

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
---	---	ACCESS EASEMENT
---	---	ASPHALT
---	---	BUILDING
---	---	CANOPY
---	---	CENTERLINE
---	---	CONCRETE
---	---	CONTOURS (D)
---	---	CONTOURS (INT)
---	---	CURB & GUTTER
---	---	DRAINAGE EASEMENT
---	---	EASEMENT (UTILITY)
---	---	ELECTRIC (UNDERGROUND)
---	---	ELECTRIC (OVERHEAD)
---	---	FENCE
---	---	FIBER OPTIC
---	---	FIRE STRING
---	---	FLOWLINE
---	---	FORCE MAIN
---	---	GAS MAIN
---	---	GRAVEL
---	---	GREENSPACE
---	---	LANDSCAPE BUFFER
---	---	LIGHT
---	---	POWER POLE
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	RIGHT OF WAY
---	---	SANITARY SEWER MH
---	---	SERVICE - SEWER
---	---	SERVICE - WATER
---	---	SEWER
---	---	SIDEWALK
---	---	SIGN
---	---	SILT FENCE
---	---	STORM BOX
---	---	STORM PIPE
---	---	TRUNCATED DOME
---	---	WATER
---	---	WETLANDS

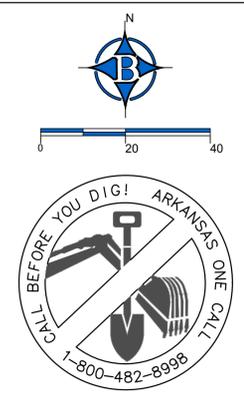
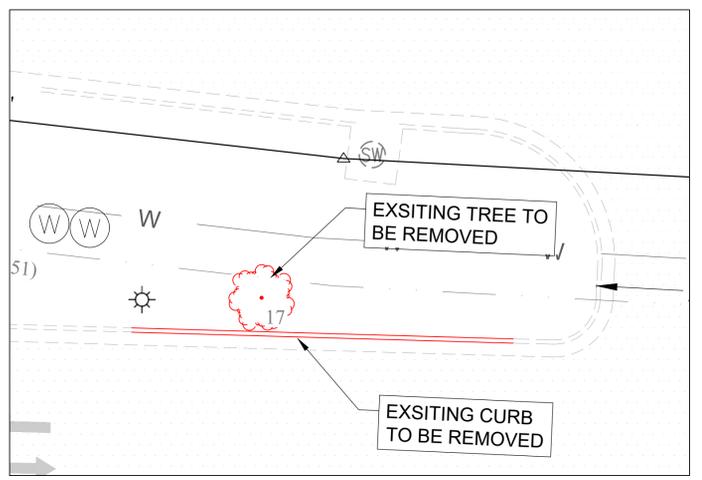
**REFERENCE DOCUMENTS:**  
 1) FINAL PLAT OF PINNACLE HILLS OFFICE PARK FILED IN BOOK 2014 AT PAGE 422  
 2) PLAT OF SURVEY FILED IN BOOK 2014 AT PAGE 664  
 3) PLAT OF SURVEY FILED IN BOOK 2016 AT PAGE 142  
 4) PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451  
 5) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 01168  
 6) PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 23391

**FLOOD CERTIFICATION:**  
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0265K, DATED 06/05/2012)

**SURVEY DESCRIPTION:**  
 LOTS 3A AND 4 OF PINNACLE HILLS OFFICE PARK SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN PER PLAT OF SURVEY FILED IN BOOK 2017 AT PAGE 451 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4 AND RUNNING THENCE N03°03'09"E 304.52', THENCE S86°56'52"E 53.80', THENCE S83°30'51"E 100.18', THENCE S86°56'52"E 148.03' TO THE WEST RIGHT-OF-WAY PINNACLE HILLS PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 557.79' FOR A CHORD BEARING AND DISTANCE OF S23°31'11"E 169.36', THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00' FOR A CHORD BEARING AND DISTANCE OF S10°41'13"W 20.41' TO THE WESTLY RIGHT-OF-WAY PF SOUTH CHAMPIONS DRIVE, THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 235.75' FOR A CHORD BEARING AND DISTANCE OF S32°37'54"W 143.03', THENCE LEAVING SAID RIGHT-OF-WAY N87°24'15"W 304.28' TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

- TREE LIST:**
- 1) 2" BLACK CHERRY - 5' CANOPY
  - 2) 3" PECAN - 10' CANOPY
  - 3) 4" ELM - 20' CANOPY
  - 4) 3" ELM - 15' CANOPY
  - 5) 3" ELM - 15' CANOPY
  - 6) 4" SMOKETREE - 10' CANOPY
  - 7) 6" BALD CYPRESS - 20' CANOPY
  - 8) 5" BALD CYPRESS - 15' CANOPY REMOVED
  - 9) 6" MAPLE - 20' CANOPY REMOVED
  - 10) 6" MAPLE - 20' CANOPY
  - 11) 5" OAK - 10' CANOPY
  - 12) 4" OAK - 15' CANOPY
  - 13) 5" BALD CYPRESS - 10' CANOPY
  - 14) 4" OAK - 15' CANOPY
  - 15) 5" BALD CYPRESS - 15' CANOPY
  - 16) 4" MAPLE - 10' CANOPY REMOVED
  - 17) 6" MAPLE - 15' CANOPY REMOVED

**IRRIGATION NOTE:**  
 PROTECT EXISTING IRRIGATION DURING CONSTRUCTION. REMOVE AND CAP COMPONENTS AS NECESSARY. FULLY RESTORE, RECONNECT, AND TEST THE SYSTEM UPON COMPLETION.



ENGINEER: GB  
 DRAWN BY: MW

STATE OF ARKANSAS  
 REGISTERED PROFESSIONAL ENGINEER  
 BATES & ASSOCIATES, INC.  
 No. 9810  
 JEFFREY H. BATES

02-19-2026

CERTIFICATE OF AUTHORITY  
 BATES & ASSOCIATES, INC.  
 #335  
 ARKANSAS ENGINEER

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DATE	REVISIONS
11/06/25	SKETCH PLAN FOR REVIEW
11/26/25	1ST SUBMITTAL
01/14/26	2ND SUBMITTAL
01/28/26	3RD SUBMITTAL
02/05/26	ADDED ROOF DRAIN
02/05/26	PLOTTED CONSTRUCTION PLAN
02/18/26	UPDATES TO TITLE BLOCK
02/18/26	ADDED NOTE REGARDING IRRIGATION

**MANA HEALTH BUILDING ADDITION**  
 SDP / PIP

**EXISTING SITE & DEMO PLAN - DEV. AREA**  
 ROGERS, ARKANSAS

**BATES**  
 Engineers - Surveyors

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16-260  
 PROJECT NO.

DRAWING NO.  
**SU2**

