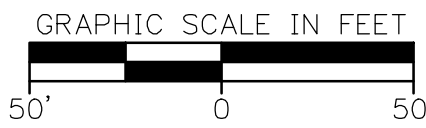
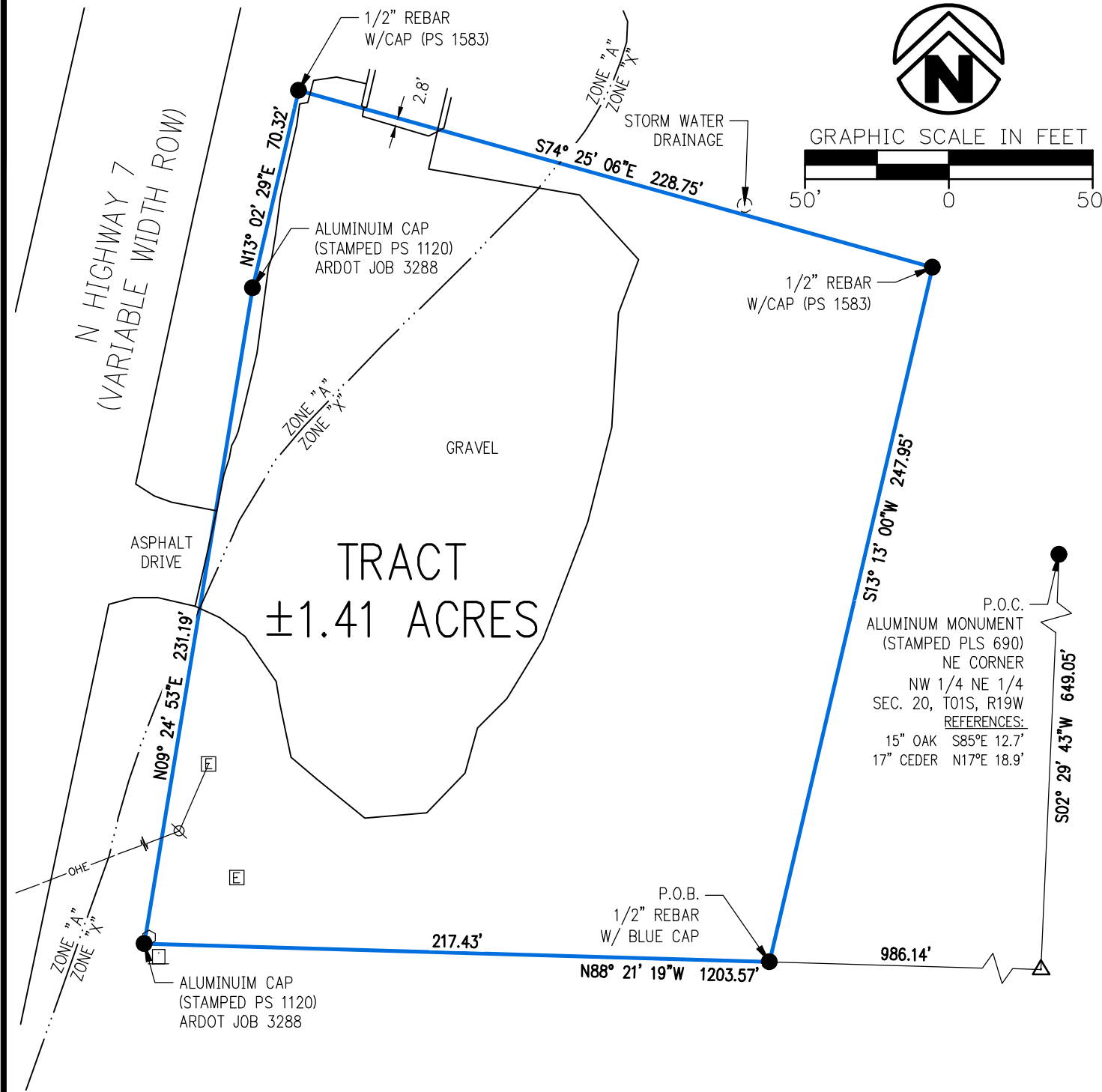


DRAWING: G:\CONWAY BOUNDARY SURVEYS\CBSSV0457-3816 N HWY 7 HOT SPRINGS VILLAGE\CBSSV0457-3816 N HWY 7.DWG
LAYOUT: 11X17 LANDSCAPE, LAST SAVED: CA1476, 12/4/2024 1:23:27 PM
LAST PLOTTED BY: COLTEN A DAY, 12/4/2024 1:23:53 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- OVERHEAD ELECTRIC
- FEMA FLOOD LINE
- OHE
- SET 1/2" REBAR (W/CAP, PS#1547) (UNLESS OTHERWISE NOTED)
- △ CALCULATED POINT
- FOUND MONUMENT (AS NOTED)
- ⊗ POWER POLE
- WATER METER
- ⊞ ELECTRIC PEDESTAL
- ⊞ GAS METER

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
ARKANSAS SOUTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999973603508
CONVERGENCE ANGLE: -0.592084199453
VALUES TAKEN AT THE P.O.B.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 01 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND ALUMINUM MONUMENT (PLS 690); THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, S02°29'43"W A DISTANCE OF 649.05 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N88°21'19"W A DISTANCE OF 986.14 FEET TO A FOUND 1/2" REBAR SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N88°21'19"W A DISTANCE OF 217.43 FEET TO A FOUND ALUMINUM ARDOT RIGHT OF WAY MONUMENT (PS 1120) ON THE EASTERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 7 NORTH; THENCE ALONG SAID RIGHT OF WAY N09°24'53"E A DISTANCE OF 231.19 FEET TO A FOUND ALUMINUM ARDOT RIGHT OF WAY MONUMENT (PS 1120); THENCE N13°02'29"E A DISTANCE OF 70.32 FEET TO A FOUND 1/2" REBAR (WCAP PS 1583); THENCE LEAVING SAID RIGHT OF WAY, S74°25'06"E A DISTANCE OF 228.75 FEET TO A FOUND 1/2" REBAR (WCAP PS 1583); THENCE S13°13'00"W A DISTANCE OF 247.95 FEET TO THE POINT OF BEGINNING, CONTAINING 1.41 ACRES, MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND ZONE A (ZONE A ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05051C0225D, DATED JANUARY 20, 2010, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF WILSON AUCTIONEERS:

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 UNDERGROUND UTILITIES. 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 12/01/2024.

DATE OF PLAT OR MAP: 12/04/2024



STATE PLAT CODE: 500-01S-19W-0-20-140-26-1547

RECORD INFORMATION

- GLO NOTES OF RECORD
- GLO PLATS OF RECORD
- QUITCLAIM DEED BOOK 3936, PAGE 0929, RECORDS OF GARLAND COUNTY, ARKANSAS, DATED 04/11/2018
- WARRANTY DEED BOOK 4158, PAGE 0805, RECORDS OF GARLAND COUNTY, ARKANSAS, DATED 05/08/2020

DELTA	DESCRIPTION	DATE

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PROJECT NO: CBSSV0457
ISSUE DATE: 12/04/2024
DRAWN BY: CLA
APPROVE BY: M.NGUYEN
SHEET NO.: 1 OF 1

CONTACT: BRANDON FOILES (501) 339-2837

BOUNDARY SURVEY
PART OF NW 1/4 OF THE NE 1/4
SEC 20 - T01S - R19W
3816 N HWY 7

PREPARED FOR:
WILSON AUCTIONEERS

HOT SPRINGS VILLAGE, GARLAND COUNTY
ARKANSAS