

20' INGRESS/EGRESS EASEMENT PER PLAT BY HOPE (SEE NOTES); NO RECORDING DATA OR SPECIFIC DETAILS WERE PROVIDED TO OR FOUND BY THIS SURVEYOR

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
WILLIAM HOPE (PS #128), FOR EVERHART HOMES, DATED 05/12/2000

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2001-52014.

THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88 DEG. 23 MIN. 33 SEC. EAST 24.98 FEET; THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 148.48 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 36 DEG. 53 MIN. 02 SEC. WEST 216.84 FEET; THENCE NORTH 51 DEG. 41 MIN. 40 SEC. EAST 73.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COMMERCE DRIVE, SAID POINT BEING ON A CURVE TO THE LEFT, THE RADIUS POINT OF SAID CURVE BEING NORTH 49 DEG. 45 MIN. 36 SEC. EAST 140.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, 13.72 FEET (CHORD: SOUTH 43 DEG. 02 MIN. 50 SEC. EAST 13.71 FEET); THENCE SOUTH 45 DEG. 51 MIN. 17 SEC. EAST 204.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; DEPARTING FROM SAID RIGHT-OF-WAY LINE, THENCE SOUTH 51 DEG. 41 MIN. 40 SEC. WEST 107.36 FEET TO THE POINT OF BEGINNING.

SURVEY DETAILS AND NOTES

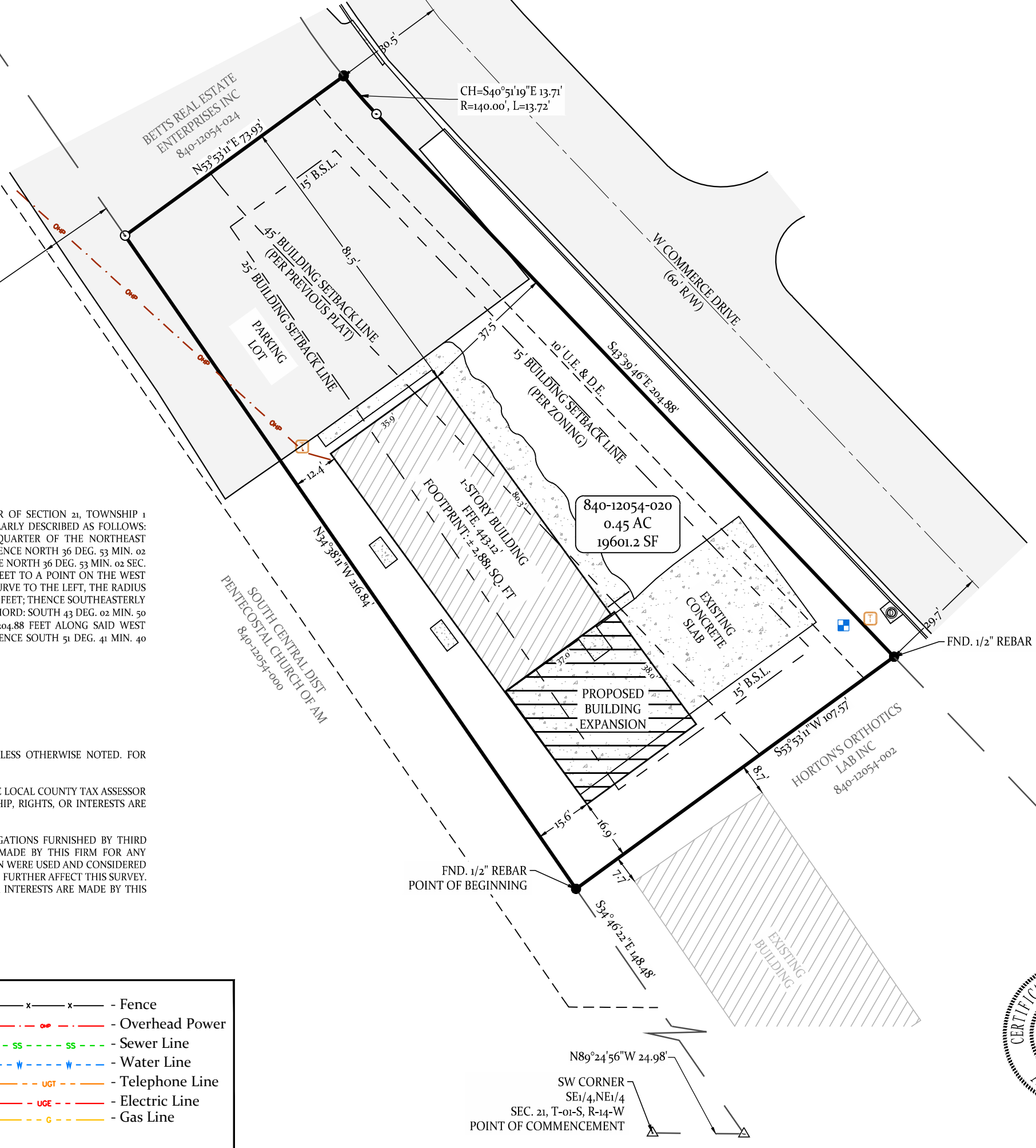
OWNER OF RECORD: BETTS REAL ESTATE ENTERPRISES INC
PHYSICAL ADDRESS: 711 W COMMERCE ST, BRYANT, AR 72022.
COUNTY PARCEL TAX ID: 840-12054-020

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

LEGEND	
⊕ - PLSS Aliquot Corner	🟩 - Clean Out
● - Fnd. Corner Monument	⊕ - Water Meter
⊙ - Set 1/2" Rebar/Cap (1664)	⚡ - Power Pole
△ - Computed Point	⊙ - Sewer Manhole
(M) - As Measured	⚡ - Light Pole
(P) - Per Deed or Plat Records	ⓞ - Telephone Pedestal
ESMT - Easement	⊙ - Drainage Manhole
B.S.L. - Building Setback Lines	ⓞ - Gas Meter
— x — x — - Fence	— o — - Overhead Power
— ss — ss — - Sewer Line	— w — w — - Water Line
— ugt — - Telephone Line	— uge — - Electric Line
— g — - Gas Line	



LEGEND

- Found Monument
- ⊙ Set 1/2" Rebar #1664
- △ Computed Point Location Measured by Surveyor
- (M) Record/Deed/Plat Measurements
- (R/D/P) Building Setback Line Restriction
- B.S.L. Utility/Drainage Easement
- U.E./D.E. Property Boundary Line
- x — x — Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0360E, dated: 06/05/2020

HOPE CONSULTING ENGINEERS - SURVEYORS
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Bryant, Arkansas, 72022.

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Date 4/10/2026

