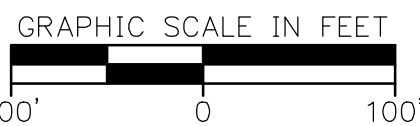


BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
 ARKANSAS SOUTH ZONE, NAD 83 (2011)
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 0.999946772121
 CONVERGENCE ANGLE: -0.667693479277
 VALUES TAKEN AT THE P.O.C.



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.

DATE: _____ OWNER _____

DATE: _____ OWNER _____

CERTIFICATE OF FINAL APPROVAL:

PURSUANT OF 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 _____

LEGAL DESCRIPTIONS

TRACT 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 20 WEST AND PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 21 WEST, ALL LYING IN GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF JULIE SIPES AND JINNA OLMSTEAD:

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 04/21/2026.

DATE OF PLAT OR MAP: 04/21/2026



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, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05051C0475D, DATED 01/20/2010, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

STATE PLAT CODE: 500-03S-20W-0-18-300-26-1967
 STATE PLAT CODE: 500-03S-21W-0-13-200-26-1967

CERTIFICATE OF SURVEYING ACCURACY:

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

DATE: _____ BRANDON FOILES PLS NO. 1967
 1000 LEDGELAWN DR., CONWAY, AR 72034

STORMWATER & DRAINAGE COMPLIANCE NOTES:

1. THE DRAINAGE EASEMENT SHOWN HEREON IS BASED ON OBSERVED AND GIS MAPPED DRAINAGE FEATURES. NO DRAINAGE IMPROVEMENTS ARE PROPOSED OR APPROVED AS PART OF THIS TRACT SPLIT.

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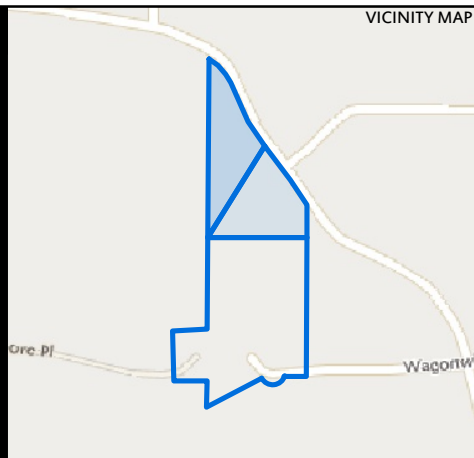
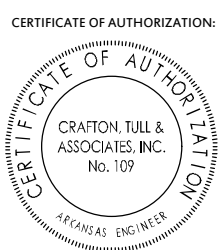
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	118.43'	50.00'	135°42'48"	S84°13'01"W	92.62'

DRAWING LEGEND

- | | |
|-------------------|--|
| PROPERTY LINE | ○ SET 1/2" REBAR (W/CAP, PS#1967) (UNLESS OTHERWISE NOTED) |
| ASPHALT/CONCRETE | △ CALCULATED POINT |
| TOP BACK CURB | ● FOUND MONUMENT (AS NOTED) |
| RIGHT-OF-WAY | ○ POWER POLE |
| EASEMENT | ○ DOWN GUY |
| MASONRY FENCE | ○ FIRE HYDRANT |
| CHAIN LINK FENCE | □ ELECTRIC METER |
| BARBED WIRE FENCE | □ TRANSFORMER |
| OVERHEAD ELECTRIC | ○ WATER METER |
| | □ TELEPHONE PEDESTAL |
| | ○ WATER VALVE |

P.O.C. TRACT 1, 2, & 3
 1/2" REBAR SW CORNER
 SW 1/4 SEC. 18, T3S, R20W
 REFERENCES:
 4X4 FENCE POST S15°W 1.3'
 4X4 FENCE POST SOUTH 8.9'

- RECORD INFORMATION**
1. GLO NOTES OF RECORD
 2. GLO PLATS OF RECORD
 3. TITLE COMMITMENT NO. 17-112433-SD, PROFESSIONAL LAND TITLE COMPANY OF ARKANSAS, DATED 03/02/2026
 4. WARRANTY DEED BOOK 1731, PAGE 035, RECORDS OF GARLAND COUNTY, ARKANSAS, DATED 05/23/1997
 5. PERMANENT UTILITY EASEMENT PER BOOK 4271, PAGE 0850, RECORDS OF GARLAND COUNTY, ARKANSAS, DATED 03/10/2021
 6. SURVEY BY PS 864, DATED 04/09/1997



BOUNDARY SURVEY
 PART OF THE SW 1/4 OF SEC. 18, T3S, R20W &
 PART OF THE SE 1/4 OF SEC. 13, T3S, R21W

PREPARED FOR:
 WILSON AUCTIONEERS

HOT SPRINGS, GARLAND COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE
1	ADD 20' DRAINAGE EASEMENT	04/21/2026

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Crafton Tull
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 www.craftontull.com

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 PROJECT NO.: CBSV0620
 ISSUE DATE: 04/21/2026
 DRAWN BY: LELMORE
 APPROVE BY: B.FOILES
 SHEET NO.:

CONTACT:
 BRANDON FOILES
 (501) 339-2837