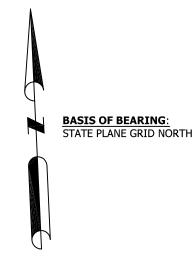
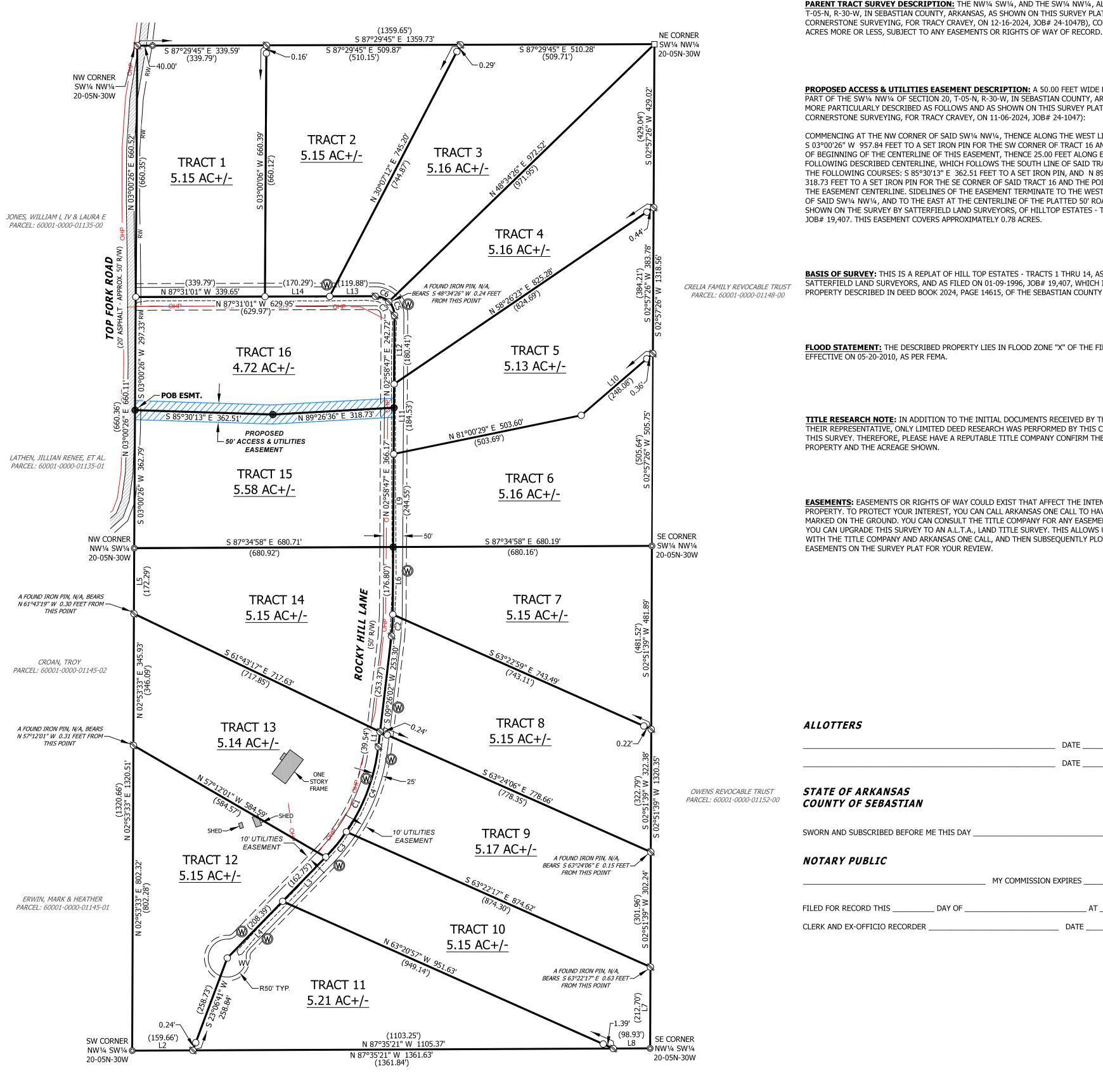
HILLTOP ESTATES - TRACTS 1 THRU 16

(BEING A REPLAT OF HILLTOP ESTATES - TRACTS 1 THRU 14, BEING THE NW1/4 SW1/4, AND THE SW1/4 NW1/4, ALL IN SECTION 20, T-05-N, R-30-W, IN SEBASTIAN COUNTY, ARKANSAS)



PARCEL: 60001-0000-01150-00



PARENT TRACT SURVEY DESCRIPTION: THE NW1/4 SW1/4, AND THE SW1/4 NW1/4, ALL IN SECTION 20, T-05-N, R-30-W, IN SEBASTIAN COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR TRACY CRAVEY, ON 12-16-2024, JOB# 24-1047B), CONTAINING 82.47

PROPOSED ACCESS & UTILITIES EASEMENT DESCRIPTION: A 50.00 FEET WIDE EASEMENT CROSSING PART OF THE SW¼ NW¼ OF SECTION 20, T-05-N, R-30-W, IN SEBASTIAN COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING, FOR TRACY CRAVEY, ON 11-06-2024, JOB# 24-1047):

COMMENCING AT THE NW CORNER OF SAID SW1/4 NW1/4, THENCE ALONG THE WEST LINE THEREOF S 03°00'26" W 957.84 FEET TO A SET IRON PIN FOR THE SW CORNER OF TRACT 16 AND THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS EASEMENT, THENCE 25.00 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE SOUTH LINE OF SAID TRACT 16, THROUGH THE FOLLOWING COURSES: S 85°30'13" E 362.51 FEET TO A SET IRON PIN, AND N 89°26'36" E 318.73 FEET TO A SET IRON PIN FOR THE SE CORNER OF SAID TRACT 16 AND THE POINT OF TERMINUS OF THE EASEMENT CENTERLINE. SIDELINES OF THE EASEMENT TERMINATE TO THE WEST AT THE WEST LINE OF SAID SW1/4 NW1/4, AND TO THE EAST AT THE CENTERLINE OF THE PLATTED 50' ROAD EASEMENT, AS SHOWN ON THE SURVEY BY SATTERFIELD LAND SURVEYORS, OF HILLTOP ESTATES - TRACTS 1 THRU 14, JOB# 19,407. THIS EASEMENT COVERS APPROXIMATELY 0.78 ACRES.

BASIS OF SURVEY: THIS IS A REPLAT OF HILL TOP ESTATES - TRACTS 1 THRU 14, AS SURVEYED BY SATTERFIELD LAND SURVEYORS, AND AS FILED ON 01-09-1996, JOB# 19,407, WHICH INCLUDES THAT PROPERTY DESCRIBED IN DEED BOOK 2024, PAGE 14615, OF THE SEBASTIAN COUNTY RECORDS.

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #05131C0375E,

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

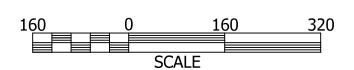
DATE

SWORN AND SUBSCRIBED BEFORE ME THIS DAY .

MY COMMISSION EXPIRES DAY OF _____

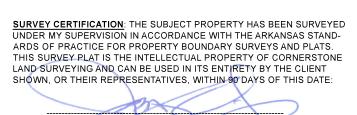
OWENS REVOCABLE TRUST PARCEL: 60001-0000-01154-00

LINE	BEARING	DISTANCE
L1	S 09°26'02" W	39.61'
L2	N 87°35'21" W	159.38'
L3	S 46°56'41" W	162.54'
L4	S 46°56'25" W	208.41'
L5	N 02°53'33" E	172.26'
L6	S 02°57'55" W	177.11'
L7	S 02°51'39" W	213.84'
L8	N 87°35'21" W	96.88'
L9	N 02°58'47" E	244.54'
L10	N 51°52'27" E	248.58'
L11	N 02°58'47" E	183.76'
L12	N 02°58'47" E	180.59'
L13	N 87°31'01" W	120.13'
L14	N 87°31'01" W	170.17'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	498.68'	326.94'	321.12'	S 28°09'47" W
C2	510.65'	56.94'	56.91'	S 06°11'12" W
C3	498.68'	85.83'	85.72'	N 42°00'52" E
C4	498.68'	241.11'	238.77'	N 23°13'57" E
C5	50.00'	39.96'	38.90'	N 19°54'51" W
C6	50.00'	39.02'	38.03'	N 65°09'45" W
C7	50.00'	78 97'	71 02'	N 42°16'07" W

www.cornerstone-surveying.com CLIENT



JAMES E. HIGBY, PS 1364 DATE 12-16-2024







479.763.1414

	DATE	12-16	5-2024	DRAWN BY	B.HIGBY
	SCALE	SCALE 1"= 160'		JOB#	24-1047B
	STATE CODE 500-05N-30W-0-20-304-65-1364				

TRACY CRAVEY

O FOUND IRON PIN 🛛 FOR. SERV. MONUMENT △ FOUND IRON SPIKE ⊗ FND. ALUM. CAP OR MON. ☐ FOUND SET STONE ☐ FENCE CORNER POST ☐ R/W MARKER ☐ SET ½" REBAR ☐ SET 2" CAP-½" REBAR ♦ FOUND R.R. SPIKE ♦ SET R.R. SPIKE

3501 S. Gary Street, Fort Smith, Arkansas 72903

COMPUTED POINT SET POST ON LINE POB POINT OF BEGINNING 9 * * FENCE LINE (XXX.XX') RECORD DISTANCE

−OHP − OVERHEAD POWER

R/W RIGHT OF WAY —G— UNDERGROUND GAS LINE **⑥** UGE UNDERGROUND ELEC. — <u>\$</u> — SANITARY SEWER MANHOLE

WATER METER WATER VALVE WV WATER LINE GAS METER FΗ FIRE HYDRANT U/E UTILITIES ESMT. SBL SET BACK LINE