

PLAT OF SURVEY

FIELD WORK:
FEBRUARY 21, & 26-28, 2018

BASIS OF BEARING:
PLAT OF SURVEY FILED IN
BOOK 2006 AT PAGE 31319

REFERENCE DOCUMENTS:
1) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 46127
2) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 21772
3) PLAT OF SURVEY FILED IN BOOK 2005 AT PAGE 990
4) PLAT OF SURVEY FILED IN BOOK 2006 AT PAGE 31319
5) TRUSTEE'S QUITCLAIM DEED FILED IN BOOK 2006 AT PAGE 34355
6) TRUSTEE'S QUITCLAIM DEED FILED IN BOOK 2006 AT PAGE 34353
7) WARKANTY DEED FILED IN BOOK 2015 AT PAGE 27509

PROPERTY ZONED:
R-A

BUILDING SETBACKS:

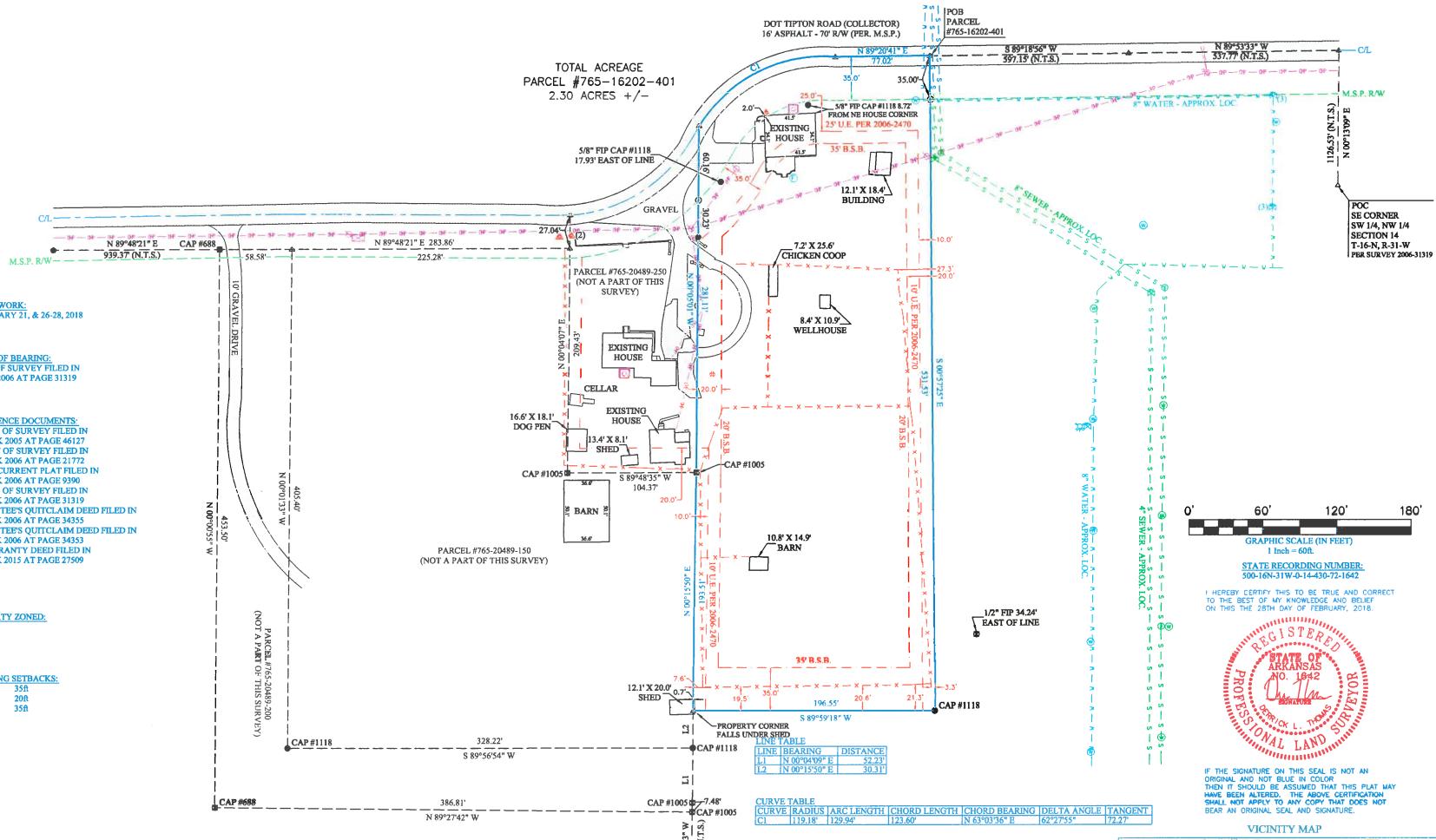
FRONT	35ft
SIDE	20ft
REAR	35ft

SURVEY DESCRIPTION (PARCEL #765-16202-401):

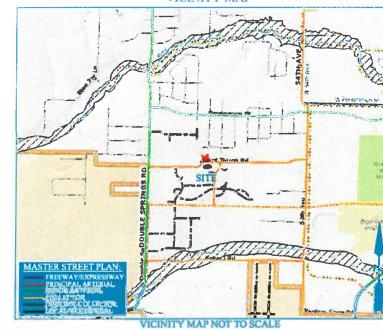
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT BEARING N 30° 00' E 100.00' THENCE N 30° 00' E 100.00' TO THE CENTERLINE OF THE SOUTHERN LINE OF THE ALLEGED SUBDIVISION N 90° 00' W 237.77', THENCE CONTINUING ALONG SAID CENTERLINE N 90° 00' W 237.77' TO THE POINT OF BEGINNING, THENCE N 90° 00' W 237.77' S 00° 00' E 531.5' TO AN EXISTING REBAR, THENCE N 90° 51' 18" W 166.35', THENCE N 00° 15' 00" E 193.51' TO AN EXISTING REBAR, THENCE N 00° 15' 00" E 193.51' TO THE CENTERLINE OF DOT TIPTON ROAD, THENCE ALONG SAID CENTERLINE, A LONG CURVE TO THE RIGHT HAVING A RADIUS OF 119.18' FOR A CHORD BEARING AND DISTANCE OF N63°03'34" E123.60', THENCE CONTINUING ALONG SAID CENTERLINE N89°20'41"E 77.02' TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN DOT TIPTON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREBY DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A"
OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE MAP
FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0205F, DATED 05/16/2008)

NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND, NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.



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.



FOR USE AND BENEFIT OF:	
JB HAYS	
ADDRESS:	6065 K. DOT, TIPPOON, ROAD PARADISEVILLE, ARKANSAS 72703
DATE:	04/12/08
SCALE:	1"-6"
SCANNED BY:	SURVEYED BY:
LOCATION #:	JA
SECTION #:	AN
RANGE #:	16, NORTH
RANGE #:	WEST
REVIEWED: DT	
COA #1335	

LEGEND:

- THREE STANDARD SMOOTH BOLTS BE FOUND IN THE DRA
- FOUND 5/8" BOLTS
- FOUND 1/2" BOLTS
- FOUND ALUM. MOUNTING
- FOUND MOUNTING
- COMPUTERED POINT
- POWER POLE
- WATER VALVE
- △ GAS METER

Location Map:
R-31-W

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RECORDING NUMBER/DATE