

PLAT OF SURVEY

TOTAL ACREAGE
PARCEL #765-16202-401
2.30 ACRES +/-

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) CONCURRENT PLAT FILED IN BOOK 2006 AT PAGE 9390
- 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) WARRANTY DEED FILED IN BOOK 2015 AT PAGE 27509

PROPERTY ZONED:
R-A

BUILDING SETBACKS:

FRONT 35'
SIDE 20'
REAR 35'

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

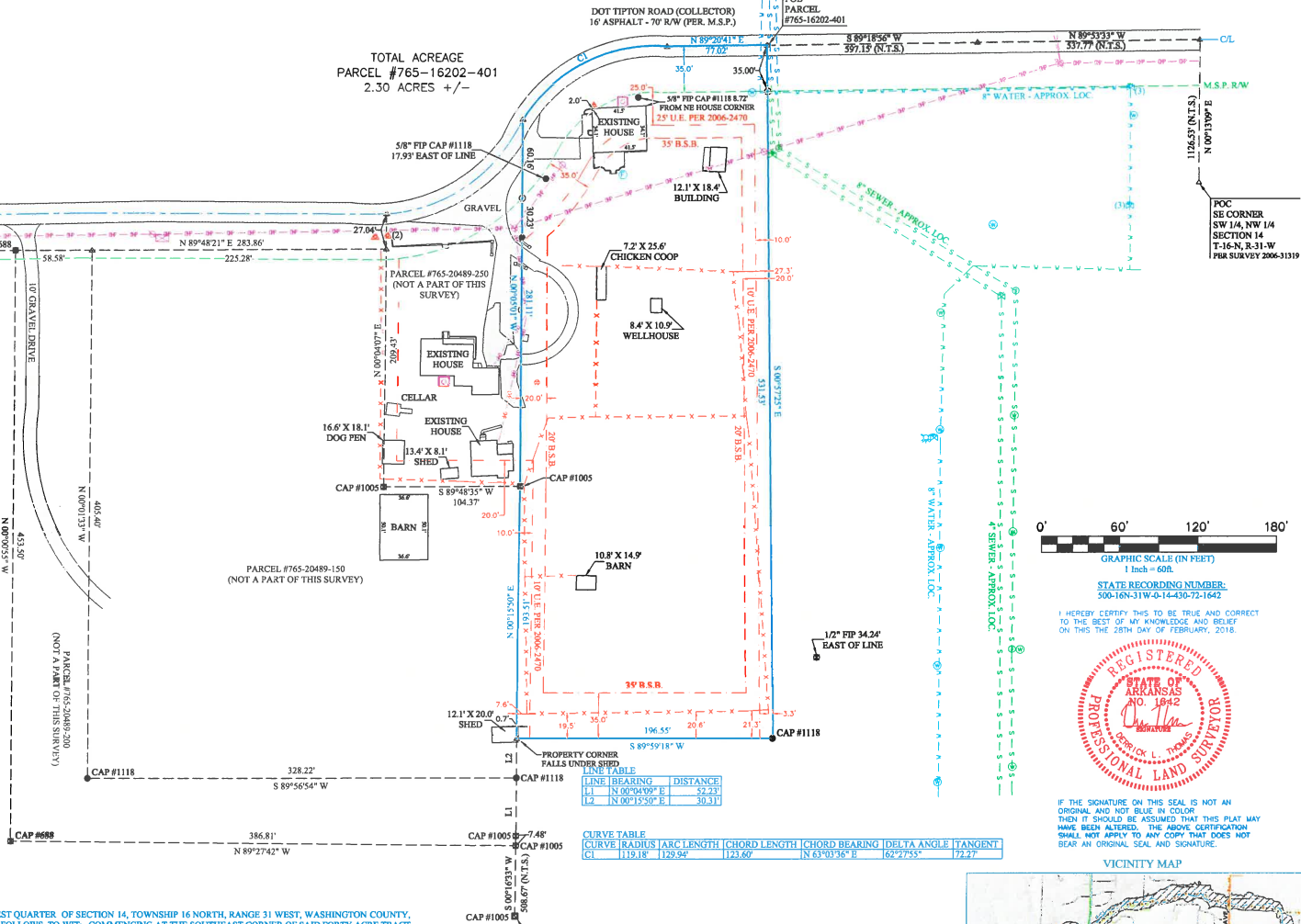
A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N00°13'09"E 1126.53' TO THE CENTERLINE OF DOT TIPTON ROAD, THENCE ALONG SAID CENTERLINE N89°53'33"W 537.77', THENCE CONTINUING ALONG SAID CENTERLINE S89°18'56"W 597.15' TO THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID CENTERLINE S05°72'52"E 531.53' TO AN EXISTING REBAR, THENCE S89°59'17"W 196.55', THENCE N00°15'00"E 191.51' TO AN EXISTING REBAR, THENCE N00°59'50"W 281.11' TO THE CENTERLINE OF DOT TIPTON ROAD, THENCE ALONG SAID CENTERLINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 119.18' FOR A CHORD BEARING AND DISTANCE OF N63°03'36"E 121.60', 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 PLAT RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN 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 APPEARANCES. 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.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	119.18'	121.60'	123.60'	N 63°03'36\"	63°27'55\"	77.02'

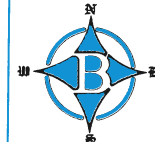
LINE	BEARING	DISTANCE
11	N 00°04'09\"	52.23'
12	N 00°15'00\"	50.31'

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.

VICINITY MAP

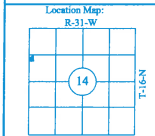


RECORDING NUMERICAL



LEGEND:

- 1/4\"



Bates & Associates, Inc.
Engineers - Surveyors - Landscape Architects

FOR USE AND BENEFIT OF:
JB HAYS

DATE: 04/12/18 SCALE: 1\"/>

DRAWING #18-051-BOUNDARY