

MISCELLANEOUS NOTES

STATE RECORDING NUMBER:
500-17N-30W-0-3-QUARTER-72-1926

COMPLETED FIELD WORK:
OCTOBER 15, 2024

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN INSTRUMENT #2019-00038707.
2. SURVEY PLAT FILED IN PLAT BOOK 3-370.

BASIS OF BEARING:
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

LAND AREA

16837 ± SQUARE FEET
0.3865 ± ACRES

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C00700, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE "X" IS A DESIGNATION ON A FLOOD MAP THAT INDICATES AN AREA WITH A MODERATE TO LOW RISK OF FLOODING.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

RECORD DESCRIPTION

DEED: 2019-00038707
40 FEET OF EQUAL AND UNIFORM WIDTH OFF THE WEST SIDE OF A PORTION OF LOT NUMBERED 5, THAT EXCLUDES 250 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF SAID LOT; ALSO, LOT NUMBERED 6, LESS AND EXCEPT 250 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT NUMBERED 6, ALL IN BLOCK NUMBERED 5, WESTERN OAKS PLACE, NUMBER 3, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "3" AT PAGE 370.

SURVEY DESCRIPTION

40 FEET OF EQUAL AND UNIFORM WIDTH OFF THE WEST SIDE OF A PORTION OF LOT NUMBERED 5, THAT EXCLUDES 250 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF SAID LOT; ALSO, LOT NUMBERED 6, LESS AND EXCEPT 250 FEET OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT NUMBERED 6, ALL IN BLOCK NUMBERED 5, WESTERN OAKS PLACE, NUMBER 3, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "3" AT PAGE 370, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF PULTZ AVENUE AND THE EAST RIGHT-OF-WAY OF DORMAN STREET SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6; THENCE FROM SAID POINT OF BEGINNING ALONG SAID SOUTH RIGHT OF WAY AND THE NORTH LINE OF SAID LOTS 5 AND 6 S 87°12'16"E A DISTANCE OF 149.73 FEET; THENCE LEAVING SAID NORTH LINE S 01°56'14"W A TOTAL DISTANCE OF 112.67 FEET TO A FOUND 1/2" REBAR, PASSING A FOUND 5/8" REBAR AT 1.00'; THENCE N 87°02'15"W A DISTANCE OF 149.77 FEET TO A FOUND 1/2" REBAR ON THE EAST RIGHT-OF-WAY OF DORMAN STREET; THENCE ALONG SAID RIGHT-OF-WAY N 01°57'05"E A DISTANCE OF 112.23 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 16837.0 SQUARE FEET, 0.387 ACRES MORE OR LESS.

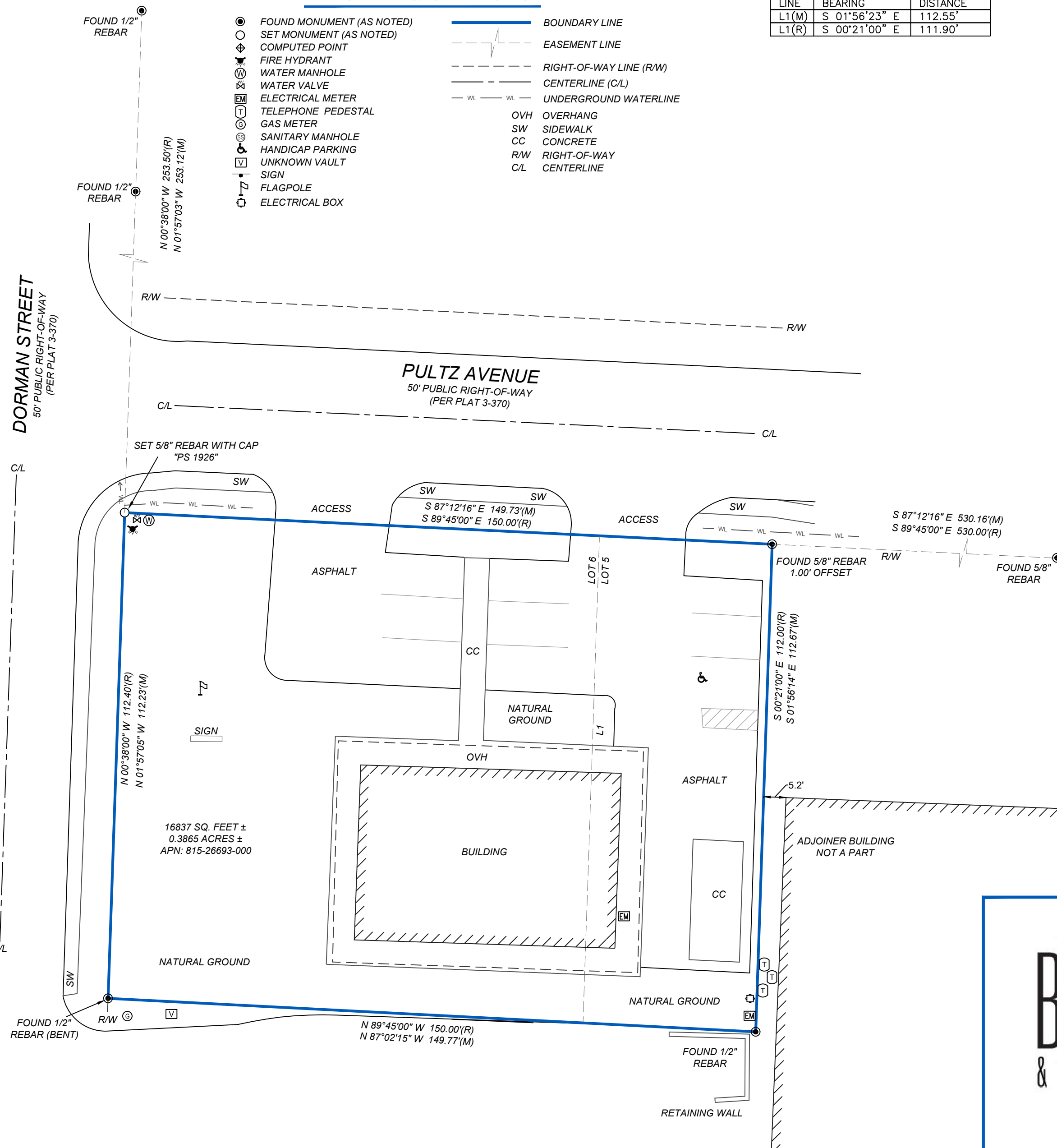
BOUNDARY SURVEY

LOCATED IN: SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 WEST
901 DORMAN STREET, WASHINGTON COUNTY, SPRINGDALE, ARKANSAS, 72762

LEGEND & SYMBOLS

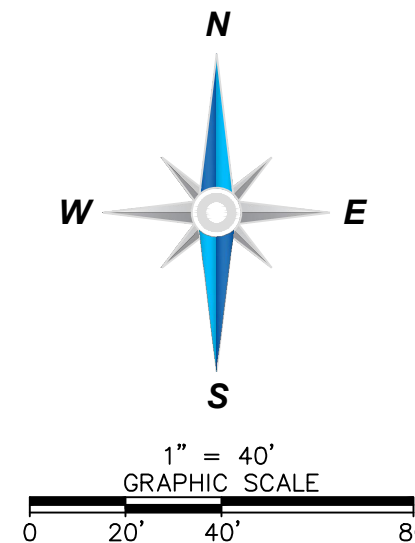
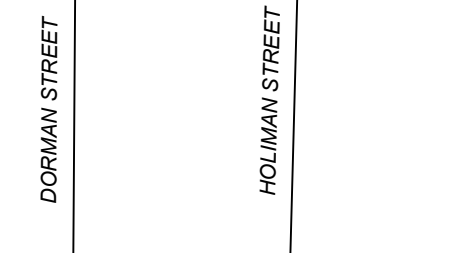
- | | | | |
|---|---------------------------|-------------|-------------------------|
| ● | FOUND MONUMENT (AS NOTED) | — | BOUNDARY LINE |
| ○ | SET MONUMENT (AS NOTED) | - - - | EASEMENT LINE |
| ○ | COMPUTED POINT | - - - - - | RIGHT-OF-WAY LINE (R/W) |
| ⊕ | FIRE HYDRANT | - - - - - | CENTERLINE (C/L) |
| ⊕ | WATER MANHOLE | - WL - WL - | UNDERGROUND WATERLINE |
| ⊕ | WATER VALVE | | |
| ⊕ | ELECTRICAL METER | | |
| ⊕ | TELEPHONE PEDESTAL | | |
| ⊕ | GAS METER | OVH | OVERHANG |
| ⊕ | SANITARY MANHOLE | SW | SIDEWALK |
| ⊕ | HANDICAP PARKING | CC | CONCRETE |
| ⊕ | UNKNOWN VAULT | R/W | RIGHT-OF-WAY |
| ⊕ | SIGN | CL | CENTERLINE |
| ⊕ | FLAGPOLE | | |
| ⊕ | ELECTRICAL BOX | | |

LINE	BEARING	DISTANCE
L1(M)	S 01°56'23" E	112.55'
L1(R)	S 00°21'00" E	111.90'

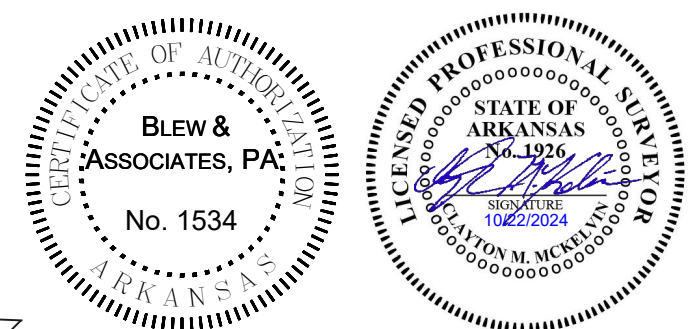


VICINITY MAP

NOT TO SCALE



I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 22ND DAY OF OCTOBER, 2024.



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.



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SURVEYOR JOB NUMBER: 24-7381	SURVEY DRAWN BY: JGB - 10/18/2024
SURVEY REVIEWED BY: TP	SCALE: 1" = 40'