

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999940523337
CONVERGENCE ANGLE: -0° 27'51.89730494"
VALUES TAKEN AT P.O.B. TRACT

DRAWING LEGEND

PROPERTY LINE
ASPHALT/CONCRETE/GRAVEL
FENCE LINES
BUILDING LINES

- SET 1/2" REBAR (W/CAP, PS#1547)
(UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- FOUND MONUMENT (AS NOTED)

LEGAL DESCRIPTION

PART OF LOTS 8, 9, AND 10 OF FRED REEVES SUBDIVISION, AS SHOWN ON A PLAT OF RECORD, PLAT BOOK B, PAGE 138, IN THE RECORDS OF THE CIRCUIT CLERK'S OFFICE, HOT SPRINGS COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID LOT 8, BEING MARKED BY A FOUND 1/2" REBAR; THENCE S89°08'15"W A DISTANCE OF 346.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, BEING MARKED BY A FOUND 5/8" REBAR; THENCE ALONG THE WEST LINE OF SAID LOT 10, N0°01'30"E A DISTANCE OF 944.54 FEET TO A FOUND 1" PIPE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 270; THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT OF WAY FOR THE FOLLOWING 4 CALLS, S64°24'46"E A DISTANCE OF 56.69 FEET TO A POINT; THENCE S52°27'12"E A DISTANCE OF 80.50 FEET TO A POINT; THENCE S70°53'44"E A DISTANCE OF 77.03 FEET TO A POINT; THENCE S61°46'28"E A DISTANCE OF 179.81 FEET TO A 1/2" REBAR, SAID POINT BEING ON THE EAST LINE OF LOT 8; THENCE LEAVING SAID RIGHT OF WAY AND ALONG THE EAST LINE OF SAID LOT 8, S0°01'19"W A DISTANCE OF 174.30 FEET TO A SET 1/2" REBAR W/CAP (PS 1547); THENCE LEAVING SAID LOT 8, N89°57'03"W A DISTANCE OF 81.65 FEET TO A SET 1/2" REBAR W/CAP (PS 1547); THENCE S16°02'30"W A DISTANCE OF 115.90 FEET TO A SET 1/2" REBAR W/CAP (PS 1547); THENCE S0°00'51"W A DISTANCE OF 200.34 FEET TO A SET 1/2" REBAR W/CAP (PS 1547); THENCE S89°30'00"E A DISTANCE OF 113.62 FEET TO A SET 1/2" REBAR W/CAP (PS 1547), SAID POINT BEING ON THE EAST LINE OF SAID LOT 8; THENCE ALONG SAID EAST LINE, S0°01'19"W A DISTANCE OF 268.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.97 ACRES MORE OR LESS.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF XXXXXXXX:

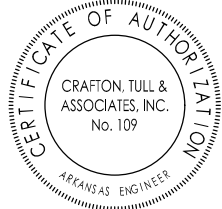
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. NO ATTEMPT WAS MADE TO LOCATE UTILITIES ABOVE OR BELOW SURFACE. SUBJECT TO ANY EASEMENTS PRESCRIPTIVE AND NON-PRESCRIPTIVE. SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY REVEAL. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 06/14/2023.

DATE OF PLAT OR MAP: 07/10/2023

STATE PLAT CODE: 500-03S-17W-0-33-220-30-1547

- RECORD INFORMATION
- GLO NOTES OF RECORD
 - GLO PLATS OF RECORD
 - FRED REEVES SUBDIVISION PLAT DATED FILED 5/09/1951 BOOK 2, PAGE 136
 - IDENTIFICATION OF THE PROPERTY, PER WARRANTY DEED PREPARED BY SPEARS LAW OFFICES, FILED FOR RECORD ON DECEMBER 4, 1990 R.O.W. MAP I-30-HWY. 270 WEST ROUTE 270 SECTION 07, JOB #061071

CERTIFICATE OF AUTHORIZATION:



VICINITY MAP

BOUNDARY SURVEY
PT OF LOTS 8, 9, AND 10 OF THE FRED REEVES S/D
SECTION 33, T-3-S, R-17-W
6569 W HIGHWAY 270

PREPARED FOR:

HOT SPRINGS COUNTY

ARKANSAS

DELTA	DESCRIPTION	DATE

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ISSUE DATE: 07/10/2023
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