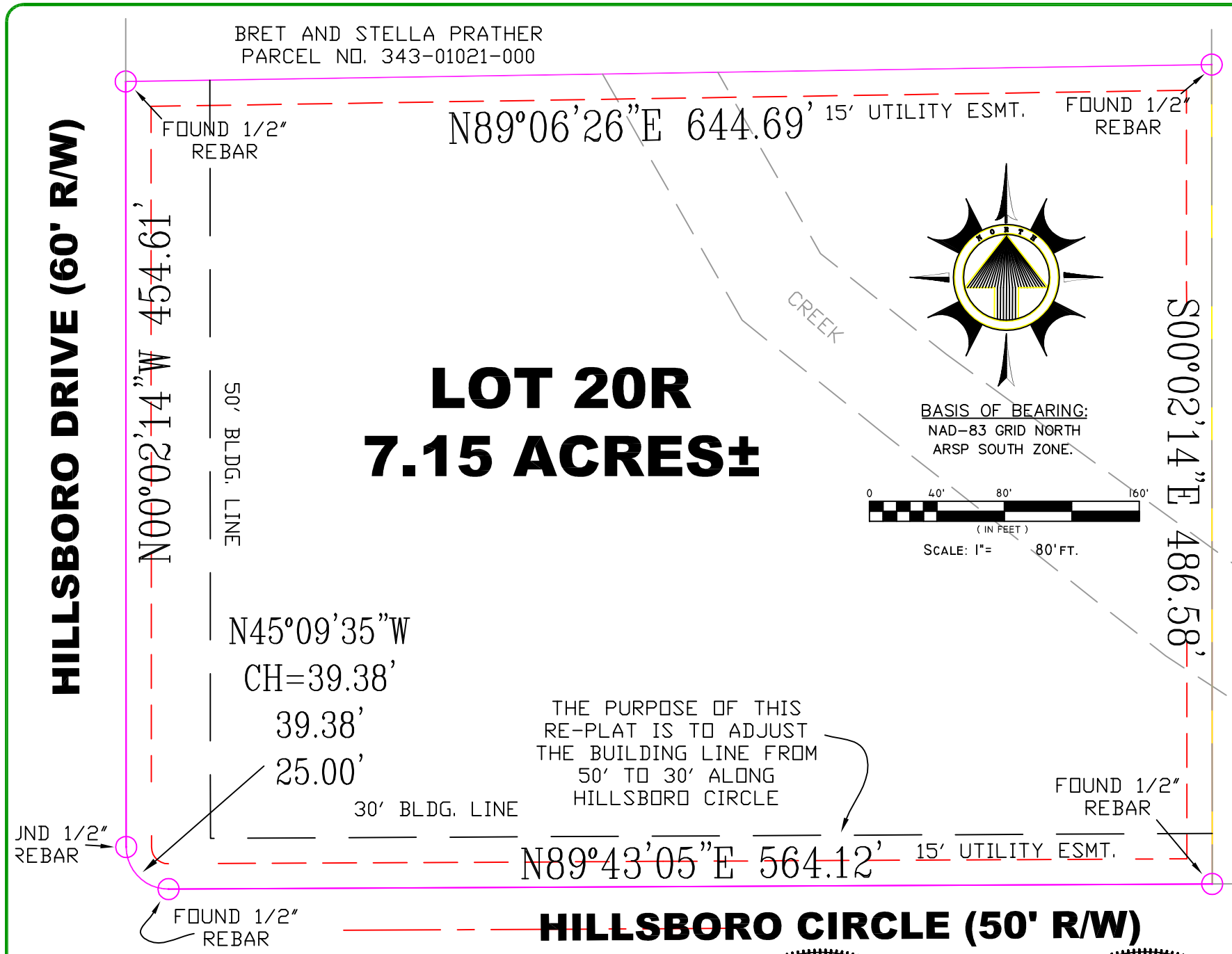
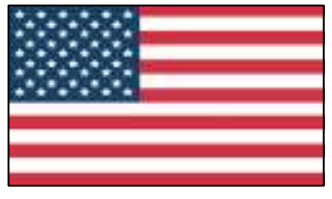


PLAT OF LOT 20R
BEING A RE-PLAT OF LOT 20 OF THE HILLS PHASE 3 SALINE COUNTY, ARKANSAS

REGISTERED
STATE OF ARKANSAS
NO. 1467
SIGNATURE
MARION SCOTT FOSTER
PROFESSIONAL SURVEYOR

CERTIFICATE OF AUTHORIZATION
ARKANSAS SURVEYING AND CONSULTING INC.
NO. 1462
ARKANSAS - SURVEYOR



DATE:	02-12-2025
SCALE:	1"= 80'
DRAWN BY:	MSF
CHECKED BY:	MSF
FILE NAME:	LOT 20

ARKANSAS SURVEYING & CONSULTING
1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
WEB SITE: ascsurveyors.com TELE OFFICE (870) 747-1761

JIM AND TAMI DRAPER
1122 HILLSBORO CIRCLE
SALINE COUNTY, AR
RE-PLAT LOT 20

Asc-server\working data\Land Projects 2004\.dwg

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

_____
DATE OF EXECUTION SIGNED

SOURCE OF TITLE: INSTRUMENT 200617607

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE SALINE COUNTY SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____
SIGNED

_____ _____
DATE OF EXECUTION CHAIRMAN, SALINE COUNTY PLANNING BOARD

CERTIFICATE OF SURVEYING ACCURACY

I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

_____ _____
DATE OF EXECUTION MARION SCOTT FOSTER P.S.
1926 SALEM ROAD
BENTON, ARKANSAS 72019

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER_____, IS FILED FOR RECORD ON THIS _____ DAY OF_____, 2023 AT_____ AM/PM, IN PLAT OR DEED BOOK_____ PAGE_____.

_____
SIGNED

_____
TITLE

FOR BILL OF ASSURANCE. SEE DEED RECORD BOOK_____ PAGE____ _____.

NOTES

(1) WATER SERVICE: CENTRAL ARKANSAS WATER
(2) ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
(3) TELEPHONE SERVICE: HERITAGE
(4) GAS SERVICE: SUMMIT ENERGY
(5) SEWER SERVICE: NONE (PRIVATE SEPTIC SYSTEM)
(6) ○ 1/2" REBAR SET AT ALL LOT CORNERS, UNLESS OTHERWISE SHOWN.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS.

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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