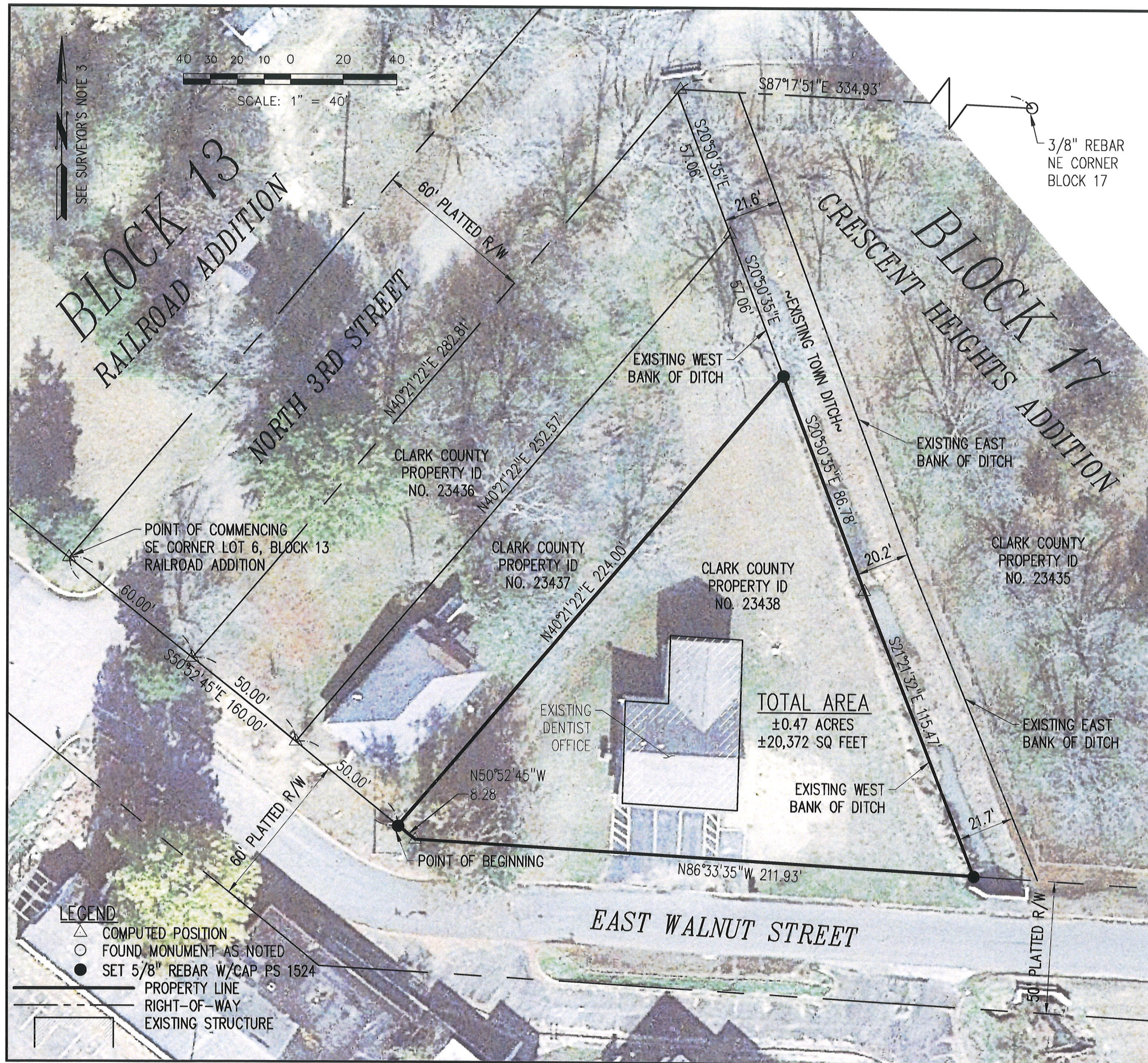




SURVEYORS NOTES

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF THE CERTAIN PROPERTY AS OWNED BY DELEE DENTISTRY PROPERTIES, LLC., AS FOUND IN DEED BOOK 644, PAGE 946, OF THE RECORDS OF THE CLARK COUNTY CIRCUIT CLERK.
2. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - A. RECORD PLAT OF CRESCENT HEIGHTS ADDITION TO GURDON, AS FOUND IN THE RECORDS OF THE CLARK COUNTY CIRCUIT CLERK.
 - B. RECORD PLAT OF RAILROAD ADDITION AS FOUND IN BOOK 11, PAGE 181, AS FOUND IN THE RECORDS OF THE CLARK COUNTY CIRCUIT CLERK.
 - C. PLAT OF SURVEY BY JOHN F. OLIVER, PS 548, AS FOUND IN SURVEY BOOK B, PAGE 106, AS FOUND IN THE RECORDS OF THE CLARK COUNTY CIRCUIT CLERK.
 - D. PLAT OF CRESCENT HEIGHTS ADDITION TO GURDON, AS FOUND IN THE RECORDS OF THE CLARK COUNTY CIRCUIT CLERK.
3. BASIS OF BEARINGS FOR THIS SURVEY IS THE NAD 83, ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET, BASED ON GPS OBSERVATIONS. CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS -00°32'43.705"
4. BASED ON GRAPHICAL MAPPING AND SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 05019C0445E, LAST REVISED FEBRUARY 2, 2012, PORTIONS OF THIS PROPERTY FALL WITHIN ZONE "A", AREAS WITHOUT A BASE FLOOD ELEVATION.

TRACT DESCRIPTION

A PART OF BLOCK 17, CRESCENT HEIGHTS ADDITION, CLARK COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 13, RAILROAD ADDITION, THENCE SOUTH 50°52'45" EAST ALONG THE NORTHERLY RIGHT-OF-WAY OF WALNUT STREET, 160.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 40°21'22" EAST, LEAVING SAID RIGHT-OF-WAY, 224.00 FEET TO THE WEST BANK OF THE TOWN DITCH; THENCE SOUTH 20°50'35" EAST, ALONG SAID WEST BANK, 86.78 FEET; THENCE SOUTH 21°21'32" EAST, ALONG SAID WEST BANK, 115.47 FEET TO THE NORTHERLY RIGHT-OF-WAY OF EAST WALNUT STREET; THENCE NORTH 86°33'35" WEST, ALONG SAID RIGHT-OF-WAY, 211.93 FEET; THENCE NORTH 50°52'45" WEST, ALONG SAID RIGHT-OF-WAY, 8.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.47 ACRES, MORE OR LESS.

TOWN DITCH SPECIAL NOTE

THIS SUBJECT PROPERTY AND THE ADJOINING PROPERTIES CALL FOR BOUNDARIES TO THE "WEST BACK OF TOWN DITCH", "TO THE TOWN DITCH", "TO THE CENTERLINE OF AN EXISTING CITY DRAINAGE DITCH", AND SO FORTH. THESE VAGUE CALLS AND THEIR CORRESPONDING DIRECTIONS AND DISTANCES ARE OPEN TO INTERPRETATION AND/OR THEY CREATE ISSUE WITH REGARDS TO THE PROPERTY BOUNDARIES. ADDITIONALLY, IT IS UNKNOWN WHEN ALL THESE CALLS ORIGINATED AND JUST HOW MANY MAN-MADE CHANGES TO THE DITCH THERE HAVE BEEN SINCE THESE CALLS WERE PUT ON RECORD. IT IS OBVIOUS THAT THE DRAINAGE DITCH HAS SEEN MANY MAN-MADE CHANGES THOUGHT THE YEARS. THIS SPECIFIC SUBJECT PROPERTY GIVES A WHOLE NUMBER DISTANCE ALONG THE WEST BANK OF THE DITCH ON ITS EASTERLY SIDE AND THEN ANOTHER WHOLE NUMBER DISTANCE FROM THE DITCH BACK TO THE RIGHT-OF-WAY OF EAST WALNUT ON ITS WESTERLY SIDE. OUR MEASUREMENTS ALONG THESE SIDES ARE RELATIVELY CLOSE TO THE RECORD DISTANCES GIVEN THE NATURE OF THE RECORD DISTANCES AND COINCIDE WITH CALLS FROM VAGUE ADJOINERS RECORD CALLS.



REV. #	REV. DATE	BY	REVISIONS

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BOUNDARY SURVEY
A PART OF BLOCK 17, CRESCENT HEIGHTS ADDITION
DELEE DENTISTRY PROPERTIES, LLC

ARKANSAS

CLARK COUNTY

	BY	DATE
Design		
Drawn	AJA	10/2022
Checked	AJA	10/22
Survey	AJA	10/2022
Fld.Bk. #	2636	
Rev. #	0	

B&F PROJ. 7-3000-9158
FILE NAME: 001
ISSUE DATE: 10/18/2022

SCALE
1"=40'

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