

PLAT OF SURVEY

FIELD WORK:
JANUARY 14, 2014

BASIS OF BEARING:
PLAT OF SURVEY FILED IN BOOK 98
AT PAGE 88171

SURVEY DESCRIPTION:
A PART OF THE SOUTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18
NORTH, RANGE 30 WEST, WASHINGTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH
IS N89°16'52"W 528.35' FROM THE NORTHEAST CORNER
OF SAID FORTY ACRE TRACT AND RUNNING THENCE
S00°04'55"E 328.97' TO A FOUND REBAR, THENCE
N89°17'45"W 131.98' TO A FOUND REBAR, THENCE
N00°01'45"W 329.00' TO THE NORTH LINE OF SAID
FORTY ACRE TRACT, THENCE ALONG SAID NORTH
LINE S89°16'52"E 131.68' TO THE POINT OF BEGINNING,
CONTAINING 1.00 ACRE, MORE OR LESS. SUBJECT TO
THAT PORTION IN ELM SPRINGS ROAD RIGHT-OF-WAY
ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT
AND SUBJECT TO ALL OTHER EASEMENTS AND
RIGHTS-OF-WAY OF RECORD.

- REFERENCE DOCUMENTS:**
- 1) WARRANTY DEED FILED IN BOOK 1116 AT PAGE 420
 - 2) WARRANTY DEED FILED IN BOOK 2007 AT PAGE 21986
 - 3) WARRANTY DEED FILED IN BOOK 92 AT PAGE 23128
 - 4) WARRANTY DEED FILED IN BOOK 1436 AT PAGE 120
 - 5) WARRANTY DEED FILED IN BOOK 1442 AT PAGE 497

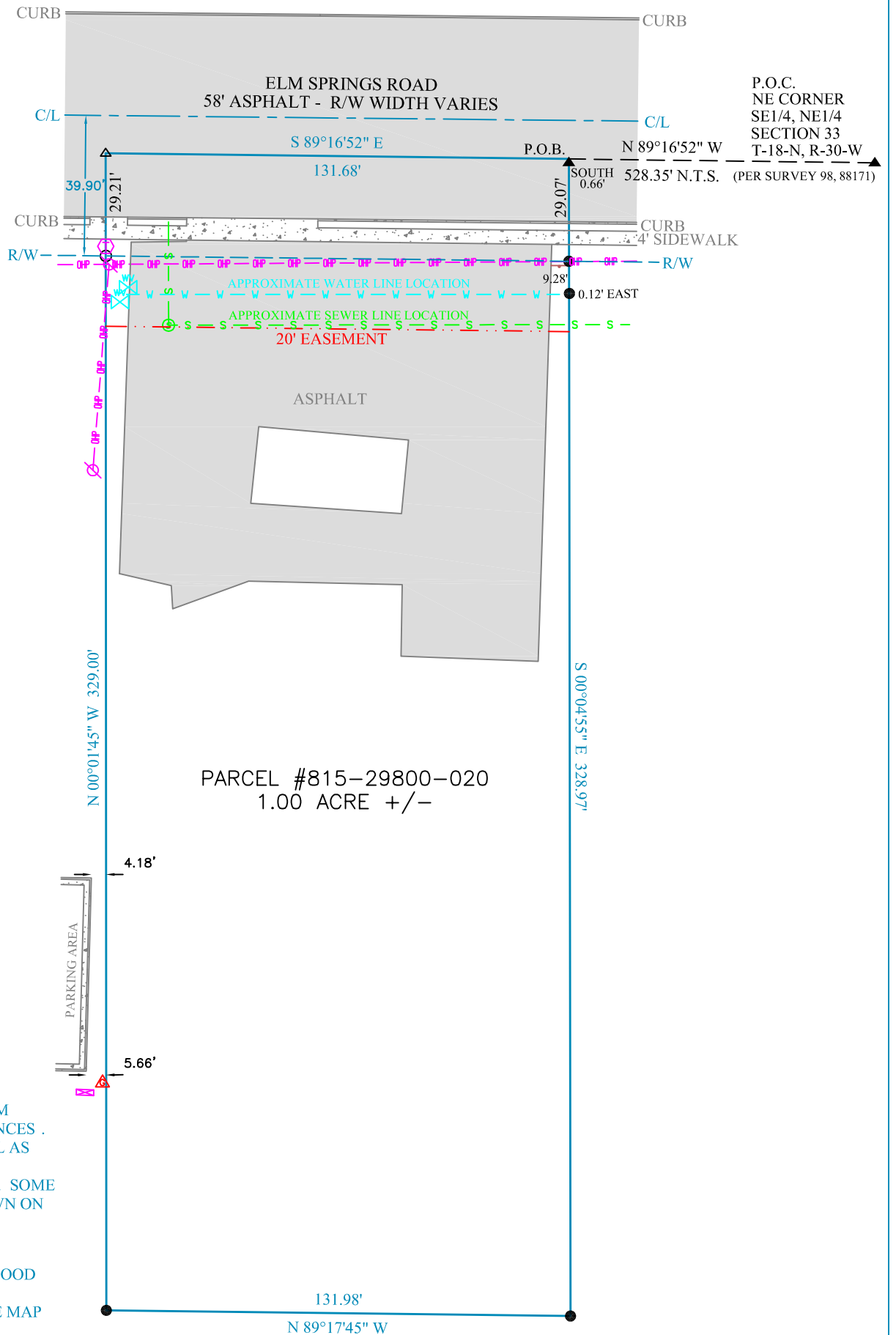
PROPERTY ZONED:
C-5

BUILDING SETBACKS:

FRONT	30ft
FRONT IF PARKING ALLOWED BETWEEN R/W & BUILDING	50ft
SIDE	0ft
SIDE WHEN CONTIGUOUS TO RESIDENTIAL DISTRICT	20ft
REAR	20ft

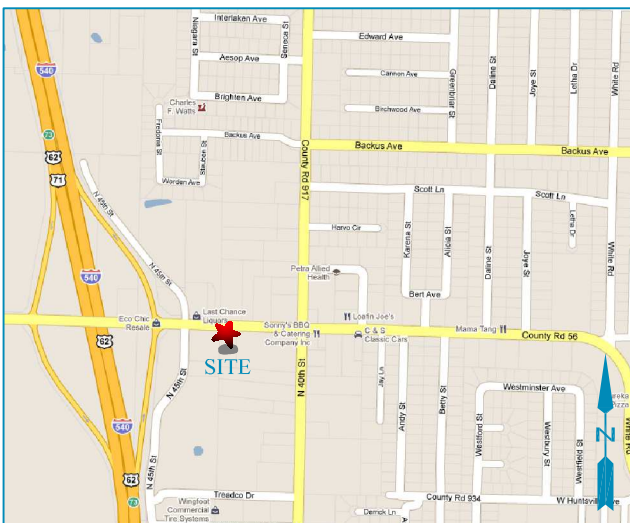
NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM
OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES .
ALL UTILITY LINES APPEARING ON THIS PLAT , AS WELL AS
THOSE THAT MAY EXIST UNDERGROUND NEED TO BE
VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION . SOME
UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON
THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD
ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL
FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP
FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0060F. DATED MAY 16, 2008)

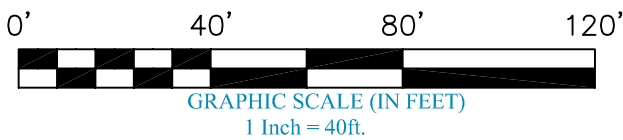


P.O.C.
NE CORNER
SE1/4, NE1/4
SECTION 33
T-18-N, R-30-W
(PER SURVEY 98, 88171)

VICINITY MAP



VICINITY MAP NOT TO SCALE



STATE RECORDING NUMBER:
500-18N-30W-0-33-120-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF
ON THIS THE 14TH DAY OF JANUARY, 2014.



IF THE SIGNATURE ON THIS SEAL IS NOT AN
ORIGINAL AND NOT BLUE IN COLOR
THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY
HAVE BEEN ALTERED. THE ABOVE CERTIFICATION
SHALL NOT APPLY TO ANY COPY THAT DOES NOT
BEAR AN ORIGINAL SEAL AND SIGNATURE.

DRAWING# 14-003

FOR USE AND BENEFIT OF: ARKANSAS COMMERCIAL REAL ESTATE	
ADDRESS: 4183 ELM SPRINGS RD. SPRINGDALE, ARKANSAS	
DATE: 1/29/14	SCALE: 1"=40'
LOCATION: SEC. 33 T-18-N, R-30-W	SURVEYED: DT DRAFTED: DT REVIEWED: DT

Bates & Associates, Inc.
Civil Engineering - Land Surveying - Landscape Architecture
91 W. Colt Square Dr. • Fayetteville, Arkansas 72703 • 479.442.9350 • Fax 479.521.9350

BATES & ASSOCIATES, INC. Copyright 2014
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the express written consent of Bates & Associates, Inc. Surveyor has made no independent investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood statement provided on this plat is for information only and Bates & Associates, Inc. assumes no liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

LEGEND: THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

● FOUND 5/8" REBAR	⊗ WATER VALVE
○ SET 5/8" REBAR/CAP	⊕ GAS METER
△ COMPUTED POINT	⊞ ELECTRICAL BOX
⊕ GAS SIGN	⊟ TELEPHONE PEDESTAL
⊖ SANITARY SEWER MH	⊠ POWER POLE
▲ RAILROAD SPIKE	
— BOUNDARY LINE	
- - - FORTY LINE/ TIE LINE	
— CENTERLINE OF ROAD	
- - - RIGHT-OF-WAY	
- W - W - WATER LINE	
- S - S - SEWER LINE	
- OP - OP - OVERHEAD POWER LINE	

