

(BEING A REPLAT OF HILLTOP ESTATES - TRACTS 1 THRU 14, BEING THE NW¼ SW¼, AND THE SW¼ NW¼,
ALL IN SECTION 20, T-05-N, R-30-W, IN SEBASTIAN COUNTY, ARKANSAS)



PARENT TRACT SURVEY DESCRIPTION: THE NW¼ SW¼, AND THE SW¼ NW¼, 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 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

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 SW¼ NW¼, 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 EASEMENT TO THE CORNER OF SAID TRACT 16, THENCE BY THE FOLLOWING COURSE: 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 TRACT 16, AND TO THE EAST AT THE EAST LINE OF SAID TRACT 16, 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, EFFECTIVE ON 05-20-2010, AS PER FEMA.

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 PROPERTY AND THE ACREAGE SHOWN.

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.

ALLOTTERS

STATE OF ARKANSAS
COUNTY OF SEBASTIAN

SWORN AND SUBSCRIBED BEFORE ME THIS DAY _____

NOTARY PUBLIC

FILED FOR RECORD THIS _____ DAY OF _____ AT _____

CLERK AND EX-OFFICIO RECORDER _____ DATE _____

A horizontal number line labeled "SCALE" with tick marks at 160, 0, 160, and 320. The line is divided into segments by these marks, with alternating shaded and unshaded regions.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CORR 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

SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

