Note – Some of the members of the Board of Adjustment, as well as City staff members, may attend this meeting virtually. For public health reasons, those who attend in person should consider personal hygiene, the use of facial coverings, and social distancing.

BOARD OF ADJUSTMENT
AGENDA
September 22, 2021

Registration Link: https://us06web.zoom.us/webinar/register/WN_mRIgzKTAT2yGEEpxa2hGqw

I. Call to Order
II. Approval of Minutes
III. New Business

1. **Iberia Bank Remodel** **Variance***
   706 S Walton Boulevard *(VAR21-0027)*
   - Sign Variance

2. **Barnidge Residence** **Variance***
   608 NE 2nd Street *(VAR21-0028)*
   - Setback Variance

**Denotes public hearing*

Board of Adjustment
Minutes
August 25, 2021

Meeting called to order by Rick Rogers.

Present: Rick Rogers, Joe Haynie, Jan Holland, Sam Pearson, Rustin Chrisco
Absent:
Staff: Tyler Overstreet, Elizabeth Johnson, Christian Togmus, Darren Warren, Dan Weese

Motion by Mr. Pearson, seconded by Mr. Haynie to approve the minutes of August 11, 2021 as written
Approved 5-0

Old Business

Item #1
I Street Apartments, 4000 SW Modern Way, VAR21-0020
Elizabeth Johnson reads the staff report.
Opened public hearing
No public comments
Closed public hearing
Lonnie Funk, apartment manager, speaks on the reasoning for the request.
Darren Warren, code enforcement, speaks his concerns.
Dan Weese, city engineer, speaks his concerns.
Matt Brown, Carnahan-White Fence Company, Springfield, MO speaks on the request.
There is discussion amongst Board members and staff.
1st Variance, 2ft additional fence height along I Street.
Approved 5-0
2nd Variance, to state "The applicant shall coordinate with the City of Bentonville Water Utilities and Engineering Departments to determine the final fence location."
Approved 5-0
Approved

Motion by Mr. Pearson, seconded by Mr. Haynie to adjourn the meeting.
Meeting adjourned

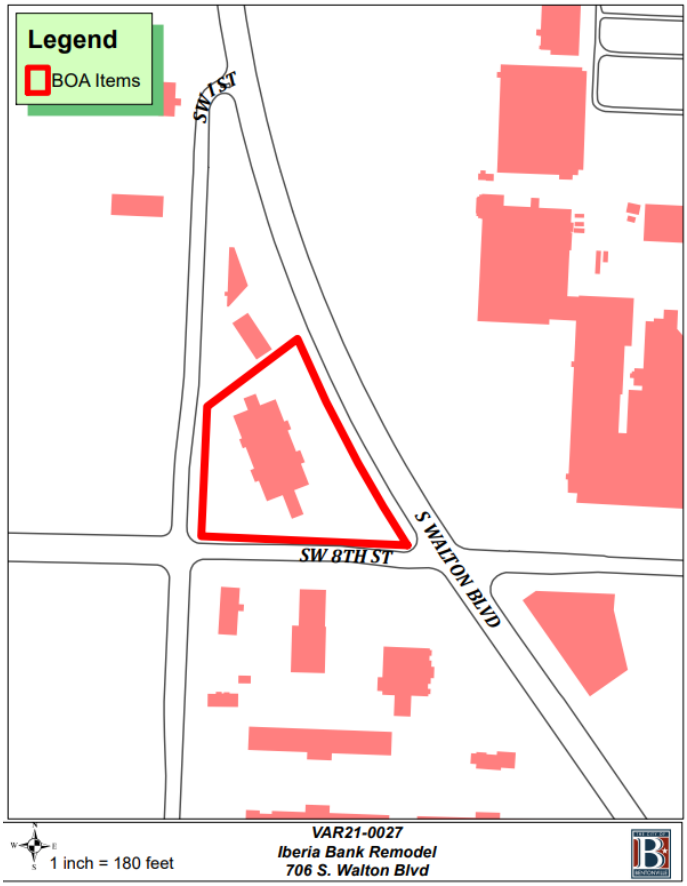
*A copy of this recording can be obtained from the Bentonville Planning Department.
Christian Togmus

BOARD OF ADJUSTMENT STAFF REPORT

Iberia Bank

706 S Walton Boulevard
BOA Date: 9/22/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	VAR21-0027
Applicant / Current Owner	Haag-Brown Encore Holdings LLC & HB 1112 Windover Group, LLC
Site Area	+/- 2.79 acres
Current Zoning	C-2, General Commercial
Variance Request	Zoning Code Article 801.15(a)



Property Description
This property is located at 706 S Walton Boulevard. It is currently zoned C-2, General Commercial.

Regulation
According to Zoning Code Article 801.15, Signs Allowed with a Sign Permit, roof signs are only allowed in the C-3, DC, DE, DN-3, and DN-4 zoning districts and must be on buildings that are 3 stories or more. The maximum size for those signs is 32-square feet.

Variance Request
The applicant is requesting to allow a roof sign on their C-2 zoned property, put it on a 1 story building, and increase the minimum roof sign square footage from 32-square feet to 188.22-square feet.

Background
According to the applicant's narrative, the applicant is requesting this variance to add a unique visual effect to create more appeal to the building. They stated that the sign would have an appeal that does not block visual sight to adjoining businesses or traffic.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed sign size and location as provided by the applicant within the application.
2. The applicant shall be required to obtain an approved sign permit prior to construction.

BOARD OF ADJUSTMENT STAFF REPORT

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

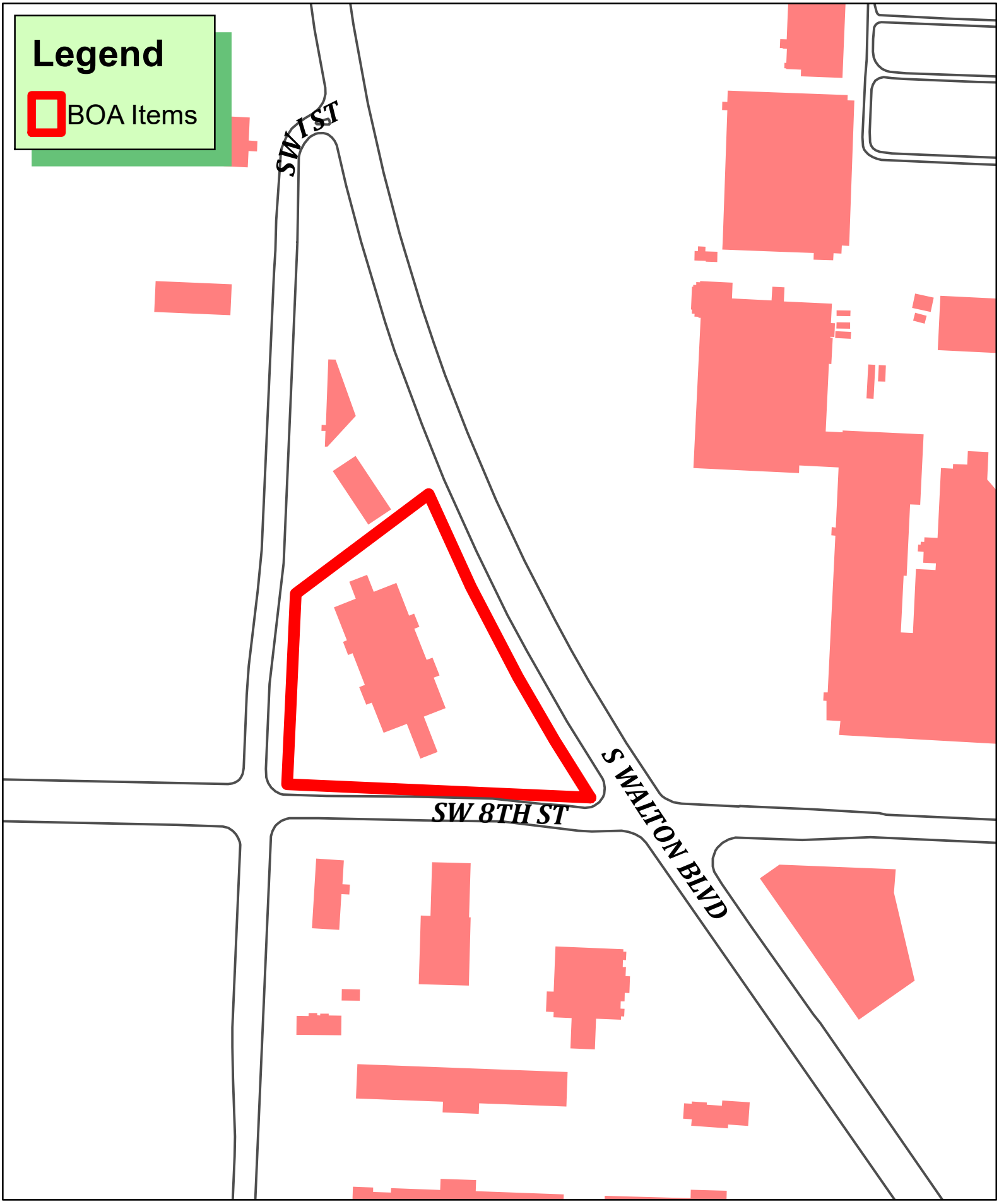
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



1 inch = 180 feet

VAR21-0027
Iberia Bank Remodel
706 S. Walton Blvd

SBC
STONEBRIDGE
CONSTRUCTION

September 7, 2021

City of Bentonville
Attn: Board of Adjustments
305 SW A Street
Bentonville, AR 72712

StoneBridge Construction, LLC
2211 Hill Park Cove
Jonesboro, AR 72401

RE: 706 S. Walton Blvd, Bentonville, AR

To Whom It May Concern:

StoneBridge Construction, LLC would like to bring forth a request for variance, on behalf of the owners, for signage at 706 S. Walton Boulevard, Bentonville.

The current building has recently been purchased and is under new ownership. Upon having new ownership, the building will have a new appeal. The owners have requested StoneBridge Construction, LLC be the general contractor for their upcoming renovation. The requested renovation to be completed is to upgrade and create a more modern appearance of the outdated building. The rooftop building sign will be a unique visual effect to create more appeal to the building.

As a commercial business building, the signage appeal in the new modern world can help promote businesses. Rooftop signage has an appeal that does not block visual sight to adjoining businesses or traffic. The sign designed, as shown in the renderings, will have dimensions of five feet in height and fort-one feet in length creating no obstructions or issues to surrounding businesses or other signage.

A new attractive, modern appeal will bring more definition to building appearances creating a new outlook on brick and mortar.

We want to thank you for your time and consideration of this proposal.

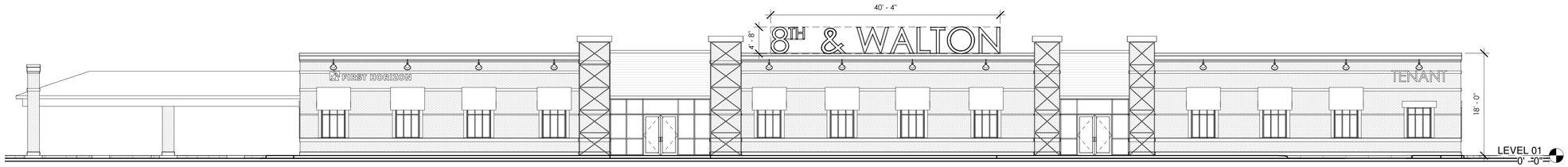
Regards,

Rob Hester, owner/member
StonBridge Construction, LLC

No.	Description	Date

arch+craft design, pllc
1617 COLLEGE AVE. SUITE 101
FAYETTEVILLE, AR 72703
870.215.3024

NOT FOR CONSTRUCTION



1 WEST ELEVATION
1" = 10'-0"

8th & WALTON
BENTONVILLE, AR

PD
XX.XX
09.01.2021
ELEVATION

A2.10

9/1/2021 9:17:20 AM


FIRST HORIZON
8TH & WALTON
TENANT


8TH & WALTON
FIRST HORIZON
TENANT


8TH & WALTON
TENANT


FIRST HORIZON
8TH & WALTON
TENANT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION:

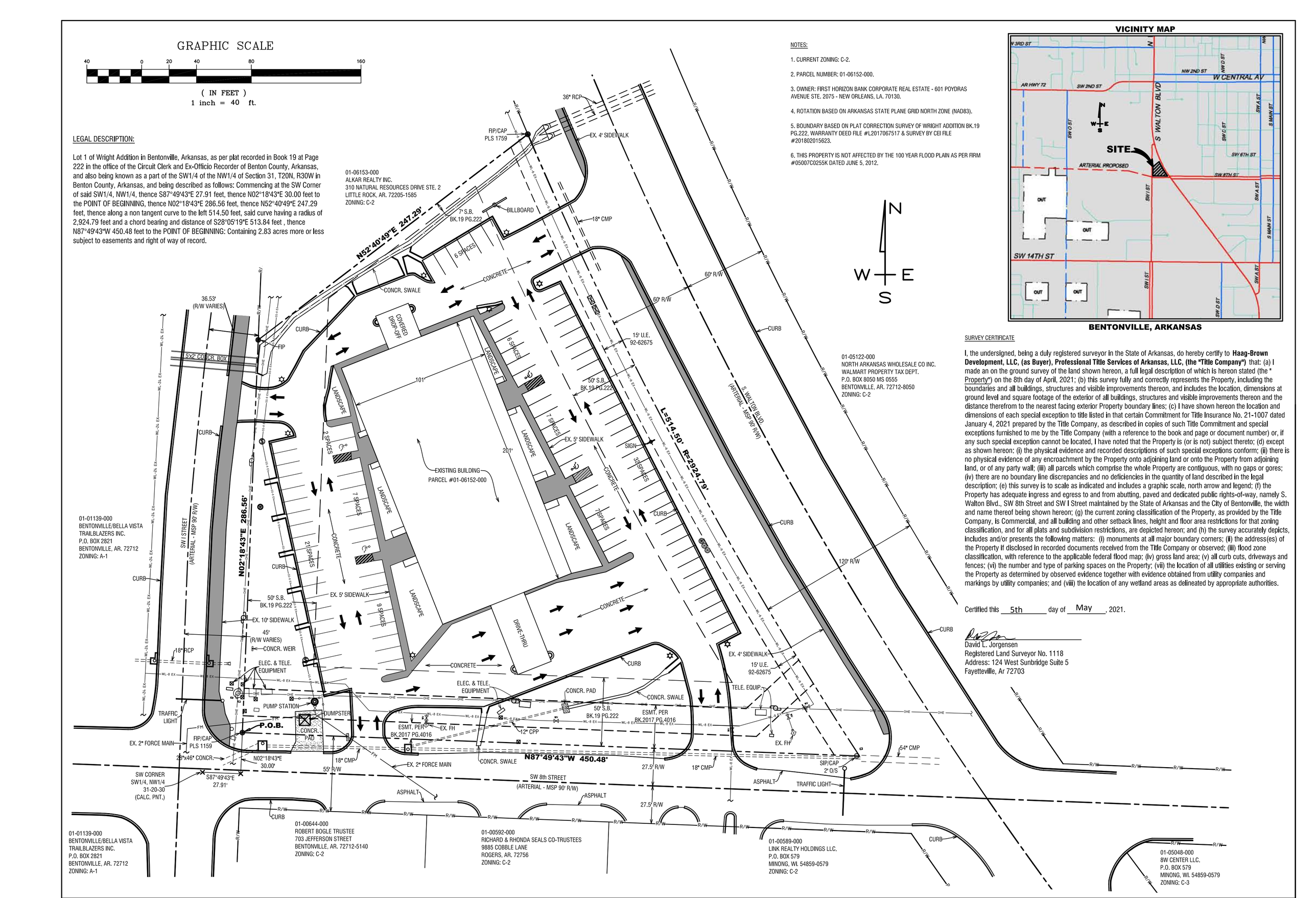
Lot 1 of Wright Addition in Bentonville, Arkansas, as per plat recorded in Book 19 at Page 222 in the office of the Circuit Clerk and Ex-Officio Recorder of Benton County, Arkansas, and also being known as a part of the SW1/4 of the NW1/4 of Section 31, T20N, R30W in Benton County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, NW1/4, thence S87°49'43"E 27.91 feet, thence N02°18'43"E 30.00 feet to the POINT OF BEGINNING, thence N02°18'43"E 286.56 feet, thence N52°40'49"E 247.29 feet, thence along a non tangent curve to the left 514.50 feet, said curve having a radius of 2,924.79 feet and a chord bearing and distance of S28°05'19"E 513.84 feet , thence N87°49'43"W 450.48 feet to the POINT OF BEGINNING: Containing 2.83 acres more or less subject to easements and right of way of record.

NOTES:

1. CURRENT ZONING: C-2.
2. PARCEL NUMBER: 01-06152-000.
3. OWNER: FIRST HORIZON BANK CORPORATE REAL ESTATE - 601 POYDRAS AVENUE STE. 2075 - NEW ORLEANS, LA. 70130.
4. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).
5. BOUNDARY BASED ON PLAT CORRECTION SURVEY OF WRIGHT ADDITION BK.19 PG.222, WARRANTY DEED FILE #L2017067517 & SURVEY BY CEI FILE #201802015623.
6. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0255K DATED JUNE 5, 2012.

VICINITY MAP

BENTONVILLE, ARKANSAS



SURVEY CERTIFICATE

I, the undersigned, being a duly registered surveyor in the State of Arkansas, do hereby certify to **Haag-Brown Development, LLC, (as Buyer), Professional Title Services of Arkansas, LLC, (the "Title Company")** that: (a) I made an on the ground survey of the land shown hereon, a full legal description of which is hereon stated (the "Property") on the 8th day of April, 2021; (b) this survey fully and correctly represents the Property, including the boundaries and all buildings, structures and visible improvements thereon, and includes the location, dimensions at ground level and square footage of the exterior of all buildings, structures and visible improvements thereon and the distance therefrom to the nearest facing exterior Property boundary lines; (c) I have shown hereon the location and dimensions of each special exception to title listed in that certain Commitment for Title Insurance No. 21-1007 dated January 4, 2021 prepared by the Title Company, as described in copies of such Title Commitment and special exceptions furnished to me by the Title Company (with a reference to the book and page or document number) or, if any such special exception cannot be located, I have noted that the Property is (or is not) subject thereto; (d) except as shown hereon: (i) the physical evidence and recorded descriptions of such special exceptions conform; (ii) there is no physical evidence of any encroachment by the Property onto adjoining land or onto the Property from adjoining land, or of any party wall; (iii) all parcels which comprise the whole Property are contiguous, with no gaps or gores; (iv) there are no boundary line discrepancies and no deficiencies in the quantity of land described in the legal description; (e) this survey is to scale as indicated and includes a graphic scale, north arrow and legend; (f) the Property has adequate ingress and egress to and from abutting, paved and dedicated public rights-of-way, namely S. Walton Blvd., SW 8th Street and SW I Street maintained by the State of Arkansas and the City of Bentonville, the width and name thereof being shown hereon; (g) the current zoning classification of the Property, as provided by the Title Company, is Commercial, and all building and other setback lines, height and floor area restrictions for that zoning classification, and for all plats and subdivision restrictions, are depicted hereon; and (h) the survey accurately depicts, includes and/or presents the following matters: (i) monuments at all major boundary corners; (ii) the address(es) of the Property if disclosed in recorded documents received from the Title Company or observed; (iii) flood zone classification, with reference to the applicable federal flood map; (iv) gross land area; (v) all curb cuts, driveways and fences; (vi) the number and type of parking spaces on the Property; (vii) the location of all utilities existing or serving the Property as determined by observed evidence together with evidence obtained from utility companies and markings by utility companies; and (viii) the location of any wetland areas as delineated by appropriate authorities.

Certified this 5th day of May, 2021.

David L. Jorgensen
Registered Land Surveyor No. 1118
Address: 124 West Sunbridge Suite 5
Fayetteville, Ar 72703

LEGEND

- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING GAS METER
- EXISTING STREET LIGHT
- EXISTING BOUNDARY LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- CENTERLINE STREET
- EXISTING WOOD FENCE
- EXISTING 6" WATERLINE
- EXISTING 8" WATERLINE
- EXISTING 24" WATERLINE
- EXISTING 8" SEWER LINE
- EXISTING 2" SEWER FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- EXISTING DRAINAGE PIPE

JORGENSEN +ASSOCIATES
Civil Engineering + Surveying
124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

PROJECT TITLE: ALTA SURVEY FOR STONEBIDGE CONSTRUCTION
LOCATION: BENTONVILLE, ARKANSAS
SHEET TITLE: ALTA SURVEY

DRAWN BY: BJR
SHEET SCALE: 1"=40'
DATE: MAY 4, 2021
PROJECT FILE: Z/LOTS/2021041/SURVEY

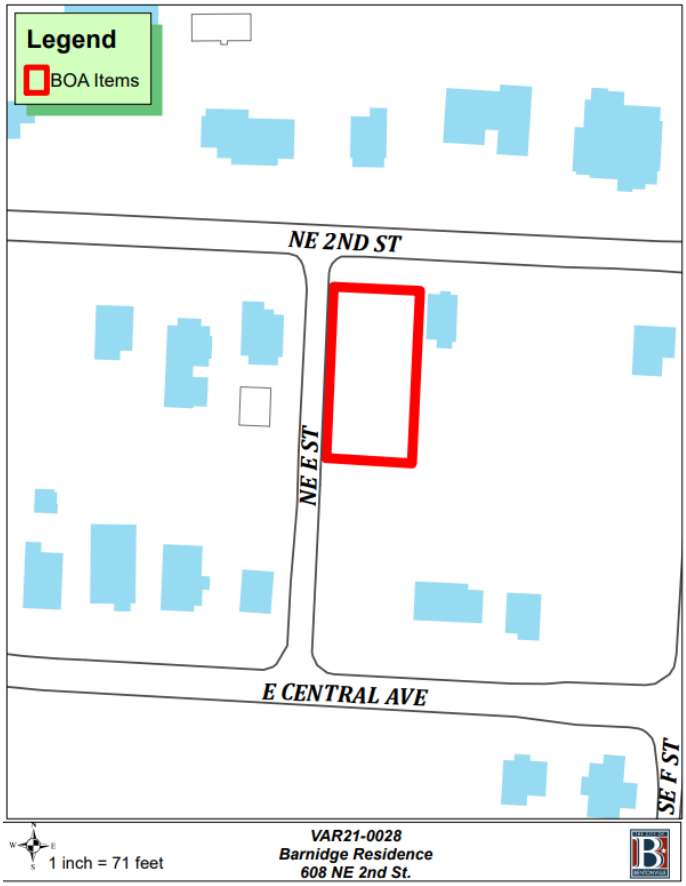
SHEET # 1

BOARD OF ADJUSTMENT STAFF REPORT

Barnidge Residence

608 NE 2nd Street
BOA Date: 9/22/2021
Reviewer: Elizabeth Johnson, Senior Planner, AICP

Project Number	VAR21-0028
Applicant / Current Owner	John B Barnidge
Site Area	+/- 0.26 acres
Current Zoning	R-1, Low Density Single-Family Residential
Variance Request	Land Development Code Article 401.07(c)



Property Description
This property is located at 608 NE 2nd Street. It is currently zoned R-1, Low Density Single Family Residential and is surrounded by R-1, Low Density Single-Family Residential on all sides.

Regulation
According to Zoning Code Article 401.07(c), Residential districts setback standards subsection 1, Standards, the exterior side setback for the R-1 zoning district is 20 feet.

Variance Request
The applicant is requesting an exterior side setback reduction from 20 feet to 10 feet.

Background
According to the applicant's narrative, a right-of-way dedication along NE E Street will push the property line in 10' which will reduce the buildable area after setbacks from 48 feet to 38 feet. The applicant states that this dedication will make their lot width 10 feet smaller than the required minimum 75-foot lot width for corner lots. The applicant states that they are requesting the variance in order to have the same buildable area as all of the other corner lots in the R-1 zoning district.

Public Comment
Staff has **NOT** received public comment regarding this request.

Conditions of Approval
If approved, the following conditions shall apply:

1. The approved variance shall be for the proposed layout and setbacks, as provided by the applicant within this application.
2. The applicant shall be required to obtain an approved building permit prior to construction.

Section 301.10.c, Standards of Approval, of the Zoning Code

Standards for approval. A variance from the terms of this chapter shall not be granted by the board of adjustment unless and until:

(1) The applicant demonstrates that:

a. special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structure or buildings in the same district;

b. that literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;

c. that special conditions and circumstances do not result from the actions of the applicant; and,

d. that granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

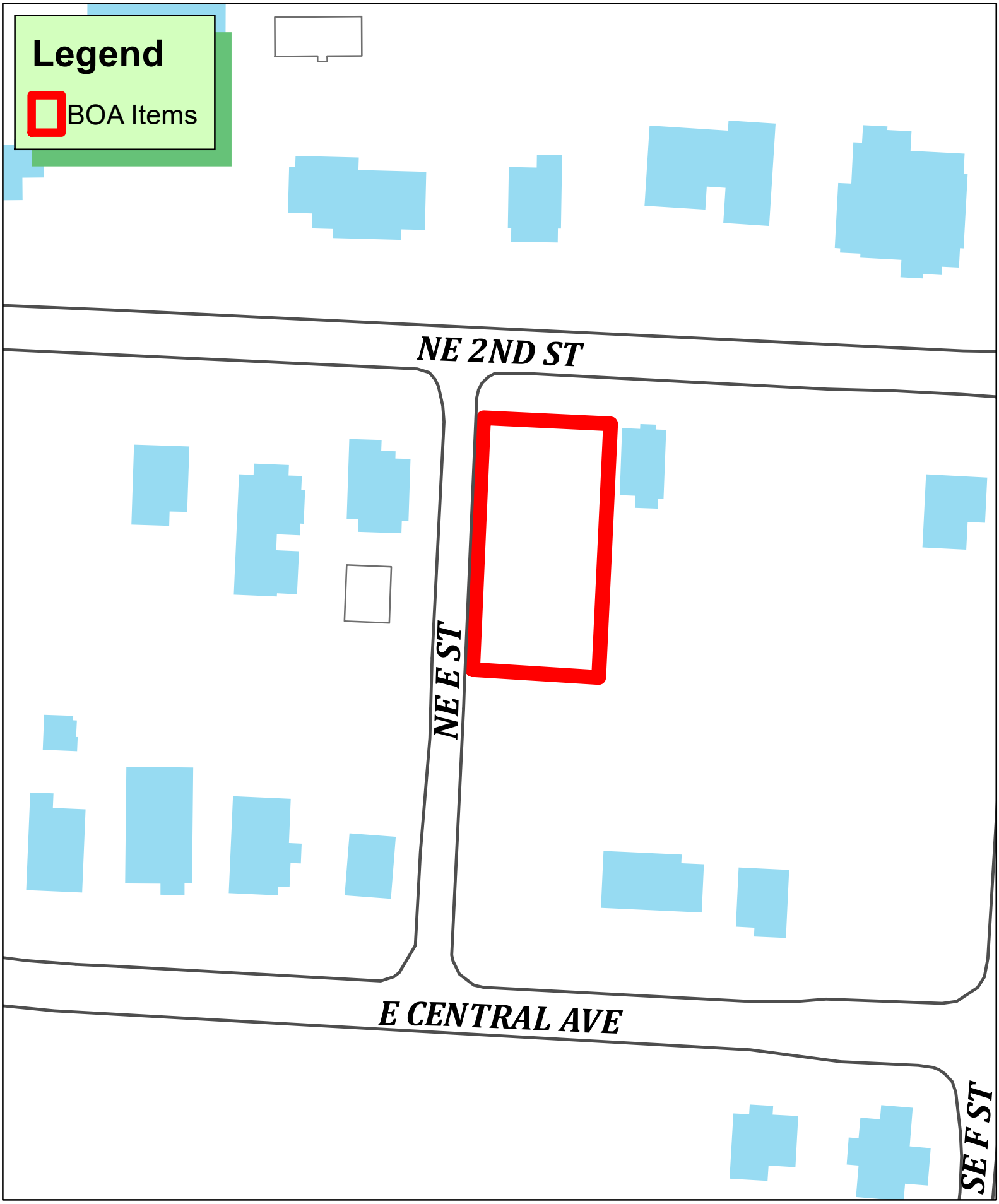
(2) No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(3) The board of adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance and that the variance is the minimum variance that will make possible the reasonable use of land, building or structure.

(4) The board of adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this chapter, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

(5) *Conditions.* In granting any variance, the board of adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter.

(6) *Uses.* Under no circumstances shall the board of adjustment grant a variance to allow a use not permissible under the terms of this chapter in the district involved, or any use expressly or by implication prohibited by the terms of this chapter in said district.



N
W E
S

1 inch = 71 feet

VAR21-0028
Barnidge Residence
608 NE 2nd St.

THE CITY OF BENTONVILLE

Members of the Board of Adjustments,

On behalf of my client John Barnidge, the property owner of 608 NE 2nd St in Bentonville, AR who is working to secure a building permit for his personal single-family residence, I formally request a variance be granted with regards to the minimum setback standard for R-1 zoned properties as laid out in the Bentonville Municipal Code sec 401.07.c.1. As grounds for this variance, I will show how applying the minimum setback standards to my client's lot in turn deprive my client of commonly enjoyed rights of other properties in the same district as laid out in the Bentonville Municipal Code sec 401.07.b, namely with respect to lot minimum width.

The property at 608 NE 2nd St is a corner lot, bordering NE 2nd St and NE E St. At the time of purchase, this property measured 75'-0" in width at the building line, conforming to sec 401.07.b.3 which states, "*the minimum width for corner lots shall be 75 feet at the building line."* This minimum code requirement is repeated on the Bentonville website's Development Resources District informational sheet. For properties zoned R-1, such as my client's, this means that the minimum buildable area width for a corner lot is 48'-0", which is the minimum lot width minus the combined totals of both an interior and exterior facing property line minimum side setback (75' *lot width* – (20' *exterior* + 7' *interior*) = 48' *buildable width*)

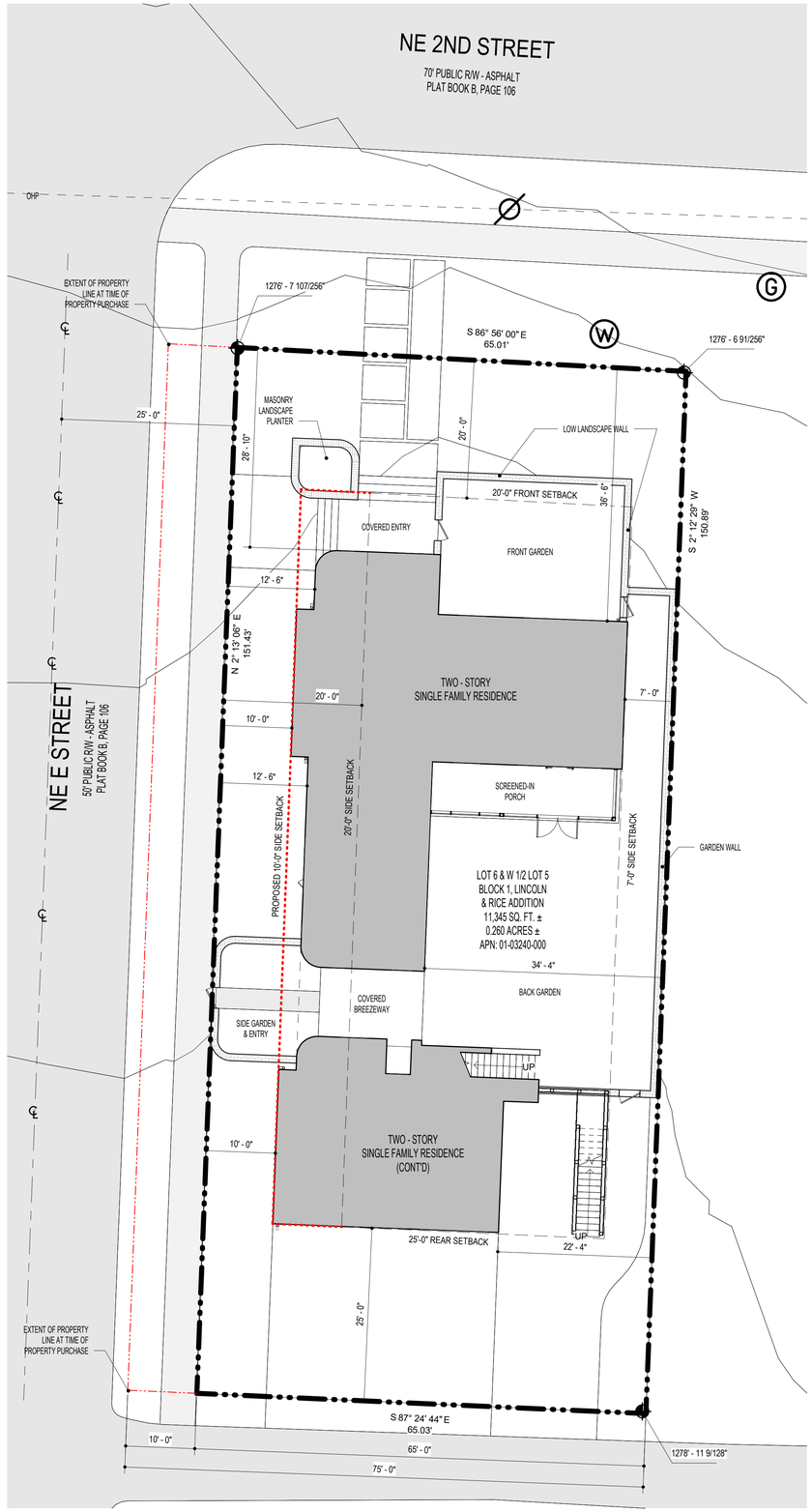
Upon my client's application for a permit for the construction of a single-family residence, we were informed by the Bentonville Planning Commission through a planning review, that this property was subject to additional R.O.W. requirements than had previously been indicated. Namely that NE E St. which had previously required a total 30' R.O.W. would now require a 50' R.O.W. meaning that our western property line, and western building setback line would need to move eastward 10 feet to comply.

Taking into consideration the new western property line placement as a result of the additional R.O.W. requirement on NE E St, the lot at 608 NE 2nd street is now measuring at 65'-0" in width at the building line, in clear violation of the 75'-0" minimum width for corner lots as laid forth in sec 401.07.b.3 of the municipal code. What this means for my client is that, through no actions of his own, other corner lots zoned R-1 in the same district are able to commonly enjoy the right of a minimum width of 75'-0", and therefore commonly enjoy the right of a *minimum* buildable area width of 48'-0", while he is deprived of that right. His lot alone is specifically subjected to a non-compliant 65'-0" lot width and therefore an unequaled buildable area width of 38'-0".

It is for this reason that we seek a variance on the minimum required setback standard for R-1 zoned properties, with specific request to grant a variance on the required side setback standard for exterior facing property lines from the documented *20'-0"* to the value of *10'-0".* This assures that my client is allowed to enjoy the common right that is granted to other corner lots in this district of having a minimum buildable area width of 48'-0".

This variance does not confer on my client any special privilege that is denied to corner lots in this district. On the contrary, the purpose of this variance is to rectify my client's lot to enjoy in the common rights that are already being enjoyed by corner lots in this district. Granting this variance will ensure that equal privilege is given to all lots in the district.

Will Pendleton
AIA



01 **SITE PLAN**
SCALE: 1" = 16'-0"

SITE PLAN NOTES

1. REFERENCE LANDSCAPE ARCHITECT FOR SITE DRAINAGE
2. REFERENCE LANDSCAPE ARCHITECT FOR SITE IMPROVEMENTS
3. 70% OF NON-ROOF AREA TO BE VEGETATION, PERMEABLE PAVING OR IMPERMEABLE PAVING WITH WATER RUNOFF
4. DRIP EMITTERS TO BE INSTALLED AT ALL BEDDING AREAS
5. WATER SHALL NOT BE REDIRECTED TO DRAIN ONTO ADJOINING PRIVATE PROPERTY

BARNIDGE HOUSE

BENTONVILLE, AR

CONSTRUCTION DOCUMENTS

PROJECT NUMBER

21-02

ISSUE DATE

09/02/21

SITE PLAN

A1.02

LOT SURVEY



BASIS OF BEARING:
BEARINGS SHOWN ARE BASED ON
GRID NORTH FOR ARKANSAS
COORDINATE SYSTEM, NORTH ZONE, NAD83.
LATITUDE = 36°22'22.0983"
LONGITUDE = -94°12'09.4792"
CONVERGENCE ANGLE = -01°16'54.15706
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR
(GRID TO GROUND) = 1.000030547

Utility Notes

THE LOCATIONS OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

Miscellaneous Notes

COMPLETED FIELD WORK:
MARCH 22, 2021

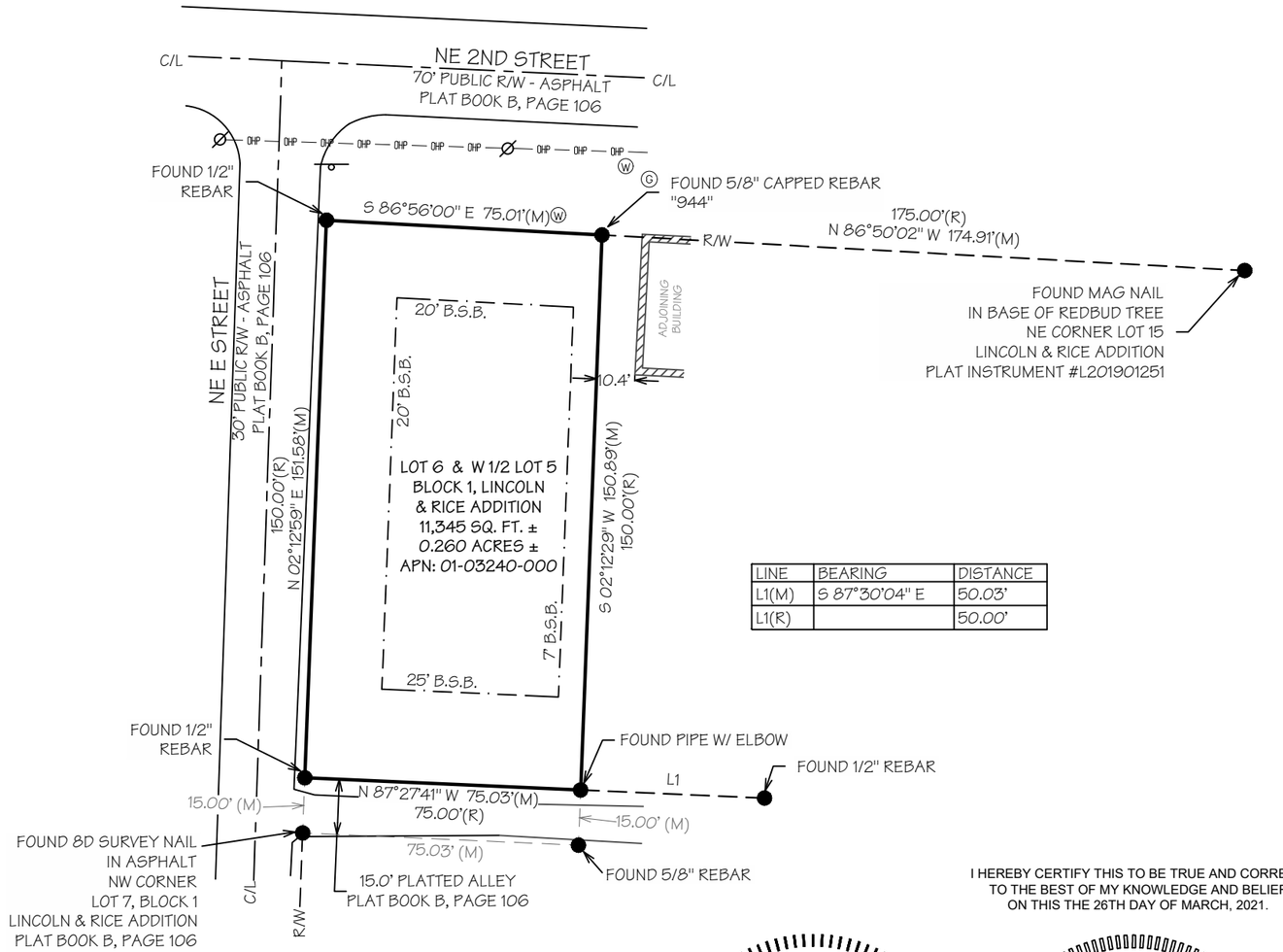
REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 60678.
2. SURVEY PLAT FILED IN PLAT RECORD B AT PAGE 106.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



LINE	BEARING	DISTANCE
L1(M)	S 87°30'04" E	50.03'
L1(R)		50.00'

Survey Description

LOT 6 AND W 1/2 OF LOT 5, BLOCK 1, LINCOLN AND RICE ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "B" AT PAGE 106.

Zoning & Setback Information

ZONING
R-1, SINGLE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS
FRONT: 20 FEET
INTERIOR SIDE: 7 FEET
EXTERIOR SIDE: 20 FEET
REAR: 25 FEET

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- LOT LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- OVERHEAD POWER LINE
- FOUND MONUMENT (AS NOTED)
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- C/L CENTERLINE OF ROAD
- R/W RIGHT-OF-WAY
- POWER POLE
- Ⓦ WATER METER
- Ⓖ GAS METER
- SIGN

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 26TH DAY OF MARCH, 2021.

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
HEATH A MYERS

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
DH/TPN 03-26-2021	HM	BG
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 21-1531	

LOCATION: 608 NE 2ND STREET, BENTONVILLE, ARKANSAS

FOR THE USE AND BENEFIT OF:

JOHN BARNIDGE