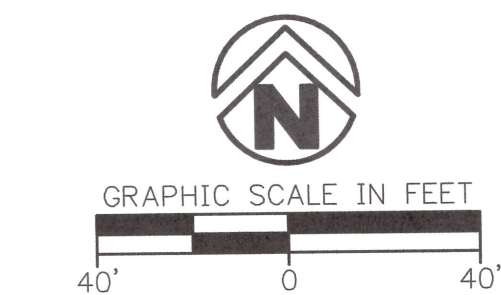


DRAWING: G:\CONWAY\BOUNDARY SURVEY\03-20-2025\278 FRONTIER TRAIL\03-20-2025\278 FRONTIER TRAIL SET REV01.DWG
LAST PLOTTED BY: LANCELOE, ELMORE - 7/9/2025 3:08:07 PM [PLOTTED BY: VALID ON HARD COPY ONLY]



BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
ARKANSAS SOUTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999947542597
CONVERGENCE ANGLE: -0.664051761128
VALUES TAKEN AT THE P.O.B.

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), ZONE AE (ZONE AE ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED), AND ZONE AE REGULATORY FLOODWAY AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05051C0475D, DATED JANUARY 20, 2010, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

Book 0017 Page 0206

Kristie Womble-Hushes - Circuit Clerk
Garland County, AR
lerm/cashier: 7471BR3/TONYA SPEERS
07/14/2025 3:34PM
Trans: 395417
Total Fees: \$15.00

Garland County, AR
I certify this instrument was
filed on 07/14/2025 3:34PM
and recorded in SUBDIVISION PLAT Book
0017 at pages 0206 - 0206
Kristie Womble-Hushes - Circuit Clerk
Tonya Speers by TS

DRAWING LEGEND

- PROPERTY LINE
ASPHALT/CONCRETE/GRAVEL
OVERHEAD ELECTRIC
EXISTING BUILDING
FLOOD ZONES
ACCESS EASEMENT
TREELINE
RIGHT-OF-WAY
SEPTIC
- SET 1/2" REBAR (W/CAP, PS#1547)
(UNLESS OTHERWISE NOTED)
△ CALCULATED POINT
● FOUND MONUMENT (AS NOTED)
⊕ POWER POLE
⊙ WATER METER
⊞ TELEPHONE PEDESTAL

CERTIFICATE OF PLAT APPROVAL

I HEREBY APPROVE ONLY THE SUBMISSION OF THE TRACT OF LAND AS SHOWN AND MY SIGNATURE BELOW DOES NOT GUARANTEE ACCESS TO THE PROPERTY NOR ACCESS TO PUBLIC UTILITIES.
DATE OF EXECUTION: 07/09/2025
GARLAND COUNTY JUDGE

SURVEY CERTIFICATION

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 07/08/2025.

DATE OF PLAT OR MAP: 07/09/2025

LEGAL DESCRIPTION

TRACT 1

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°44'53"E A DISTANCE OF 484.06 FEET TO A POINT; THENCE S01°15'07"W A DISTANCE OF 444.21 FEET TO A POINT IN THE CENTERLINE OF FRONTIER TRAIL; THENCE LEAVING THE CENTERLINE OF SAID FRONTIER TRAIL, N61°10'25"E A DISTANCE OF 176.90 FEET TO A SET 1/2" REBAR WITH CAP PS#1547 BEING THE POINT OF BEGINNING; THENCE N61°10'25"E A DISTANCE OF 440.68 FEET TO A POINT ON THE 400' CONTOUR; THENCE ALONG SAID 400' CONTOUR THE FOLLOWING MEANDERS: THENCE S26°57'34"E A DISTANCE OF 36.24 FEET TO A POINT; THENCE S11°32'08"E A DISTANCE OF 115.55 FEET TO A POINT; THENCE S09°26'55"E A DISTANCE OF 73.02 FEET TO A POINT; THENCE S01°58'15"W A DISTANCE OF 5.97 FEET TO A POINT; THENCE LEAVING SAID 400' CONTOUR, S75°45'57"W A DISTANCE OF 188.59 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S85°21'57"W A DISTANCE OF 74.00 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N56°44'26"W A DISTANCE OF 25.60 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N72°54'23"W A DISTANCE OF 48.44 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N84°53'05"W A DISTANCE OF 99.05 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N28°49'35"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

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

TRACT 2

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°44'53"E A DISTANCE OF 484.06 FEET TO A POINT; THENCE S01°15'07"W A DISTANCE OF 444.21 FEET TO A POINT IN THE CENTERLINE OF FRONTIER TRAIL BEING THE POINT OF BEGINNING; THENCE LEAVING THE CENTERLINE OF SAID FRONTIER TRAIL, N61°10'25"E A DISTANCE OF 176.90 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S28°49'35"E A DISTANCE OF 30.00 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S84°53'05"E A DISTANCE OF 99.05 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S72°54'23"E A CAP PS#1547; THENCE N61°10'25"E A DISTANCE OF 440.68 FEET TO A POINT ON THE 400' CONTOUR; THENCE ALONG SAID 400' CONTOUR THE FOLLOWING MEANDERS: THENCE S26°57'34"E A DISTANCE OF 36.24 FEET TO A POINT; THENCE S11°32'08"E A DISTANCE OF 115.55 FEET TO A POINT; THENCE S09°26'55"E A DISTANCE OF 73.02 FEET TO A POINT; THENCE S01°58'15"W A DISTANCE OF 5.97 FEET TO A POINT; THENCE LEAVING SAID 400' CONTOUR, S75°45'57"W A DISTANCE OF 188.59 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S85°21'57"W A DISTANCE OF 74.00 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N56°44'26"W A DISTANCE OF 25.60 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N72°54'23"W A DISTANCE OF 48.44 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N84°53'05"W A DISTANCE OF 99.05 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE N28°49'35"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

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

ACCESS EASEMENT

AN ACCESS EASEMENT LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S88°44'53"E A DISTANCE OF 484.06 FEET TO A POINT; THENCE S01°15'07"W A DISTANCE OF 444.21 FEET TO THE POINT OF BEGINNING; THENCE N61°10'25"E A DISTANCE OF 176.90 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S28°49'35"E A DISTANCE OF 30.00 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S84°53'05"E A DISTANCE OF 99.05 FEET TO A SET 1/2" REBAR WITH CAP PS#1547; THENCE S72°54'23"E A CAP PS#1547; THENCE N61°10'25"E A DISTANCE OF 440.68 FEET TO A POINT IN THE CENTERLINE OF FRONTIER TRAIL; THENCE N04°24'18"W A DISTANCE OF 21.84 FEET TO A POINT; THENCE N11°30'13"W A DISTANCE OF 10.59 FEET RETURNING TO THE POINT OF BEGINNING, CONTAINING 0.13 ACRES, MORE OR LESS.

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

CERTIFICATE OF OWNERS:

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

7-11-25
DATE: OWNER
7-11-25
DATE: OWNER

CERTIFICATE OF FINAL APPROVAL:

PURSUANT TO THE GARLAND COUNTY RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THE DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE: GARLAND COUNTY JUDGE

CERTIFICATE OF SURVEYING ACCURACY:

I, MICHAEL NGUYEN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY MARKERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATIONS, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

7-9-2025
DATE: MICHAEL NGUYEN, PLS. NO. 1547
1000 LEDGELAWN DR., CONWAY, AR 72034

RECORD INFORMATION

- GLO NOTES OF RECORD
- GLO PLATS OF RECORD
- WARRANTY DEED BOOK 4486, PAGE 0818, RECORDS OF GARLAND COUNTY, ARKANSAS, DATED 09/12/2022
- SURVEY BY PS 1023, DATED 08/10/2001
- SURVEY BY PS 316, DATED 08/15/2001
- SURVEY BY PS 1491, DATED 05/28/2024

BOUNDARY SURVEY
PART OF NE/4 SW/4
SEC. 18, T3S, R20W
278 FRONTIER TRAIL
HOT SPRINGS, GARLAND COUNTY
ARKANSAS

VICINITY MAP



DELTA	DESCRIPTION	DATE

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PROJECT NO: CBSSV0473
ISSUE DATE: 07/09/2025
DRAWN BY: L. ELMORE
APPROVE BY: M. NGUYEN
SHEET NO.:
CONTACT: BRANDON FOILES
(501) 339-2837

STATE PLAT CODE: 500-03S-20W-0-18-310-26-1547