey Surveying, Inc. All documents provided were reviewed and are noted herein. There may exist other documents of record that affect this surveyed parcel.
- Ramsey Surveying, Inc. has made no additional investigation or independent search for assessments of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that on accurate and current title search may disclose.
- Base of bearings is Old North according to the Arkansas Coordinate System, North Zone, derived from GPS RTK method. Record distances in parentheses are according to Plot Record 28-630.
- This plot represents a survey of Parcel #02-02340-000 and #02-02355-000.
- The purpose of this survey is to mark the property corners and to show visible improvements.
- Horizontal coordinates shown on this survey were established by GPS RTK method and are based on NAD 83 datum. City of Bentonville Reference Station. Elevation shown on this survey were established by GPS RTK method and are based on NAVD 88 datum. City of Bentonville Reference Station. This survey used a combined scale factor of 0.999960737 with a convergence angle of -114.1396079" calculated at N 33395 E 68609 S 2 1548.
- The survey yielded to a best fit line between found monuments on the South right-of-way of Poplar Street, as shown on the Academy Addition plat, for the North boundary line of this surveyed tract. The South boundary line was established 148.5 feet parallel from the North boundary line, which closely matches a best fit line through four monuments along the South line of Blocks 4 and 5 of Academy Addition.
- Building setbacks have not been graphically shown on this plot due to a necessity for interpretation of the city setback requirements, refer to the building setback table.
- The land was surveyed under the supervision of Jim Ramsey, PS #1227, with a plot of said survey filed in the Benton County Circuit Clerk's office in Bentonville, Arkansas.
- According to this survey, no part of the above described land appears to lay in a known flood area, according to FEMA Community Panel number 0500702260 K, effective date, June 5, 2012. The property surveyed is located in Zone X. A search for recently completed LOMs defining the location of the flood zone has not been completed at this time.
- The record bearings and distances of the parcel close mathematically.
- A closed loop traverse with 2 sets of direct and indirect measurements was completed around the parcel with a horizontal closure error of 0.00' and a precision of 1:275,578. A least squares adjustment was performed to check the Relative Positional Precision (traverse loop control points and corner monuments) with all semi-rigid axes at the 95% confidence level. All boundary corner monuments were measured and averaged from at least 2 different control points.

As-Surveyed Description

Survey Description of Total Area
 All of Lots 1, 2, 3 and 4 Block 4 AND all of Lots 17 and 18 Block 5 AND a part of Old 8th Street of Academy Addition, filed in Plot Record 28-630 in Rogers, Benton County, Arkansas, more precisely described as follows: Starting at a set 5/8" rebar at the Northwest Corner of said Lot 4 Block 4 for the true POINT OF BEGINNING; thence South 86 Degrees 28 Minutes 32 Seconds East, 340.00 feet to a set brass marker at the Northeast Corner of Lot 17; thence South 03 Degrees 39 Minutes 50 Seconds West, 148.50 feet to a set 5/8" rebar at the Southwest Corner of Lot 17; thence North 03 Degrees 39 Minutes 50 Seconds East, 148.50 feet to a set brass marker at the Southwest Corner of Lot 4; thence North 03 Degrees 39 Minutes 50 Seconds East, 148.50 feet to a set 5/8" rebar and the true POINT OF BEGINNING containing 1.159 acres more or less and being subject to all street rights-of-way and any easements of record.

Record Description
 Lots One (1), Two (2), Three (3) and Four (4) in Block Four (4), Academy Addition Rogers, Arkansas, as per part of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, ALSO that part of Old 8th Street described as beginning at the Northwest Corner of Lot 1; thence East 25 feet; thence South 148-1/2 feet; thence West 25 feet; thence North 148-1/2 feet to the place of beginning, AND
 Lots Seventeen (17) and Eighteen (18) in Block Five (5), Academy Addition, Rogers, Arkansas, as per part of said Addition on file in the Office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, ALSO that part of old 8th Street described as beginning at the Northwest Corner of Lot 18; thence West 25 feet; thence South 148-1/2 feet; thence East 25 feet; thence North 148-1/2 feet to the place of beginning.

Easement Notes

- Easement Notes: (Per Schedule D - Section II of Old Republic National Title Insurance Company, File No. 18-042026-500, effective date May 16, 2018, 8:00 AM.
- Item numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 12 are not survey related.
 - Item #11 - Vacated street and alley documents have not been provided to the surveyor.
 - Item #12 - Easements have not been provided to the surveyor.
 - Item #13 - Easements in rights-of-way of any alleys, highways, roads, streets, or other ways, have not been provided to the surveyor.

RAMSEY SURVEYING, INC.
 1729 West Poplar Street
 Rogers, Ar. 72766
 www.ramseysurveying.com

Job: ALTA/NSPS Land Title Survey
 See ALTA/NSPS Certificates For Names

Scale 1"=50'
 Date: 8/15/18
 Location: Lots 1-4 Blk 4 & Lots 17 & 18 Blk 5 Academy Addition

Jim F. Ramsey PS #1227 Job Number: 10177
 478-631-6683



- LEGEND**
- Found 5/8" Rebar
 - Set 5/8" Rebar
 - Gas Meter
 - Telephone Pedestal
 - Power Pole
 - Electric Box
 - Water Meter
 - Water Valve
 - Fire Hydrant
 - Light Pole
 - Sign
 - Sewer Manhole
 - Storm Manhole
 - Set Brass Marker

- LEGEND**
- Property Boundary
 - Overhead Electric
 - Curb

ALTA/NSPS Certification

To the following: Supermercado La Villa, Inc.; IBERIABANK; Lenders Title Company; Old Republic National Title Insurance Company. This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5a, 6a, 7a, 7b1, 8, 9, 11, 13, 16 & 20 of "Table A" thereof. The fieldwork was completed on June 15, 2018.

Signed: Jim Ramsey Date: 8/16/18

