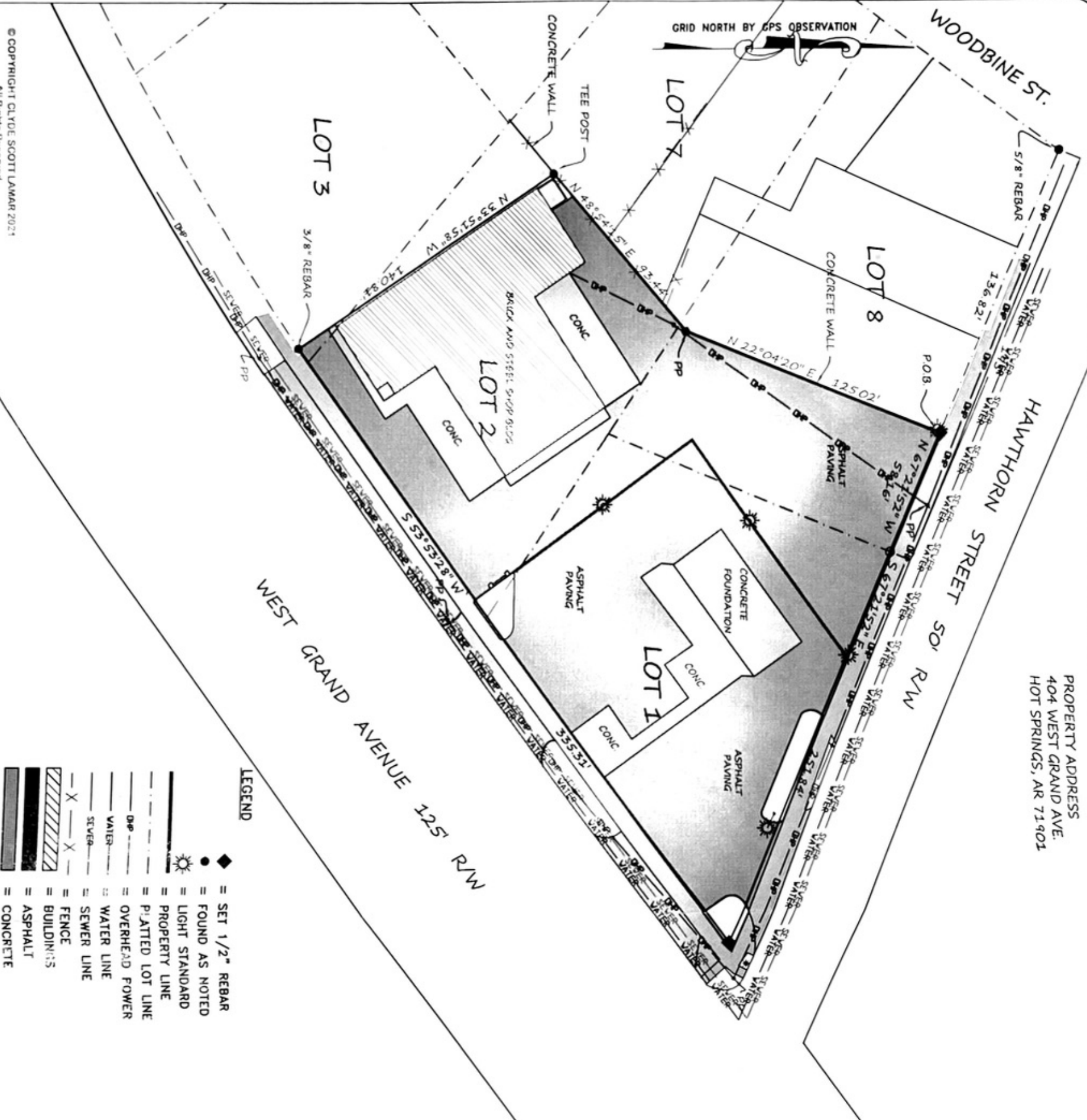


PROPERTY ADDRESS
404 WEST GRAND AVE.
HOT SPRINGS, AR 71901



PROPERTY DESCRIPTION

ALL OF LOT 1 AND PART OF LOTS 2, 3, AND 8, IN BLOCK 95 OF THE HOT SPRINGS RESERVATION, GARLAND COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGIN AT A 1/2" REBAR MARKING THE COMMON CORNER OF SAID LOTS 1 AND 8 ON THE SOUTHERLY LINE OF HAWTHORN STREET; THENCE S 67°21'52"E, ALONG THE SAID SOUTHERLY LINE, 251.84' TO THE NORTHERLY LINE OF WEST GRAND AVENUE; THENCE S 53°53'28"W, ALONG THE SAID NORTHERLY LINE, 335.31' TO A 1/2" REBAR; THENCE N 33°51'58"W 140.81' TO A TEE POST AT THE SOUTHERLY SIDE OF A CONCRETE WALL; THENCE N 48°54'15"E, ALONG THE SAID CONCRETE WALL, 93.44'; THENCE N 22°04'20"E, ALONG THE SAID CONCRETE WALL, 125.02' TO THE POINT OF BEGINNING, DESCRIBING 47235.65 SQUARE FEET, OR 1.08 ACRES MORE OR LESS.

NOTES:

THIS SURVEY IS BASE ON MY INTERPRETATION OF RECORD LEGAL DESCRIPTIONS FOR THIS PROPERTY AND ADJOINING TRACTS, FIELD MEASUREMENTS, LINES OF POSSESSION, AND OTHER BEST AVAILABLE BOUNDARY EVIDENCE. THIS SURVEY MAY NOT CONFORM TO ALL DESCRIPTIONS OF RECORD.

BEARINGS FOR THIS SURVEY ARE BASED ON GRID NORTH BY GPS OBSERVATION. COORDINATE SHOWN ARE ARKANSAS STATE PLANE, SOUTH ZONE, BASED ON ARDOT REFERENCE STATIONS.

NO UNDERGROUND UTILITIES, VESSELS, CONTAINER, FACILITIES, OR CONDITIONS WERE EXAMINED AS PART OF THIS SURVEY. UTILITIES ARE SHOWN HEREON TO SHOW THAT THEY EXIST AND ARE DRAWN ACCORDING TO THE CITY OF HOT SPRINGS GEOGRAPHICAL INFORMATION SYSTEM. ALL LOCATIONS ARE APPROXIMATE.

NO TITLE SEARCH WAS MADE, BY ME, AS PART OF THIS SURVEY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS OF RECORD, RESTRICTIONS, OR OTHER MATTERS, WHICH ONLY A CURRENT TITLE SEARCH MAY DISCLOSE.

THIS SURVEY IS FOR THE USE AND BENEFIT OF DURBIN ENTERPRISES, LLC AND HOT SPRINGS TITLE COMPANY. TO THESE, I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED, BY ME, ACCORDING TO THE EXISTING MONUMENTS FOUND, AND THAT THIS PLAT REPRESENTS THE FINDINGS OF SAID SURVEY.



- LEGEND
- ◆ = SET 1/2" REBAR
 - = FOUND AS NOTED
 - ☼ = LIGHT STANDARD
 - = PROPERTY LINE
 - = PLATTED LOT LINE
 - = OVERHEAD POWER
 - = WATER LINE
 - = SEWER LINE
 - X—X— = FENCE
 - ▨ = BUILDINGS
 - ▩ = ASPHALT
 - = CONCRETE



SURVEY FOR:

DURBIN ENTERPRISES, LLC

LAMAR SURVEYING

LAND SURVEYORS

P. O. Box 20256 HOT SPRINGS, ARKANSAS 71903 (501) 760-5700

SCALE: 1"=50'
DATE: 11/11/21
APPROVED BY: CS�

PLANNING NUMBER N/A

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