

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

July 31, 2018

To: Planning Commission
Subdivision Committee

**REZONE, Edward Rose Properties, Inc.
STAFF SUMMARY REPORT**

ADDRESS:	20.17 acres at the intersection of S Dodson Rd and W Stoney Creek Dr
LAND OWNER:	Trevor Aaron Yates
APPLICANT/REP:	Engineering Services, Inc.
CURRENT ZONING:	A-1 (Agricultural) District
PROPOSED ZONING:	RMF-12B (Residential Multifamily, 12 units per acre, rental) District
CURRENT USE:	Undeveloped Land
PROPOSED USE:	Medium Density Residential
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- The applicant's intended use within the R-MF zoning district is to build an apartment complex.
- Per Sec. 14-703(a), R-MF zoning is intended "to provide suitable areas within the City for attached and detached residential development at densities from six to 36 units per acre in increments of one-half units per acre... The base density will be six units per acre. If more than six units per acre are requested the developer must submit a density concept plan to the City Planning Commission outlining certain amenities to offset the density. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods."
- The current Comprehensive Growth map shows the subject location as Neighborhood. The purpose of the Neighborhood growth designation is "to protect and maintain existing residential areas in between nodes of other Growth Designations while encouraging low-density infill." The characteristics of the Neighborhood growth designation is "Low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential activities such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas achieved with transitions: medium-density residential generally appropriate transition type.

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

1) Land-Use Compatibility:

a) Density:

- i) Open Space: The applicant requests a density increase from the Residential Multifamily base density of 6 units per acre to 12 units per acre. The applicant has exceeded the required 30% open space by 15%, for a total of 55% open space to justify the density of 12 units per acre.
- ii) Trails: The applicant is providing a walking trail, surrounding the property, which will connect the buildings to the green spaces.
- iii) Tree Preservation: The applicant plans to preserve a large number of trees on the Western property boundary with the approval of the increased density.
- iv) The site plan has provided multiple amenities to justify the increased density. Overall, staff recommends approval of the density increase from 6 units per acre to 12 units per acre.

- b) General Findings: The applicant requests this rezone to build an apartment complex. To the north and west of this property are undeveloped parcels of land, to the east is a single-family neighborhood, and to the south is the location of the new Arvest Corporate Facilities. The Comprehensive Growth Map shows the subject location as Neighborhood, so rezoning to a residential zoning district is consistent with the Comprehensive Growth Map. The subject location will have access off S Dodson Rd, a major arterial, which meets the intent of the R-MF zoning district. Staff recommends approval of this request based on consistency with the Comprehensive Growth Map and the R-MF zoning district.

- 2) Views of Others: Staff has not received any comments from the public concerning this rezone.

3) RECOMMENDATIONS:

- a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
- b) Approve.

Note: staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and public input.



ELIZABETH TREAT, District Planner
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION FOR SUBDIVISION COMMITTEE:

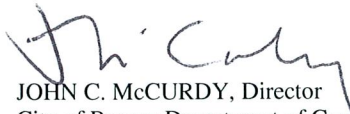
- 1) Motion to **recommend for Planning Commission to approve** the density increase request from 6 units per acre to 12 units per acre.

ADMINISTRATOR'S SUGGESTED MOTION FOR PLANNING COMMISSION:

- 2) Motion to **recommend for City Council to approve** the request by Edward Rose Properties, Inc. to rezone 20.17 acres at the intersection of S Dodson Rd and W Stoney Creek Dr from A-1 to RMF-12B.

DIRECTOR'S COMMENTS:

- 1) Agree with recommendations and suggested motion.

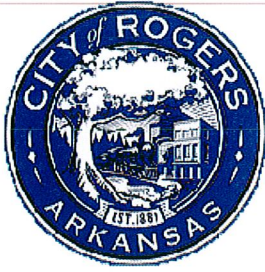


JOHN C. McCURDY, Director
City of Rogers Department of Community Development

Tabs:

1. Rezone application with required supplements
2. Density Concept Plan





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **August 7, 2018** at **4:30 pm** on the application by **Edward Rose Properties, Inc.** to rezone **20.17 acres at the intersection of S Dodson Rd and W Stoney Creek Dr** from the **A-1 (Agricultural)** zoning district to the **RMF-12 (Residential Multifamily, 12 units per acre)** zoning district. The property being more particularly described as follows:

LEGAL DESCRIPTION:

THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 19, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 17;
THENCE ALONG THE EAST LINE THEROF S02°24'49"W 662.95 FEET TO THE SOUTHEAST CORNER OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 17;
THENCE ALONG THE SOUTH LINE THEREOF N87°46'15"W 1329.01 FEET TO THE SOUTHWEST CORNER OF THE N $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 17;
THENCE ALONG THE WEST LINE THEREOF N02°18'40"E 663.68 FEET TO THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 17;
THENCE ALONG THE NORTH LINE THEREOF S87°44'23"E 1330.19 FEET TO THE POINT OF BEGINNING, CONTAINING 20.25 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH DODSON ROAD ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

20.17 acres at the intersection of S Dodson Rd and W Stoney Creek Dr

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: July 23, 2018

BILL THE CITY OF ROGERS



DEPT. OF PLANNING
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$700 009369 (\$200)
Zoning: A-1 to RMF-12
Permit Number: 18-20
CityView Application: PL201800364
Date: 7/20/2018

REZONE APPLICATION

APPLICANT: Engineering Services, Inc. Co-Applicant: Edward Rose Properties, Inc.

ADDRESS: P.O. Box 282, Springdale, AR 72764 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Dodson Road - Across from Stoney Creek Dr. and Casey Dr.

PHONE #: 479-751-8733 EMAIL: BMurray@EngineeringServices.com

PROPERTY OWNER: Trevor Aaron Yates PHONE #: _____

PRESENT USE: Agricultural/Pasture ZONING: A-1

PROPOSED USE: Medium Density Residential ZONING: RMF-12

[Signature] 07/11/2018
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☐ Applicant Certification (*Will be submitted Monday*)
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Trevor Aaron Yates, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See attached.

Parcel ID: 02-01671-522, located off of S Dodson Road between W. Redbud St. and W. Stoney Brook Road. The property is located on the west side of S Dodson Road, directly across from Stoney Creek Place Subdivision.

PRESENT ZONING: A-1

ZONING REQUEST: RMF-12

Respectfully Submitted,

By:

[Signature]
(Property Owner Signature)

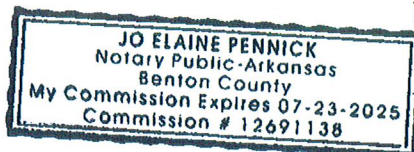
SIGN HERE

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 13 day of July, 2018.

[Signature]
Notary Signature

Jo Elaine Pennick
Notary Name Printed



7-23-2025
Commission Expires

July 19, 2018

City of Rogers
301 W. Chestnut
Rogers, AR 72756

RE: Rezone Application
Trevor Aaron Yates Property
Dodson Road

Dear Ms. Treat,

Please let this letter serve as a narrative to accompany the attached rezone application for Benton County Parcel ID 02-01671-522. This parcel is currently owned by Trevor Aaron Yates, and is located on the west side of South Dodson Road between W. Redbud Street and W. Stoney Brook Road. This parcel is currently zoned A-1, but is requested to be rezoned to RMF-12, to allow for multi-family residential of up to 12 units per acre.

Site Layout

A site map is included with the application, indicating the conceptual desired layout desired by the developer. In addition to this, building elevations have been provided, in case the planning staff believes that it is necessary for the rezoning of the property. Based on the conceptual layout, there appears to be approximately 55% green space. Based on Section 14-703 of the City of Rogers Code of Ordinance, 30% green space is required in order to increase the density from 6 units per acre to 12 units per acre. The conceptual layout substantially meets and exceeds this requirement.

Adjacent Properties

Rezoning this parcel from A-1 to RMF-12 fits in with the overall zoning in the area, which largely consists of residential uses, with some R-O, RSF, RSF-5, and RMF-6A close by to the property. RMF-12 is a slightly higher density than the adjacent properties, however, it will have over 50% green space, and most of the higher density apartment will be at the rear of the lot, away from S Dodson Road. Mailings will be sent out on Monday to all adjacent property owners, notifying them of the Planning Commission date.

Utilities

For utility connections there is an existing 8" water main on the west side of S Dodson Road, and an existing 8" sewer main within the Stoney Creek Subdivision that the proposed development would connect to. There are no known capacity issues with either of these utility mains.

Please find attached the following items with this submittal.

- Rezoning Application
- \$200 Application Fee
- Alta Boundary Survey (Which includes the requested legal description)
- Rezoning Exhibit
- Property Owner Affidavit
- Notice of Public Hearing Form (Mailings will be submitted Monday, and proof submitted to the City)

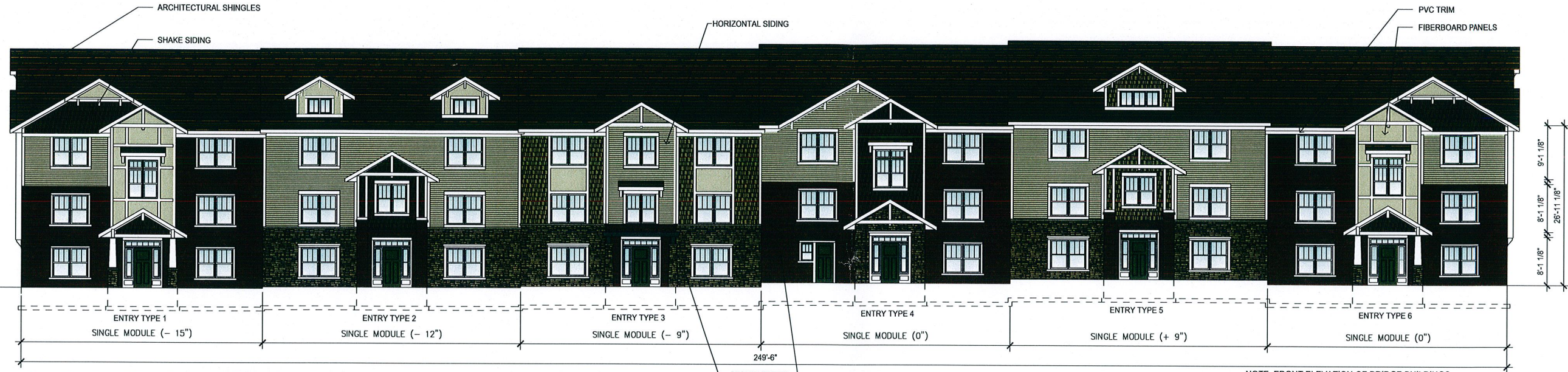
Please let me know if you have any questions or need further information.

Thanks,



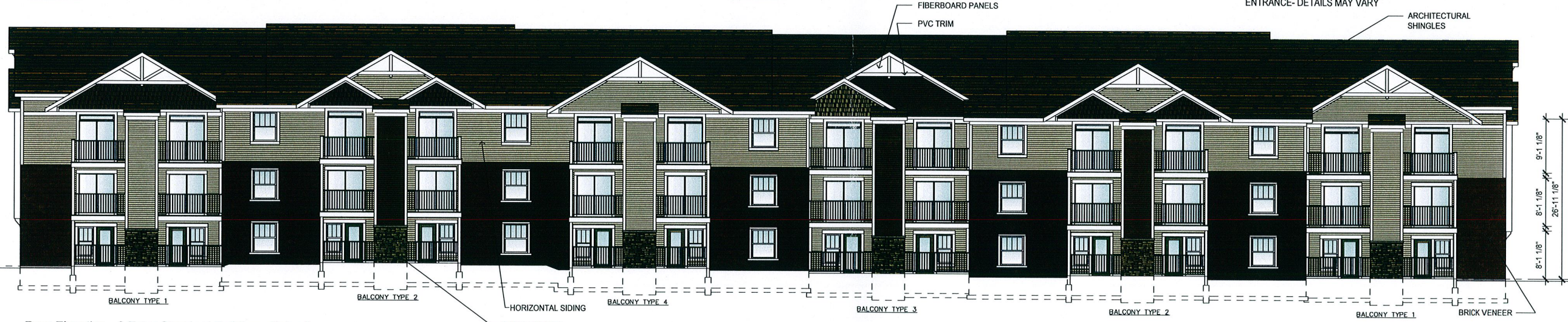
Blake Murray P.E., CFM
Project Engineer

Proposed Apartments Homes Rogers, Arkansas Building Elevations



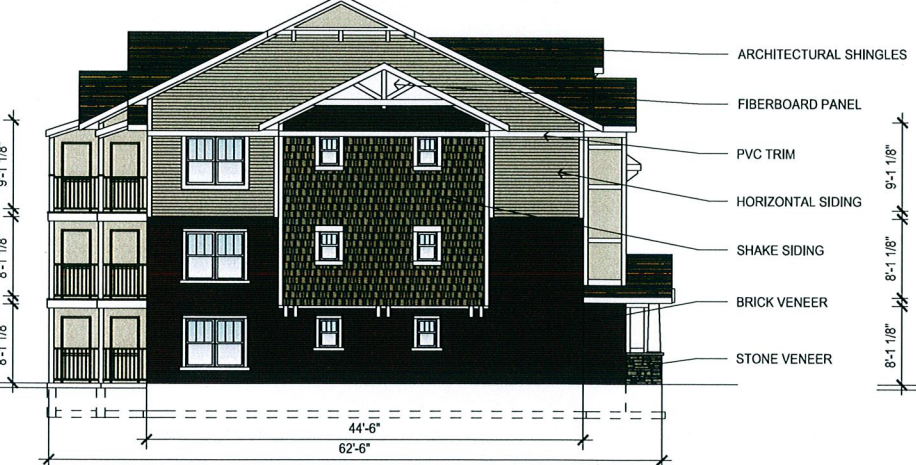
Front Elevation - 6 Entry Standard Building - Color A

SCALE: NO SCALE



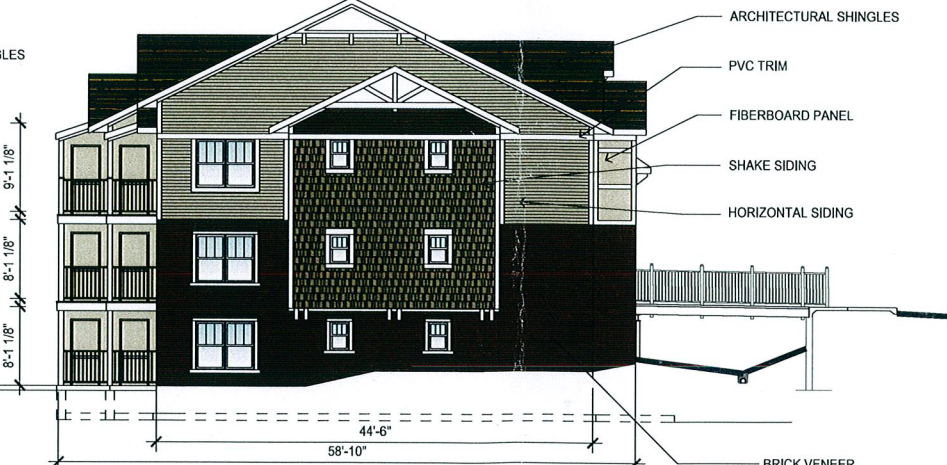
Rear Elevation - 6 Entry Standard Building - Color A

SCALE: NO SCALE



Side Elevation - 6 Entry Standard Building - Color A

SCALE: NO SCALE



Side Elevation - Bridge Building - Color A

SCALE: NO SCALE

BUILDING ELEVATIONS
36 UNIT BUILDING/COLOR OPTION A

PROPOSED GARDEN
APARTMENTS
Rogers, Arkansas

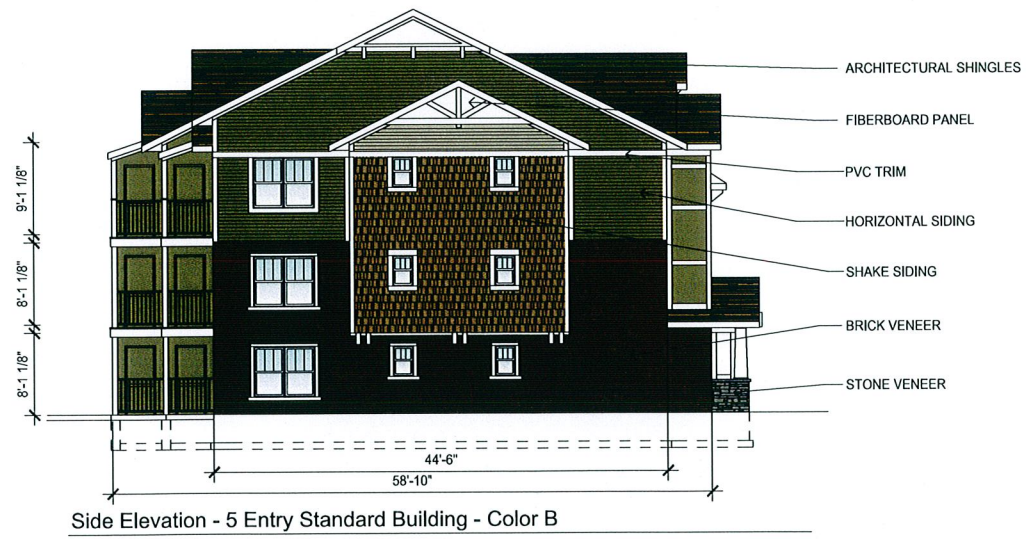
Issue / Revisions	
Date	Description
7/19/18	Re-Zoning Submittal
1	
2	
3	
4	

**Proposed Apartments Homes
Rogers, Arkansas
Building Elevations**

PLAN:

PAGE:

A2



PREPARED BY:
EDWARD ROSE MILLENNIAL DEVELOPMENT, LLC
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49003
269/323-9484

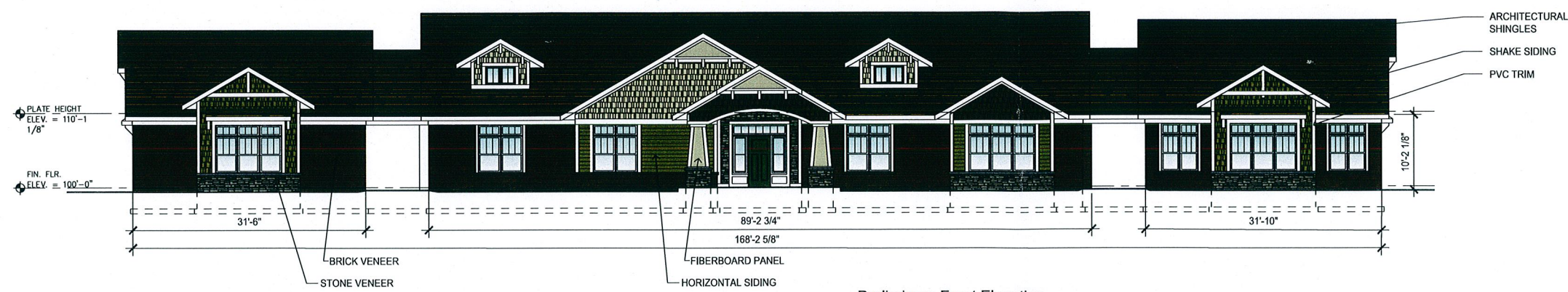
BUILDING ELEVATIONS
30 UNIT BUILDING/COLOR OPTION B

**PROPOSED GARDEN
APARTMENTS**
Rogers, Arkansas

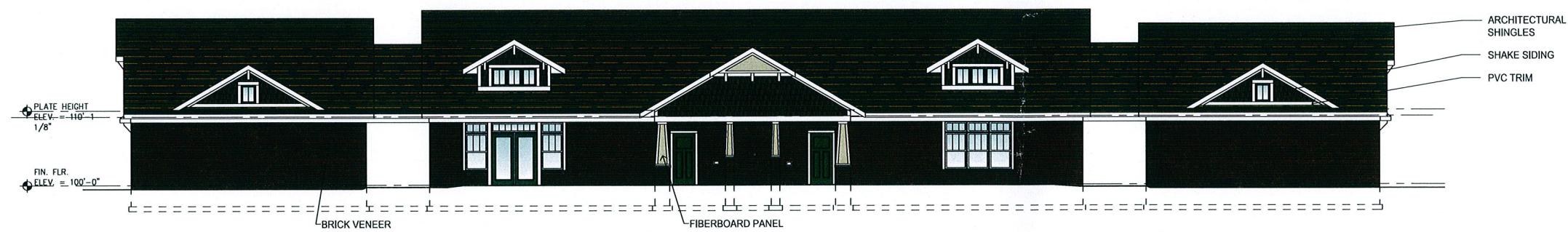


Issue / Revisions		Date
Key	Description	
1	Re-Zoning Submittal	7/19/18
2		
3		
4		

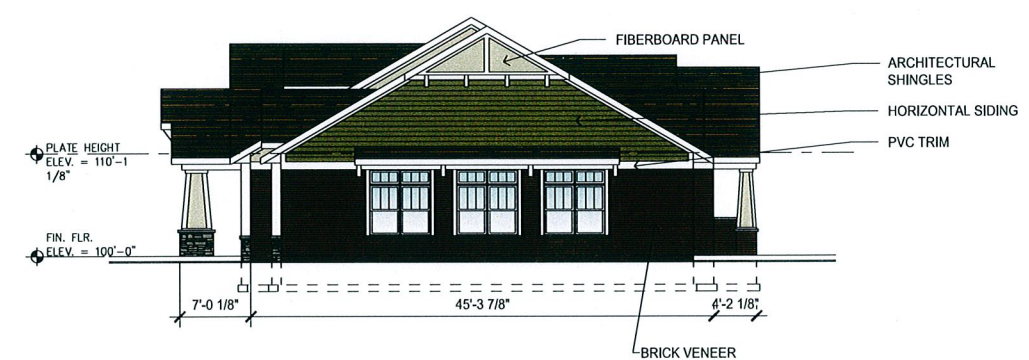
**Proposed Apartments Homes
Rogers, Arkansas
Building Elevations**



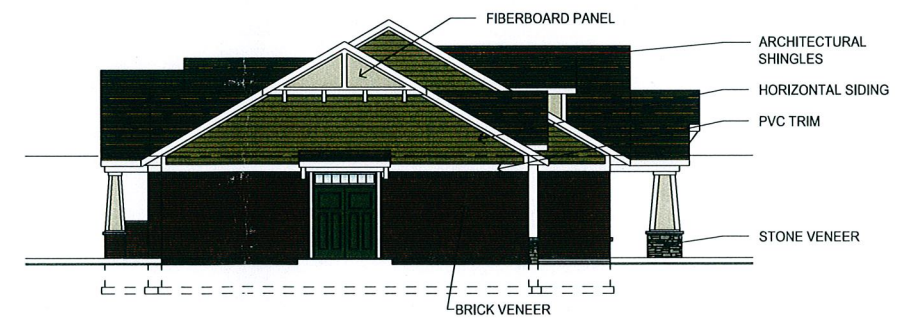
Preliminary Front Elevation
SCALE: NO SCALE



Preliminary Rear Elevation
SCALE: NO SCALE



Preliminary Left Side Elevation
SCALE: NO SCALE



Preliminary Right Side Elevation
SCALE: NO SCALE

PREPARED BY:
EDWARD ROSE MILLENNIAL DEVELOPMENT, LLC
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49003
269/323-9484

BUILDING ELEVATIONS
COMMUNITY BUILDING
**PROPOSED GARDEN
APARTMENTS**
Rogers, Arkansas

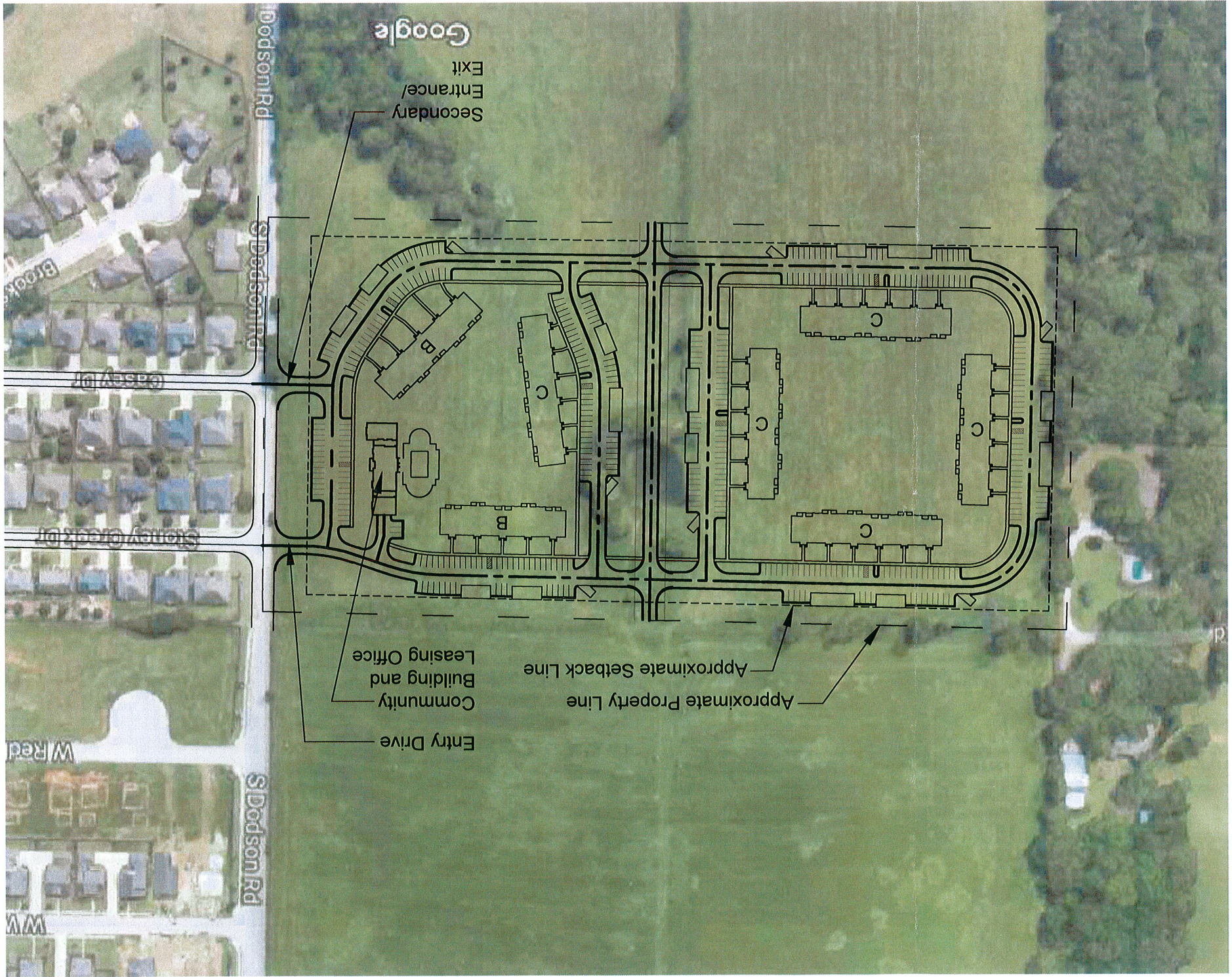
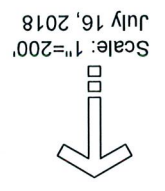
Proposed Apartments
Dodson Road Site (South)
Rogers, Arkansas

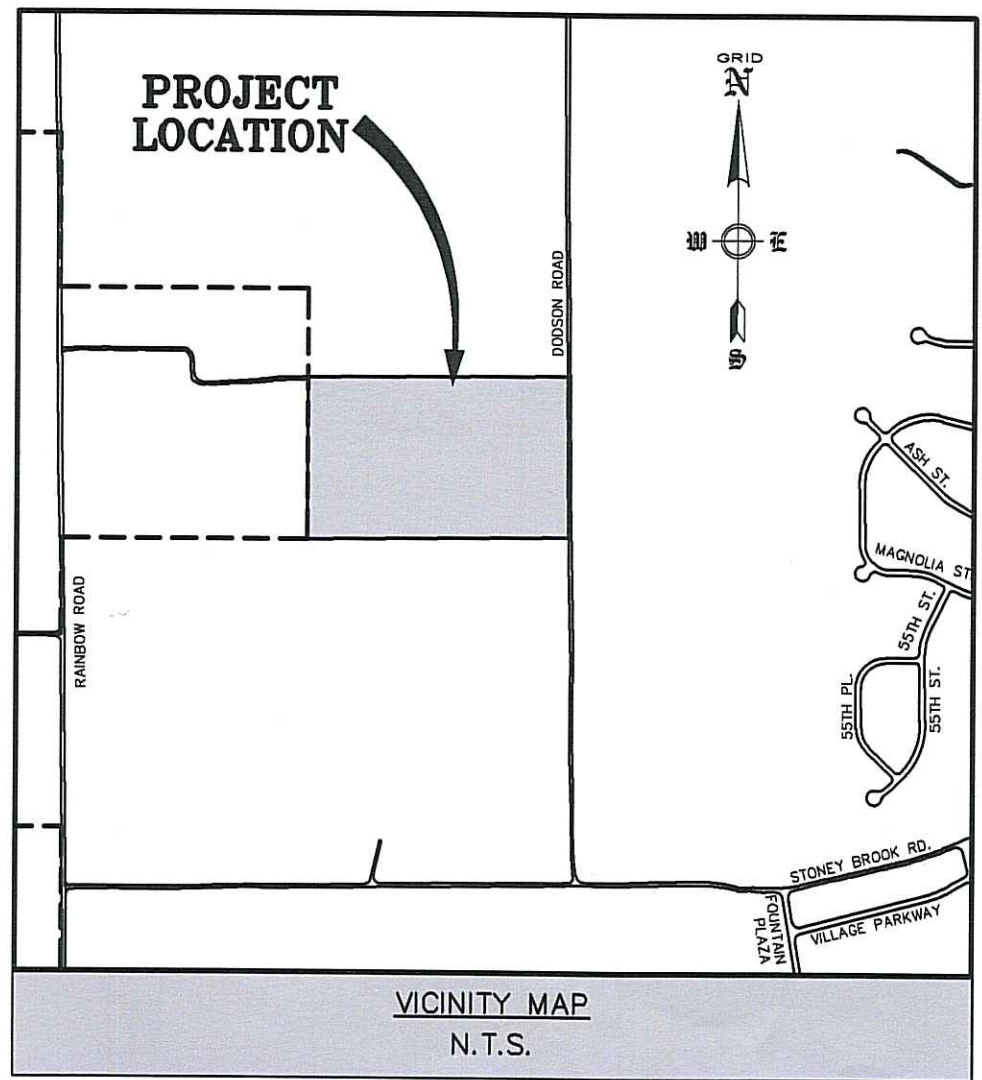
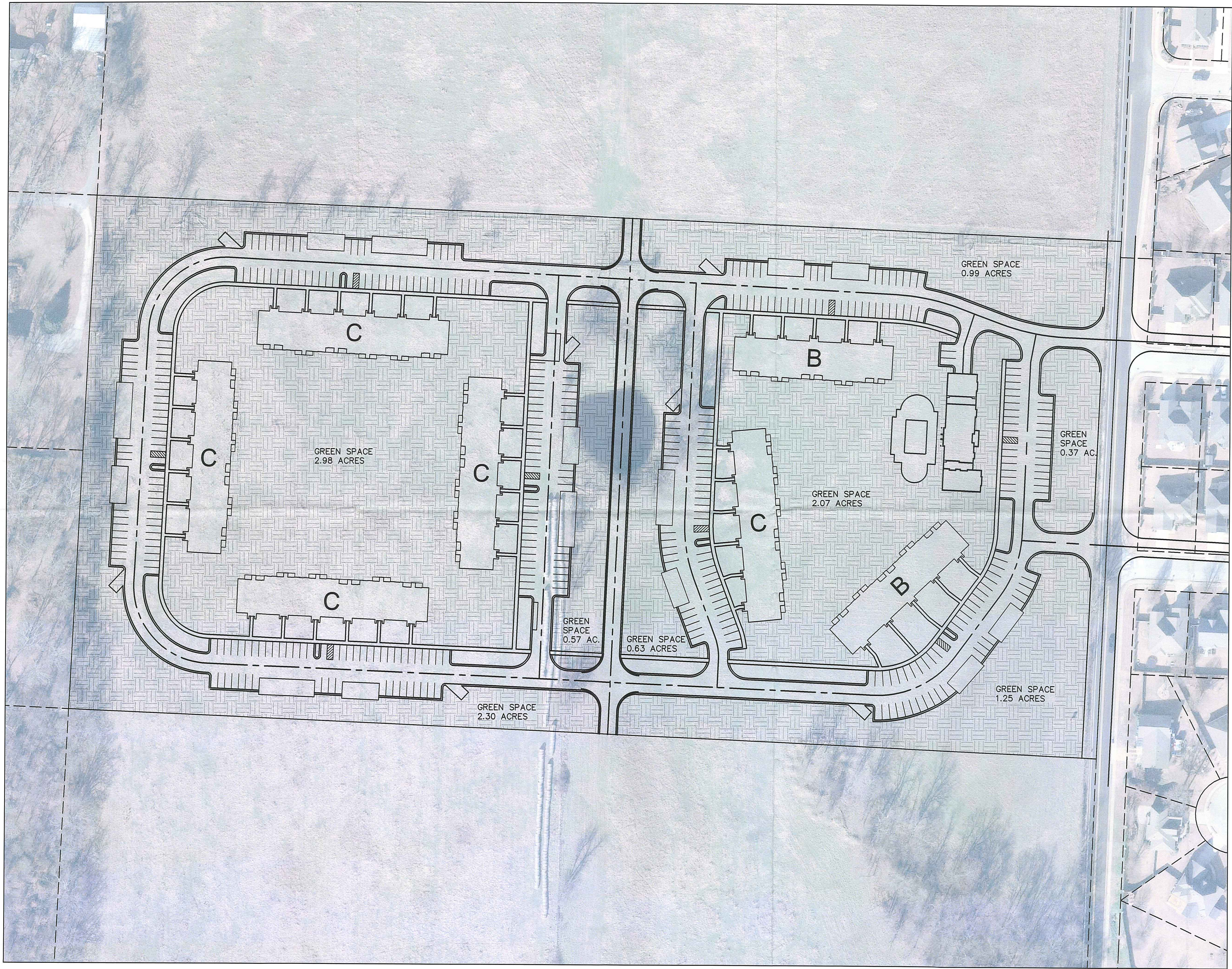
PREPARED BY:
EDWARD ROSE PROPERTIES, INC.
6101 NEWPORT ROAD
KALAMAZOO, MICHIGAN 49002
269/23-9484

240 Units (11.89 Units/acre)
20.17 Acres
B- 30 Unit Building
C- 36 Unit Building



Option 1





ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72782

PARCEL ID: 02-01671-522

EXISTING ZONING: A-1

PROPOSED ZONING: MF-12

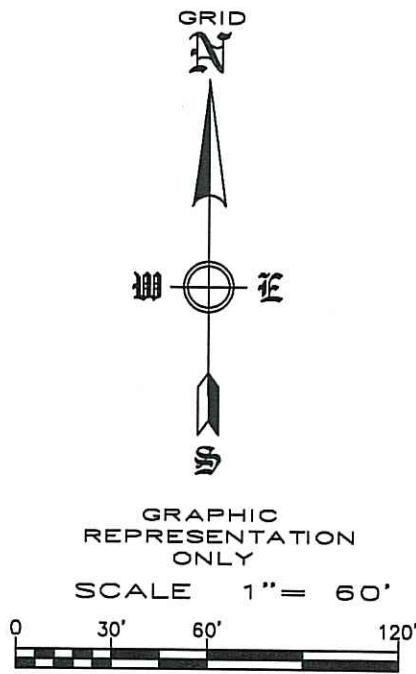
NET /GROSS AREA: ± 20.25 ACRES

DENSITY BONUS:

ALLOWABLE DENSITY FOR MF-12 = 12 UNITS/ACRE
(12 UNITS * 20.25 ACRES = 243 UNITS ALLOWED)

PROJECT DENSITY = 11.85 UNITS/ACRE
(11.85 UNITS * 20.25 ACRES = 240 UNITS PROVIDED)

ADDITIONAL COMMON OPEN SPACE BONUS
+/- 11.16 ACRES GREEN SPACE (55% OF SITE)



REVISION	DATE	DESCRIPTION

REZONING EXHIBIT

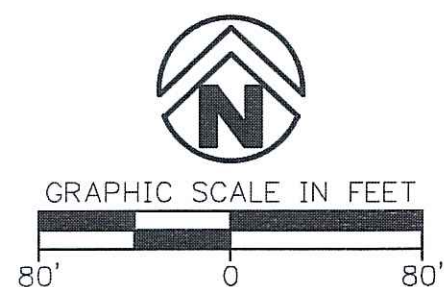
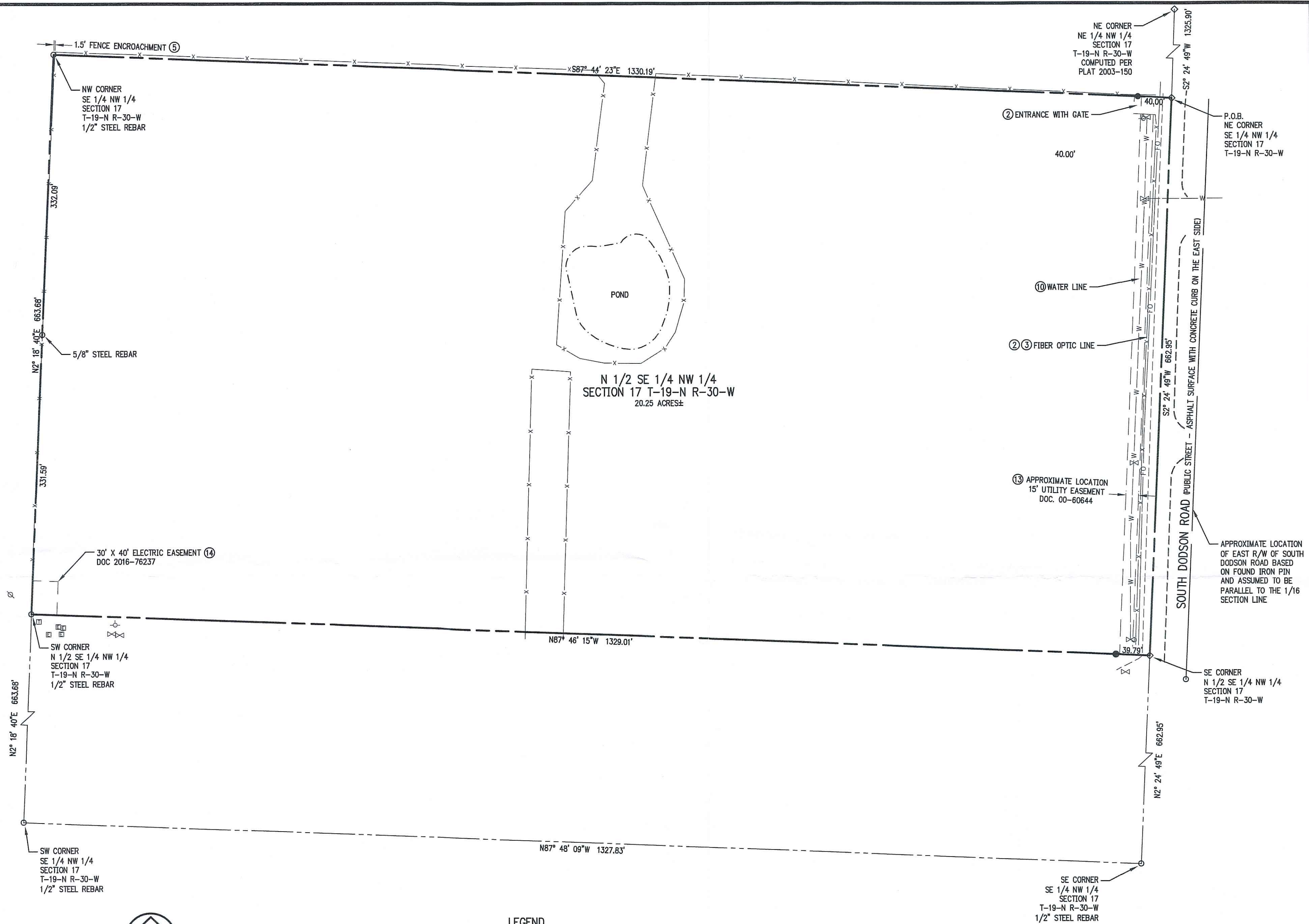
TREVOR AARON YATES

ROGERS, AR

SCALE: 1"=60'	DATE: July 19, 2018	DRAWN BY: BAM
ENGINEERING SERVICES, INCORPORATED SPRINGDALE, ARKANSAS		



USABH16-CA-10104000-DODSON ROAD PUBLIC STREET SURVEY (DWG-18104000) ALTA.DWG
LAST PLOTTED BY: KEN MONTGOMERY 4/23/2018 10:42:22 AM PLOTTED BY: KEN MONTGOMERY 4/23/2018 10:42:22 AM



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.

LEGEND

	FOUND IRON PIN
	FOUND MAG NAIL
	CALCULATED POINT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	POWER POLE
	TRANSFORMER OR ELECTRIC BOX
	TELEPHONE PED
	PROPERTY LINE
	EASEMENT LINE
	RIGHT OF WAY LINE
	WATER LINE
	FIBER OPTIC
	FENCE
	CURB
	ASPHALT

RECORD INFORMATION

PRELIMINARY

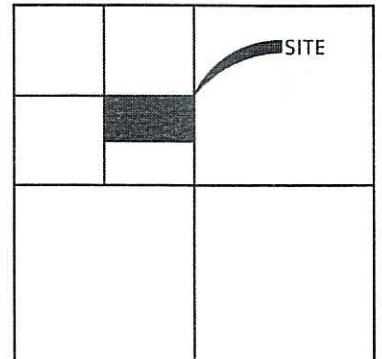
ALTA/NSPS LAND TITLE SURVEY
N 1/2, SE 1/4, NW 1/4, SEC 17, T-19-N, R-30-W
PARCEL 02-01671-522

PREPARED FOR:
EDWARD ROSE AND SONS

ARKANSAS

ROGERS

VICINITY MAP



SECTION 17, T-19-N, R-30-W

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

901 N. 47th St., Suite 200
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



© 2018 Crafton, Tull & Associates, Inc.

PROJECT NO: 18104000
ISSUE DATE: 04/23/2018
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

STATE PLAT CODE: 500-19N-30W-0-17-420-04-1460

\\sawh02-g:\18100001-D05000\DATA\REFAS\STRUCTURE\SURVEY\DWG-18104000\ALTA.DWG
LAST PLOTTED BY: KEVIN J. MONTGOMERY 1/22/2018 12:25:34 PM PLOTTED BY: JARED C. HARRIS (C:\P\CNL)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-897343-MICH,
DATED MARCH 20, 2018.

SCHEDULE B - SECTION II EXCEPTIONS

- ① ANY TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
- ② ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (SHOWN)
- ③ EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN)
- ④ ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT SURVEY RELATED)
- ⑤ ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (SHOWN)
- ⑥ ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS ARE SHOWN IN SCHEDULE B. (NOT SURVEY RELATED)
- SPECIAL EXCEPTIONS
- ⑦ DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREIN BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES, FOR VALUE OF RECORD, THE ESTATE OR INTEREST MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NONE OBSERVED)
- ⑧ ALL OIL, GAS, COAL, LIMESTONE AND MINERALS IN AN UNDER SAID LAND, TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS THEREON FOR THE PURPOSE OF PRODUCING, MARKETING, AND SAVING THE SAME. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE MATTERS AFFECTING SAID INTERESTS THAT ARE NOT LISTED. (NOT SURVEY RELATED)
- ⑨ TAXES FOR THE YEARS 2018 AND THEREAFTER, WHICH ARE NOT DUE AND PAYABLE. (NOT SURVEY RELATED)
- ⑩ SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD. (SHOWN)
- ⑪ TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS, AS CONTAINED IN RECORDED DOCUMENTS, BUT OMITTING ANY COVENANT, CONDITION, OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTEND THAT THE COVENANT, CONDITION, OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. (NOT SURVEY RELATED)
- ⑫ THIS POLICY DOES NOT INSURE ACREAGE; ANY MENTION OF ACREAGE IS FOR DESCRIPTIVE PURPOSES ONLY. (NOT SURVEY RELATED)
- ⑬ UTILITY EASEMENT IN FAVOR OF THE WATER WORKS AND SEWER COMMISSION OF THE CITY OF ROGERS, ARKANSAS. FILED JUNE 20, 2000, IN BOOK 00, PAGE 60644, RECORDS OF BENTON COUNTY, ARKANSAS. (THIS EASEMENT IS SHOWN AS APPROXIMATE IN LOCATION DUE TO THE WEST RIGHT-OF-WAY OF DODSON ROAD NOT BEING FORMALLY ESTABLISHED. THE APPROXIMATE LOCATION OF THE EASEMENT IS MORE OF LESS CENTERED ON THE WATER LINE AS LOCATED BY ARKANSAS 1-CALL AND ASSUMED TO BE PARALLEL TO THE 1/16 SECTION LINE)
- ⑭ RIGHT OF WAY/EASEMENT IN FAVOR OF THE CARROLL ELECTRIC COOPERATIVE CORPORATION FILED DECEMBER 16, 2016, IN BOOK 2016, PAGE 76237, RECORDS OF BENTON COUNTY, ARKANSAS. (SHOWN)

COMMITMENT DESCRIPTION:

NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 30 WEST, CONTAINING 20 ACRES, MORE OR LESS, BENTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION:

THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 17;
Thence ALONG THE EAST LINE THEREOF S02°24'49"W 662.95 feet TO THE SOUTHEAST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 17;
Thence ALONG THE SOUTH LINE THEREOF N87°46'15"W 1329.01 feet TO THE SOUTHWEST CORNER OF THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 17;
Thence ALONG THE WEST LINE THEREOF N02°18'40"E 663.68 feet TO THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 17;
thence ALONG THE NORTH LINE THEREOF S87°44'23"E 1330.19 feet to the POINT OF BEGINNING, CONTAINING 20.25 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF SOUTH DODSON ROAD ALONG THE EAST AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

NOTES:

THE WORD "CERTIFY" AS SHOWN HEREON IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS PROPERTY LIES WITHIN THE MUNICIPAL LIMITS OF ROGERS, ARKANSAS.

ACCORDING TO THE CITY OF ROGERS GIS WEB SITE, THIS PROPERTY IS ZONED A-1.

THE BOUNDARY DETERMINATION SHOWN HEREON WAS BASED UPON THE FOLLOWING DEEDS AND PLATS AND NO OTHERS: DEED 2016-62991, DEED 2016-62991, PLAT P4-268, PLAT 2003-150 AND AN UNRECORDED PLAT BY CEI ENGINEERING DATED 08/03/2016 AS PROJECT NUMBER 29675 AND SIGNED BY KEVIN MICHAEL HALL, PS 1789.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-897343-MICH, DATED MARCH 20, 2018, WAS ENTIRELY RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.

THE SURVEYOR HAS NOT MADE A SEPARATE INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, OR RESTRICTIVE COVENANTS OR ANY OTHER FACTS WHICH MIGHT AFFECT THE PROPERTY. ANY EASEMENTS SHOWN HEREON CAME TO THE ATTENTION OF THE SURVEYOR FROM EXAMINATION OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE FILE NO. NCS-897343-MICH, DATED MARCH 20, 2018.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT CONSIDERED A PART OF THIS SURVEY AND NO INVESTIGATION OF THESE CONDITIONS WAS MADE.

ANY UTILITY LINES, STRUCTURES OR APPURTENANCES SHOWN HEREON ARE FROM A FIELD INVESTIGATION LIMITED TO THE VISIBLE SURFACE OF THE PROPERTY SURVEYED. OTHER UTILITY LINES, STRUCTURES AND APPURTENANCES MAY BE PRESENT ON THE PROPERTY. FOR INFORMATION REGARDING SUCH ITEMS, CONTACT THE APPROPRIATE AGENCIES.

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 05007C0255K, EFFECTIVE DATE JUNE 05, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). 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. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

ALTA/NSPS LAND TITLE SURVEY, TABLE A:
6(a) IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (ZONING REPORT OR LETTER NOT PROVIDED TO THE SURVEYOR BY THE CLIENT)

SURVEY CERTIFICATE:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND EDWARD ROSE PROPERTIES, INC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT 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, 3, 4, 6(A), 7(A), 8, 11, 13, 16 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2018.

CRAFTON, TULL & ASSOCIATES, INC.

PRELIMINARY

KEVIN J. MONTGOMERY PS 1460

04/23/2018

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED. THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

RECORD INFORMATION

PRELIMINARY

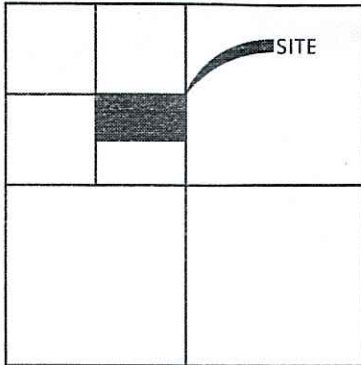
ALTA/NSPS LAND TITLE SURVEY
N 1/2, SE 1/4, NW 1/4, SEC 17, T-19-N, R-30-W
PARCEL 02-01671-522

PREPARED FOR:
EDWARD ROSE AND SONS

ARKANSAS

ROGERS

VICINITY MAP



SECTION 17, T-19-N, R-30-W

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

701 N. 47th St., Suite 200
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying
479.636.4838 | 479.631.6224 |
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



© 2018 Crafton, Tull & Associates, Inc.

PROJECT NO: 18104000
ISSUE DATE: 04/23/2018
CONTACT: K. MONTGOMERY
CHECKED BY:
SHEET NO.:

1 OF 2

STATE PLAT CODE: 500-19N-30W-0-17-420-04-1460

C-2

W-O

RMF-6B

A-1

A-1

A-1

Rezone
To RMF-12



PRICE ALLEY DR

A-1

A-1

W. WILLOW ST.

RSF

W. REDBUD ST.

59th PL.

59th CT

58th CT

S. 58th ST.

RSF-5

STONEY CRK DR

CASEY DR

RSF-5

BROOKSIDE COURT

RSF-5

CHARDONNAY COURT

RSF

RSF-5

A-1

R-O

RMF-6A

A-1

C-3

A-1

GREELER RD

R-O

STONEY BROOK RD

C-3

R-O

A-1

2-CU