

I attached a survey of my house we are trying to expand north of Tiger. We need a variance to expand the house due to the layout and existing structure and existing obstacles.

To the west..we have a septic system with the tank near the house that is being expanded (after speaking with the health and water departments). I had spoken with the Water Dept about potentially going onto city sewer but with over 400ft of back pressure on a sewer line (pumping up hill) and shutting down Tiger BLVD to dig it up for seems like a huge mess and a maintenance and construction nightmare. This would also require the destruction or removal of over 400 feet of existing driveway to the north we have a swimming pool. So our only option is to move south and East, which with the current design is putting us within a couple fee of our own property line, neighboring a retention pond and parking lot.



**SETBACK CHART, R-1 ZONING**

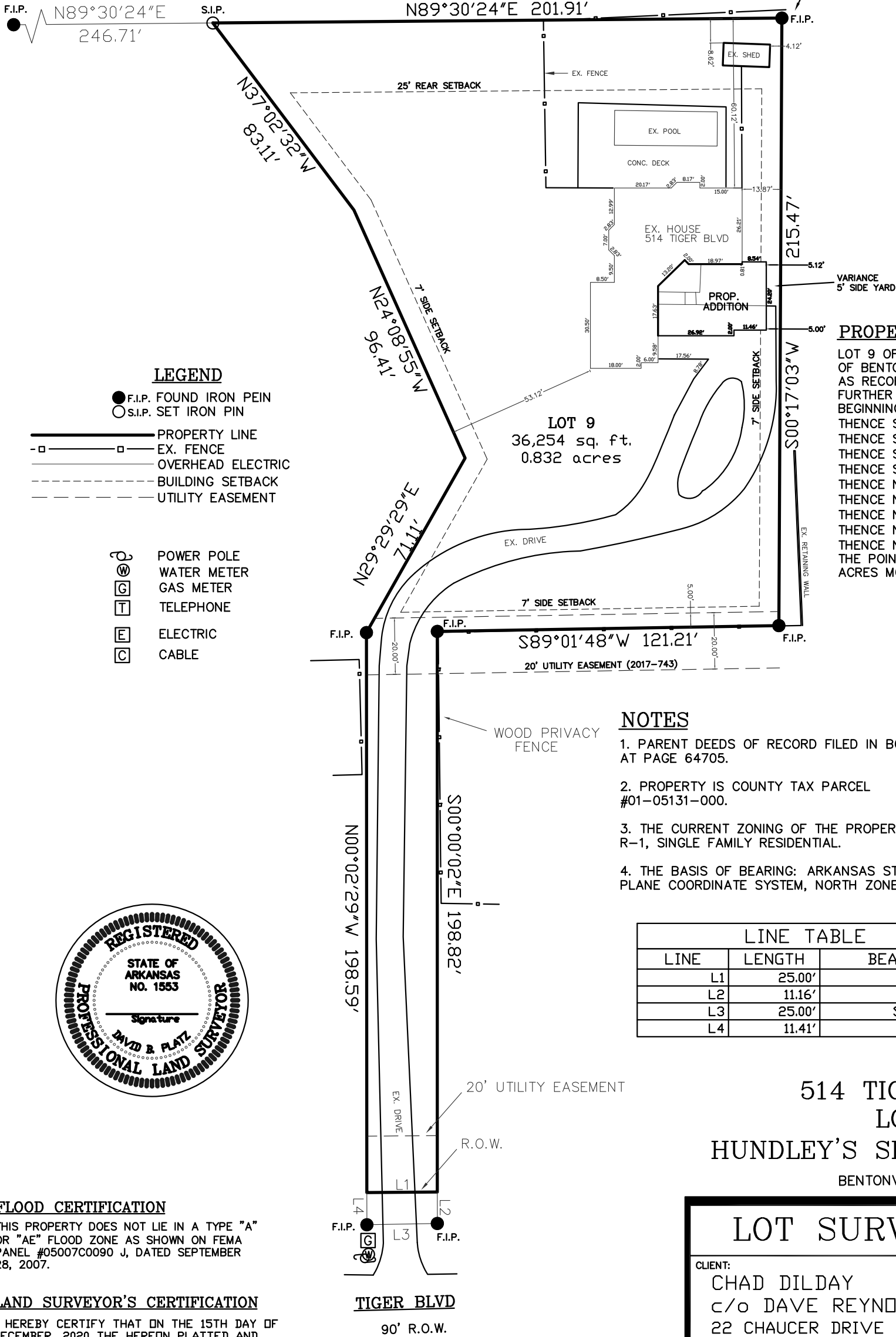
FRONT SETBACK	20'
REAR SETBACK	25'
SIDE SETBACK	7'

SCALE 1"=40'



APPLEGATE SUBDIVISION

P.O.B.  
LOT 9



**LEGEND**

- F.I.P. FOUND IRON PEIN
- S.I.P. SET IRON PIN
- PROPERTY LINE
- EX. FENCE
- OVERHEAD ELECTRIC
- - - BUILDING SETBACK
- - - UTILITY EASEMENT
- ⊕ POWER POLE
- ⊗ WATER METER
- ⊙ GAS METER
- ⊕ TELEPHONE
- ⊖ ELECTRIC
- ⊙ CABLE

**PROPERTY DESCRIPTION**

LOT 9 OF HUNDLEY'S SPECIAL ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS RECORDED IN BOOK 2017 AT PAGE 743, FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT THE NE CORNER OF SAID LOT 9, THENCE SOUTH 00°17'03" WEST 215.47 FEET; THENCE SOUTH 89°01'48" WEST 121.21 FEET; THENCE SOUTH 00°00'02" EAST 198.82 FEET; THENCE SOUTH 89°33'15" WEST 25.00 FEET; THENCE NORTH 00°02'29" WEST 198.59 FEET; THENCE NORTH 29°29'29" EAST 71.11 FEET; THENCE NORTH 24°08'55" WEST 96.41 FEET; THENCE NORTH 37°02'32" WEST 83.11 FEET; THENCE NORTH 89°30'24" EAST 201.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.832 ACRES MORE OR LESS.

**NOTES**

- PARENT DEEDS OF RECORD FILED IN BOOK 2017 AT PAGE 64705.
- PROPERTY IS COUNTY TAX PARCEL #01-05131-000.
- THE CURRENT ZONING OF THE PROPERTY IS R-1, SINGLE FAMILY RESIDENTIAL.
- THE BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.00'	S89°33'15"W
L2	11.16'	S00°02'29"E
L3	25.00'	S88°58'53"W
L4	11.41'	N00°02'29"W

514 TIGER BLVD.  
LOT 9  
HUNDLEY'S SPECIAL ADDITION  
BENTONVILLE, AR 72712



**FLOOD CERTIFICATION**

THIS PROPERTY DOES NOT LIE IN A TYPE "A" OR "AE" FLOOD ZONE AS SHOWN ON FEMA PANEL #05007C0090 J, DATED SEPTEMBER 28, 2007.

**LAND SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT ON THE 15TH DAY OF DECEMBER, 2020 THE HEREDON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OR SET, AS SHOWN ON THIS PLAT, ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT.

DAVID B. PLATZ, R.L.S. #1553

LOT SURVEY		REVISIONS	
CLIENT:	CHAD DILDAY c/o DAVE REYNOLDS 22 CHAUCER DRIVE BELLA VISTA, AR 72714	No.:	BY: DATE:
273-7989 OR 366-7989			
		DRAWN BY: DP/ZS	DATE: 1/4/21
		CHECKED BY:	JOB No.: 2020523
		SCALE: 1"=40'	SHEET: 1