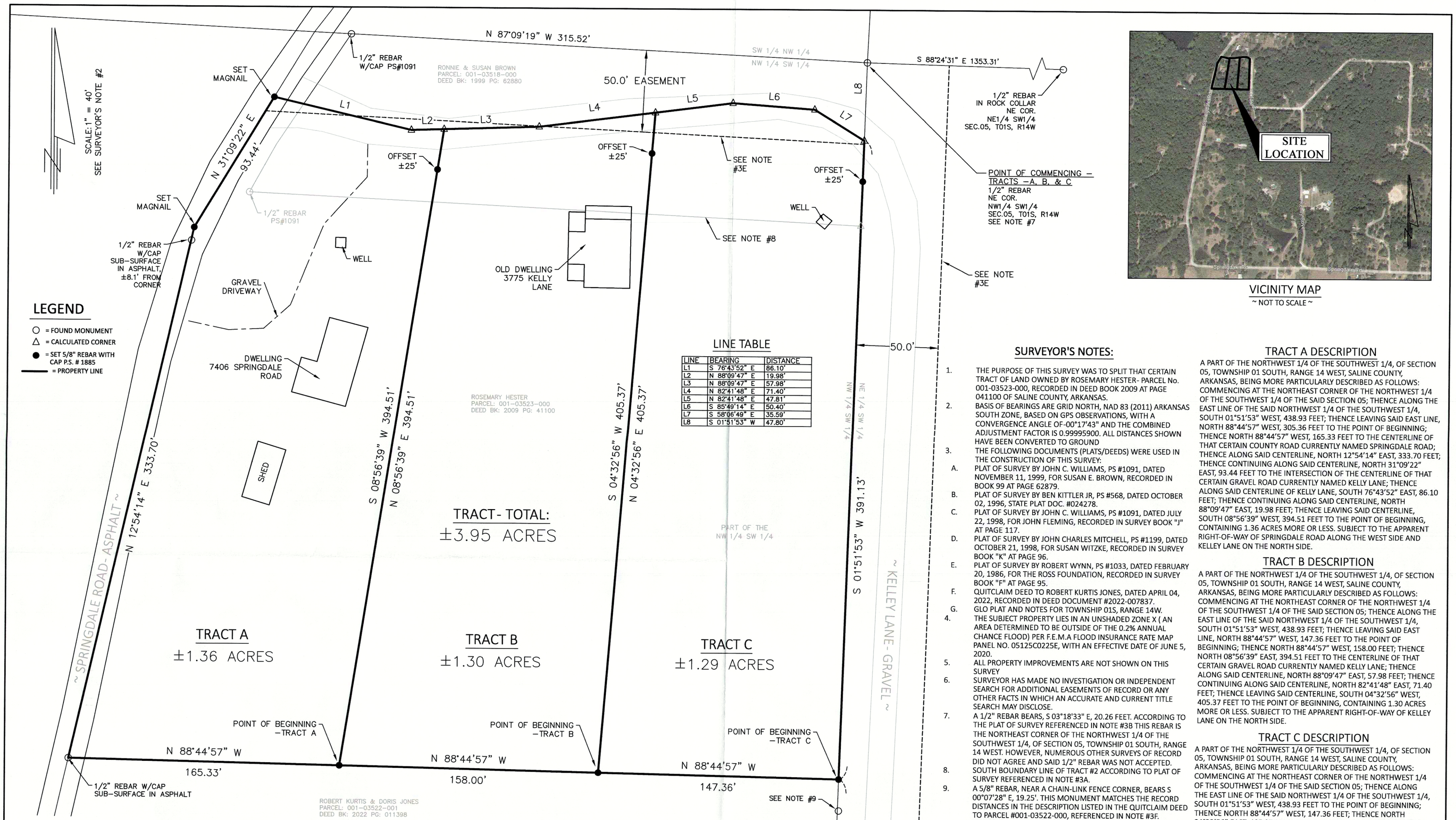


LEGEND

- ○ = FOUND MONUMENT
- △ = CALCULATED CORNER
- ● = SET 5/8" REBAR WITH CAP P.S. # 1885
- ——— = PROPERTY LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 76°43'52" E	86.10'
L2	N 88°09'47" E	19.98'
L3	N 88°09'47" E	57.98'
L4	N 82°41'48" E	71.40'
L5	N 82°41'48" E	47.81'
L6	S 85°49'14" E	50.40'
L7	S 58°06'49" E	35.59'
L8	S 01°51'53" W	47.80'

TRACT- TOTAL: ±3.95 ACRES

VICINITY MAP
~ NOT TO SCALE ~

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO SPLIT THAT CERTAIN TRACT OF LAND OWNED BY ROSEMARY HESTER- PARCEL No. 001-03523-000, RECORDED IN DEED BOOK 2009 AT PAGE 041100 OF SALINE COUNTY, ARKANSAS.
2. BASIS OF BEARINGS ARE GRID NORTH, NAD 83 (2011) ARKANSAS SOUTH ZONE, BASED ON GPS OBSERVATIONS, WITH A CONVERGENCE ANGLE OF -00°17'43" AND THE COMBINED ADJUSTMENT FACTOR IS 0.99995900. ALL DISTANCES SHOWN HAVE BEEN CONVERTED TO GROUND
3. THE FOLLOWING DOCUMENTS (PLATS/DEEDS) WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
   - A. PLAT OF SURVEY BY JOHN C. WILLIAMS, PS #1091, DATED NOVEMBER 11, 1999, FOR SUSAN E. BROWN, RECORDED IN BOOK 99 AT PAGE 62879.
   - B. PLAT OF SURVEY BY BEN KITTLER JR, PS #568, DATED OCTOBER 02, 1996, STATE PLAT DOC. #024278.
   - C. PLAT OF SURVEY BY JOHN C. WILLIAMS, PS #1091, DATED JULY 22, 1998, FOR JOHN FLEMING, RECORDED IN SURVEY BOOK "J" AT PAGE 117.
   - D. PLAT OF SURVEY BY JOHN CHARLES MITCHELL, PS #1199, DATED OCTOBER 21, 1998, FOR SUSAN WITZKE, RECORDED IN SURVEY BOOK "K" AT PAGE 96.
   - E. PLAT OF SURVEY BY ROBERT WYNN, PS #1033, DATED FEBRUARY 20, 1986, FOR THE ROSS FOUNDATION, RECORDED IN SURVEY BOOK "F" AT PAGE 95.
   - F. QUITCLAIM DEED TO ROBERT KURTIS JONES, DATED APRIL 04, 2022, RECORDED IN DEED DOCUMENT #2022-007837.
   - G. GLO PLAT AND NOTES FOR TOWNSHIP 01S, RANGE 14W.
4. THE SUBJECT PROPERTY LIES IN AN UNSHADED ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) PER F.E.M.A FLOOD INSURANCE RATE MAP PANEL NO. 05125C0225E, WITH AN EFFECTIVE DATE OF JUNE 5, 2020.
5. ALL PROPERTY IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEY
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OF RECORD OR ANY OTHER FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
7. A 1/2" REBAR BEARS, S 03°18'33" E, 20.26 FEET. ACCORDING TO THE PLAT OF SURVEY REFERENCED IN NOTE #3B THIS REBAR IS THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST. HOWEVER, NUMEROUS OTHER SURVEYS OF RECORD DID NOT AGREE AND SAID 1/2" REBAR WAS NOT ACCEPTED.
8. SOUTH BOUNDARY LINE OF TRACT #2 ACCORDING TO PLAT OF SURVEY REFERENCED IN NOTE #3A.
9. A 5/8" REBAR, NEAR A CHAIN-LINK FENCE CORNER, BEARS S 00°07'28" E, 19.25'. THIS MONUMENT MATCHES THE RECORD DISTANCES IN THE DESCRIPTION LISTED IN THE QUITCLAIM DEED TO PARCEL #001-03522-000, REFERENCED IN NOTE #3F. HOWEVER, IT IS NOT THE SAME DESCRIPTION LISTED FOR THIS TRACT ON THE SURVEY PLAT BY BEN KITTLER, REFERENCED IN NOTE #3B, WHO SPLIT THIS PARCEL OUT OF THE PARENT TRACT IN 1996. THIS SURVEYOR BELIEVES A TYPOGRAPHICAL ERROR OCCURRED WHEN THE DESCRIPTION WAS TRANSFERED FROM THE SAID REFERENCED SURVEY TO THE DEED OF THE FIRST OWNER OF THIS PARCEL.

TRACT A DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°44'57" WEST, 305.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 165.33 FEET TO THE CENTERLINE OF THAT CERTAIN COUNTY ROAD CURRENTLY NAMED SPRINGDALE ROAD; THENCE ALONG SAID CENTERLINE, NORTH 12°54'14" EAST, 333.70 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 31°09'22" EAST, 93.44 FEET TO THE INTERSECTION OF THE CENTERLINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE ALONG SAID CENTERLINE OF KELLY LANE, SOUTH 76°43'52" EAST, 86.10 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 88°09'47" EAST, 19.98 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 08°56'39" WEST, 394.51 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES MORE OR LESS. SUBJECT TO THE APPARENT RIGHT-OF-WAY OF SPRINGDALE ROAD ALONG THE WEST SIDE AND KELLEY LANE ON THE NORTH SIDE.

TRACT B DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°44'57" WEST, 147.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 158.00 FEET; THENCE NORTH 08°56'39" EAST, 394.51 FEET TO THE CENTERLINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE ALONG SAID CENTERLINE, NORTH 88°09'47" EAST, 57.98 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, NORTH 82°41'48" EAST, 71.40 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 04°32'56" WEST, 405.37 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES MORE OR LESS. SUBJECT TO THE APPARENT RIGHT-OF-WAY OF KELLEY LANE ON THE NORTH SIDE.

TRACT C DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 147.36 FEET; THENCE NORTH 04°32'56" EAST, 405.37 FEET TO THE CENTERLINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE ALONG SAID CENTERLINE, NORTH 82°41'48" EAST, 47.81 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 85°49'14" EAST, 50.40 FEET; THENCE CONTINUING ALONG SAID CENTERLINE, SOUTH 58°06'49" EAST, 35.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG SAID EAST LINE, SOUTH 01°51'53" WEST, 391.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES MORE OR LESS. SUBJECT TO THE APPARENT RIGHT-OF-WAY OF KELLEY LANE ON THE NORTH SIDE.

CERTIFICATE OF FINAL 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: _____ _____

CHAIRMAN, SALINE COUNTY PLANNING BOARD — DATE OF EXECUTION

CERTIFICATE OF OWNER FINAL PLAT

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION 11-15-22 SIGNED Joe Hester

OWNER/DEVELOPER: JOE HESTER
4401 LAKE NORRELL ROAD
ALEXANDER, AR 72002

SOURCE OF TITLE: INSTRUMENT No. 2009-041100

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, ALAN S. NIX, 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.

11/14/22
DATE OF EXECUTION

SIGNED Alan S. Nix
ALAN S. NIX
REGISTERED LAND SURVEYOR
NO. 1885, ARKANSAS

40 30 20 10 0 20 40 60 80 100
SCALE IN FEET

STATE PLAT CODE: 500-01S-14W-0-05-340-62-1885

BY	DATE	REVISIONS

CERTIFICATE OF AUTHORIZATION — CAAL SURVEYING, INC. — No. 3969 — ARKANSAS

PROFESSIONAL LICENSED SURVEYOR — STATE OF ARKANSAS NO. 1885 — SIGNATURE — ALAN S. NIX — 11/14/22

	BY	DATE
Survey	ASN	9/22
Drawn	ASN	11/22
Checked	ASN	11/22
ACAD	002	
Fld.Bk.No.		

CAAL SURVEYING, INC.
488 LOST ROAD MALVERN, AR 72104
OFFICE/FAX: (501) 384-5277 MOBILE: (501) 282-6053 EMAIL: alnix1225@gmail.com

11/14/22

BOUNDARY TRACT SPLIT SURVEY
PART OF THE NW1/4 SW1/4, SEC.05, T01S, R14W
JOE HESTER

SALINE COUNTY — ARKANSAS

1 / 1

JOB NO: 1055-0101
SCALE: 1" = 40'
DATE: NOVEMBER, 2022