23-1298
Drawing No.

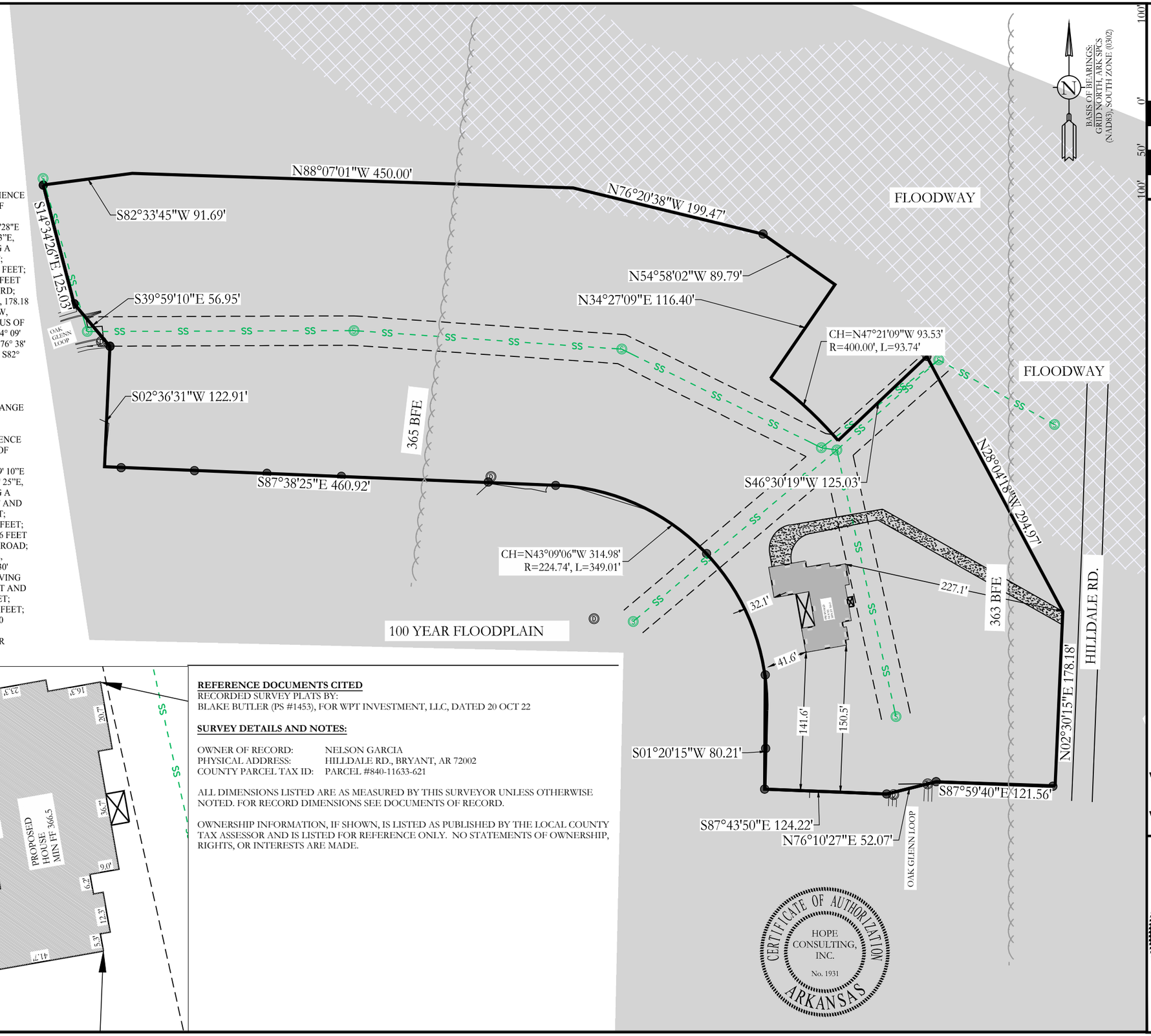
RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2018-0122277

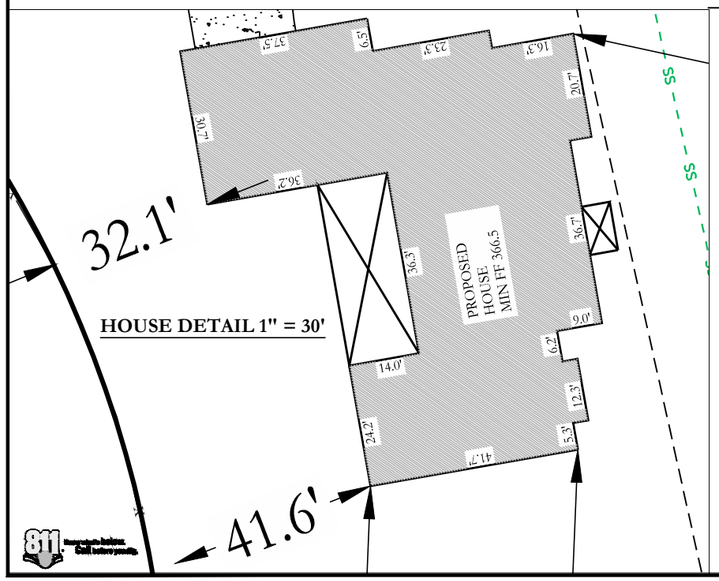
RECORDED LEGAL

PART OF THE SW 1/4 SW 1/4, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW 1/4 SW 1/4; THENCE S87°54'21"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 243.85; THENCE; S01°39'17"W, 106.31 FEET TO THE POINT OF BEGINNING; THENCE S15° 09'59"E 125.00 FEET; THENCE S09° 40'28"E 56.70 FEET: THENCE S01°39'55'W 122.79 FEET; THENCE S88° 24'03"E, 457.98 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADUIS OF 225.00 FEET AND A CURVE LENGTH OF 356.72 FEET; THENCE S01° 38' 23"W, 78.41 FEET; THENCE S87° 57' 27"E, 125.00 FEET; THENCE N75° 37'28"W; 52.03 FEET; THENCE S88° 20'05"E, 121.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILLDALE RD; THENCE N02° 12'16"E ALONG SAID WEST RIGHT-OF-WAY LINE, 178.18 FEET; THENCE N28° 22' 17"W, 294.97 FEET; THENCE S46° 12' 20"W, 125.03 FEET; THENCE ALONG A CURVE TO LEFT HAVING RADIUS OF 400.00 FEET AND A CURVE LENGTH OF 94.04 FEET; THENCE N34° 09' 10"E, 116.40 FEET THENCE N55° 16' 01"W, 89.79 FEET; THENCE N76° 38' 37"W 199.47 FEET; THENCE N88° 25' 00"W, 450.00 FEET; THENCE S82° 15' 46"W 91.89 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED

PART OF THE SW ¼ SW ¼ ,SECTION 11, TOWNSHIP 1 SOUTH. RANGE 14 WEST, SALINE COUNTY,ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS.:
COMMENCING AT TIE NW CORNER OF SAID SW 1/4 SW 1/4; THENCE S87° 36' 22"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 243.85; THENCE S01° 57' 16"W, 106.31 FEET TO THE POINT OF BEGINNING; THENCE S14° 34' 26"E 125.03 FEET; THENCE S39° 59' 10"E 56.95 FEET; THENCE S02° 38' 31"W 122.91 FEET; THENCE S87° 38' 25"E, 460.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 224.74 FEET AND A CURVE LENGTH OF 349.01 FEET AND A CHORD BEARING AND DISTANCE OF S43° 09'06"E 314.98 FEET; THENCE S01°20' 15"W, 80.21 FEET; THENCE S87° 43' 50"E, 120.22 FEET; THENCE N76° 10' 27"W, 52.07 FEET; THENCE S87° 59' 40" E, 121.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILLDALE ROAD; THENCE N02° 30' 15"E ALONG SAID WEST RIGHT OF WAY LINE, 178.18 FEET; THENCE N28° 04' 18"W, 294.97 FEET; THENCE S48° 30' 19"W, 125.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CURVE LENGTH OF 93.74 FEET AND A CHORD BEARING AND DISTANCE OF N47° 21' 09"W, 93.53 FEET; THENCE N34° 27'09"E, 116.40 FEET; THENCE N54° 58'02"W, 89.79 FEET; THENCE N76° 20'38"W 199.47 FEET; THENCE N88° 07'01"W, 450.00 FEET; THENCE S82° 33'45"W, 91.69 FEET TO THE POINT OF BEGINNING SAID PROPERTY CONTAINS 7.542 ACRES, MORE OR LESS.





REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
BLAKE BUTLER (PS #1453), FOR WPT INVESTMENT, LLC, DATED 20 OCT 22

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: NELSON GARCIA
PHYSICAL ADDRESS: HILLDALE RD., BRYANT, AR 72002
COUNTY PARCEL TAX ID: PARCEL #840-11633-621

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.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

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

Drawn By: MD Checked:

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
All of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240F; dated: 06/05/2020

HOPE CONSULTING
ENGINEERS - SURVEYORS
For the Exclusive Use and Benefit of:
KEVIN BARRIENTOS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

Address	Date				
HILLDALE RD.	10/27/23				
ALEXANDER, AR 72002		0			1664
500					

REGISTERED
STATE OF ARKANSAS
NO. 1762
SIGNATURE
JONATHAN L. HOPE
PROFESSIONAL LAND SURVEYOR

K:\Land Projects\2004 Surveys\2023\23-1298 PP & Flood Plain & Sewer Exhibit\Hilldale Road\SURVEY\4. DWG\23-1298 TOPO 11-27-23.dwg | Plotted: 12/15/2023 8:30 AM | ©2023 Hope Consulting, Inc.