AGENDA ITEM HISTORY SHEET

ITEM TITLE	**AGENDA NO.**
Land Purchase for Future Fire Station	**AGENDA DATE:**

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)

MAYOR (Signature)

ITEM HISTORY (Previous Council reviews, action related to this item, and other pertinent history)

Previous Council Workshop with Amendment 78 Items

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Will need to go forward ahead of the other Amendment 78 Items and reimbursted once the process for Amendment 78 items is complete.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

LISTING DETAIL



Click on Photo to Enlarge

MLS #	**23015314**
Status	**Active**
Area	**BRYANT**
List Price	**$165,000**
Address	**424 Hilldale Road**
Subdivision	**Metes & Bounds**
City	**Alexander**
County	**Saline**
Zip	**72002**

Lance Penfield
Baxley-Penfield-Moudy Realtors
Ofc: 501-315-5000
Agent: 501-529-9000
3525 Highway 5 North
Suite 100
Bryant AR 72019
lancepenfield@bpmrealtors.com

Schedule a Showing

GENERAL

# Bldgs	**1**	Apx YRB	**1944**	Directions	**From Little Rock take exit 124 (Bryant Parkway) off of I-30. Right onto Bryant Parkway. Left on Highway 5 Right on Hilldale. Property on your right.**
# Parking	**5**	Business Name	**None**		
Apx SQFT	**998**	Business Type	**None**		
SOURCE OF SQUARE FEET	**Courthouse**	BAC	**2.8**		
Apx ACR	**1.01**	SAC	**0**		
Apx Lot Sz	**169x200**				

FEATURES

Owner/Agent Disclosure	**Listing Agent/Broker is neither owner nor of any relation to owner**	LOT	**Level**	ROOF	**Composition**
		LEASE TYPE	**None**	STORIES	**Other (see remarks)**
		FINANCING (NEW)	**New Loan -Conventional, Cash**	STYLE	**Traditional**
ACCURACY OF EXPENSES	**None**			TENANT EXPENSES	**Other (see remarks)**
		PRICE INCLUDES	**Building, Land**		
BUSINESS TYPE	**None**	REASON FOR SALE	**Other (see remarks)**	TRANSPORTATION/LOCATION	**Near Interstate, High Traffic Location, High Visibility**
EXPENSES INCLUDE	**Other (see remarks)**				
				UTILITIES	**Sewer-Public, Water-Public**
EXTERIOR	**Metal/Vinyl Siding**				
FLOORS	**Other (see remarks)**				
FOUNDATION	**Crawl Space**				
HEATING & AIR	**Other (see remarks)**				

REMARKS

Home on an acre in the heart of Bryant! Seconds to the interstate to take you to either Little Rock or Hot Springs. Just off of Highway 5 to take you to all the benefits of Bryant including shops and restaurants. Survey online for reference purposes only. Zoned C-2.

NO IMAGE AVAILABLE

NO IMAGE AVAILABLE

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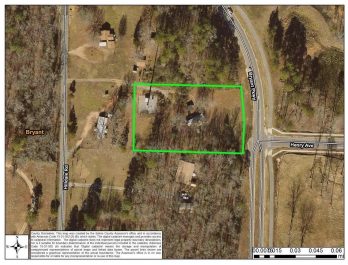
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This property brought to you courtesy of: Baxley-Penfield-Moudy Realtors

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED, AND IS PROVIDED EXCLUSIVELY FOR CONSUMER'S PERSONAL, NON-COMMERCIAL USE AND MAY NOT BE USED FOR ANY PURPOSE OTHER THAN TO IDENTIFY PROSPECTIVE PROPERTIES CONSUMERS MAY BE INTERESTED IN PURCHASING. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION CONTAINED HEREIN BE RELIED UPON BY ANY PERSON IN MAKING A PURCHASE DECISION, INCLUDING BUT NOT LIMITED TO, INFORMATION PRECEDED WITH THE WORD OR ABBREVIATION DENOTING APPROXIMATE. NOTE: MANY PROPERTIES MAY HAVE AUDIO/VIDEO RECORDING IN PLACE. BY ENTERING THE PROPERTY YOU AND YOUR CLIENT CONSENT TO BEING RECORDED PER THE LOCAL AREA REGULATIONS AND LAWS. COPYRIGHT 2023 COOPERATIVE ARKANSAS REALTORS® MULTIPLE LISTING SERVICES INC.

LISTING DETAIL



Click on Photo to Enlarge

MLS #	**23015315**
Status	**Active**
Area	**BRYANT**
List Price	**$165,000**
Address	**506 Hilldale Road**
Subdivision	**Metes & Bounds**
City	**Alexander**
County	**Saline**
Zip	**72002**

Lance Penfield
Baxley-Penfield-Moudy Realtors
Ofc: 501-315-5000
Agent: 501-529-9000
3525 Highway 5 North
Suite 100
Bryant AR 72019
lancepenfield@bpmrealtors.com

Schedule a Showing

GENERAL

# Bldgs	**1**	Apx YRB	**0**	Directions	**From Little Rock take exit 124 (Bryant Parkway) off of I 30. Right on Bryant Parkway. Left of Highway 5. Right on Hilldale. Property on your right.**
# Parking	**10**	Business Name	**None**		
Apx SQFT	**840**	Business Type	**None**		
SOURCE OF SQUARE FEET	**Courthouse**	BAC	**2.8**		
Apx ACR	**1.77**	SAC	**0**		
Apx Lot Sz	**See Survey**				

FEATURES

Owner/Agent Disclosure	**Listing Agent/Broker is neither owner nor of any relation to owner**	LOT	**Level**	ROOF	**Composition**
		LEASE TYPE	**None**	STORIES	**Other (see remarks)**
		FINANCING (NEW)	**New Loan -Conventional, Cash**	STYLE	**Traditional**
ACCURACY OF EXPENSES	**None**			TENANT EXPENSES	**Other (see remarks)**
		PRICE INCLUDES	**Building, Land**	TRANSPORTATION /LOCATION	**Near Interstate**
BUSINESS TYPE	**None**	REASON FOR SALE	**Other (see remarks)**		
EXPENSES INCLUDE	**Other (see remarks)**			UTILITIES	**Water-Public**
EXTERIOR	**Other (see remarks)**				
FLOORS	**Other (see remarks)**				
FOUNDATION	**Other (see remarks)**				
HEATING & AIR	**Other (see remarks)**				

REMARKS

Mobile on over 1.5 acres seconds from the Interstate. Survey online for references purposes only. 0.13 acres on property that contains the tower is owned separately and does not convey. Zoned C-2.







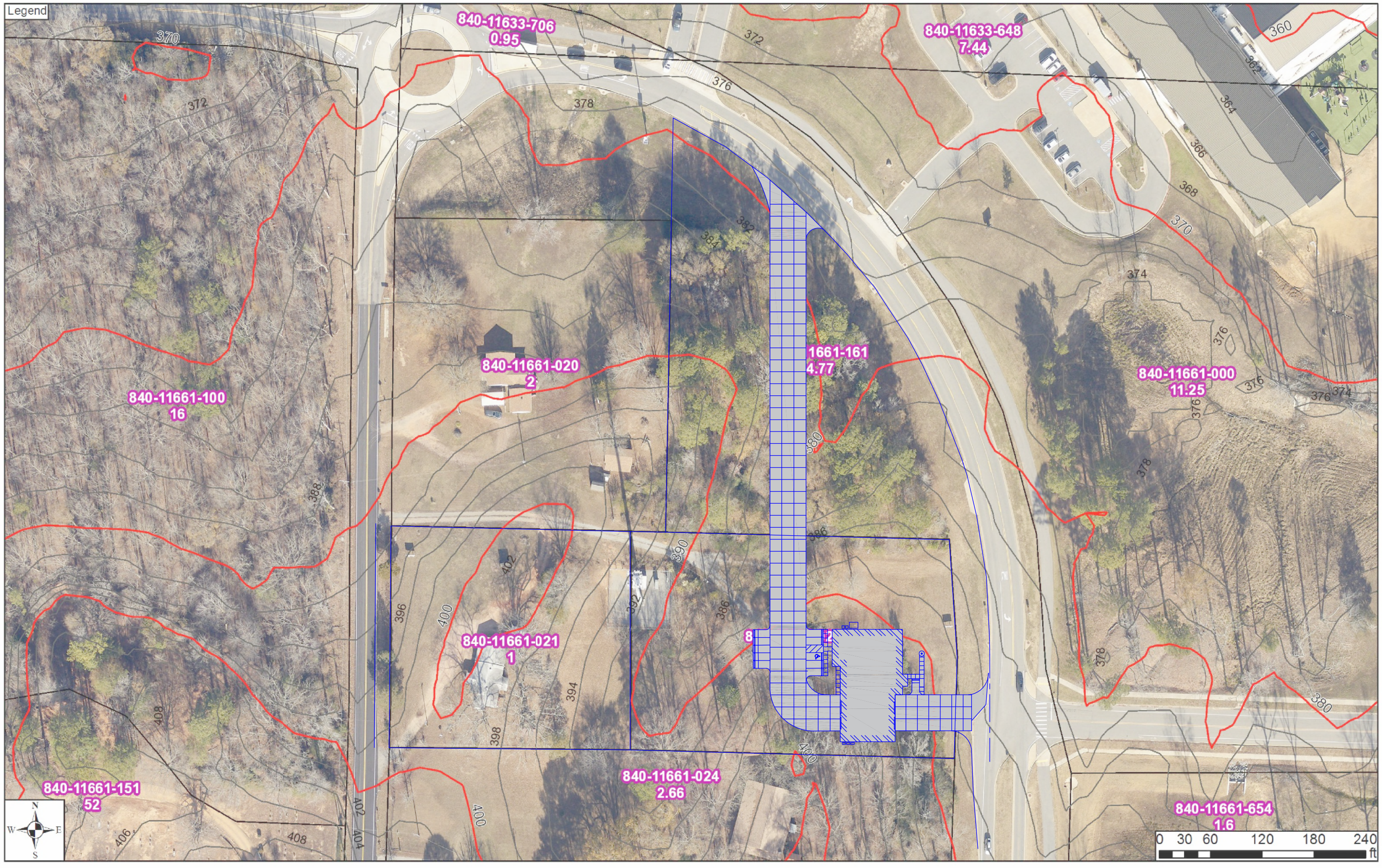




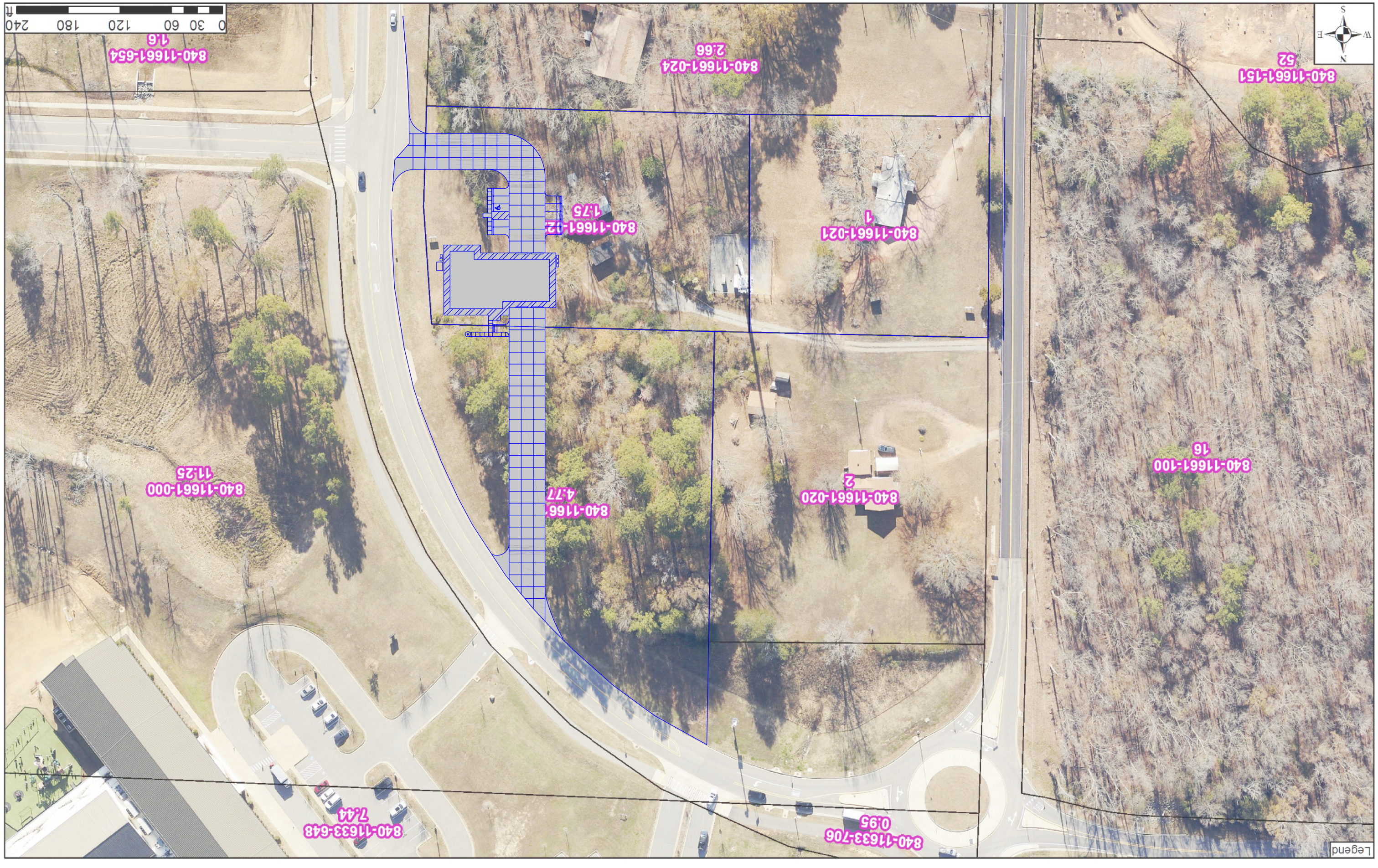


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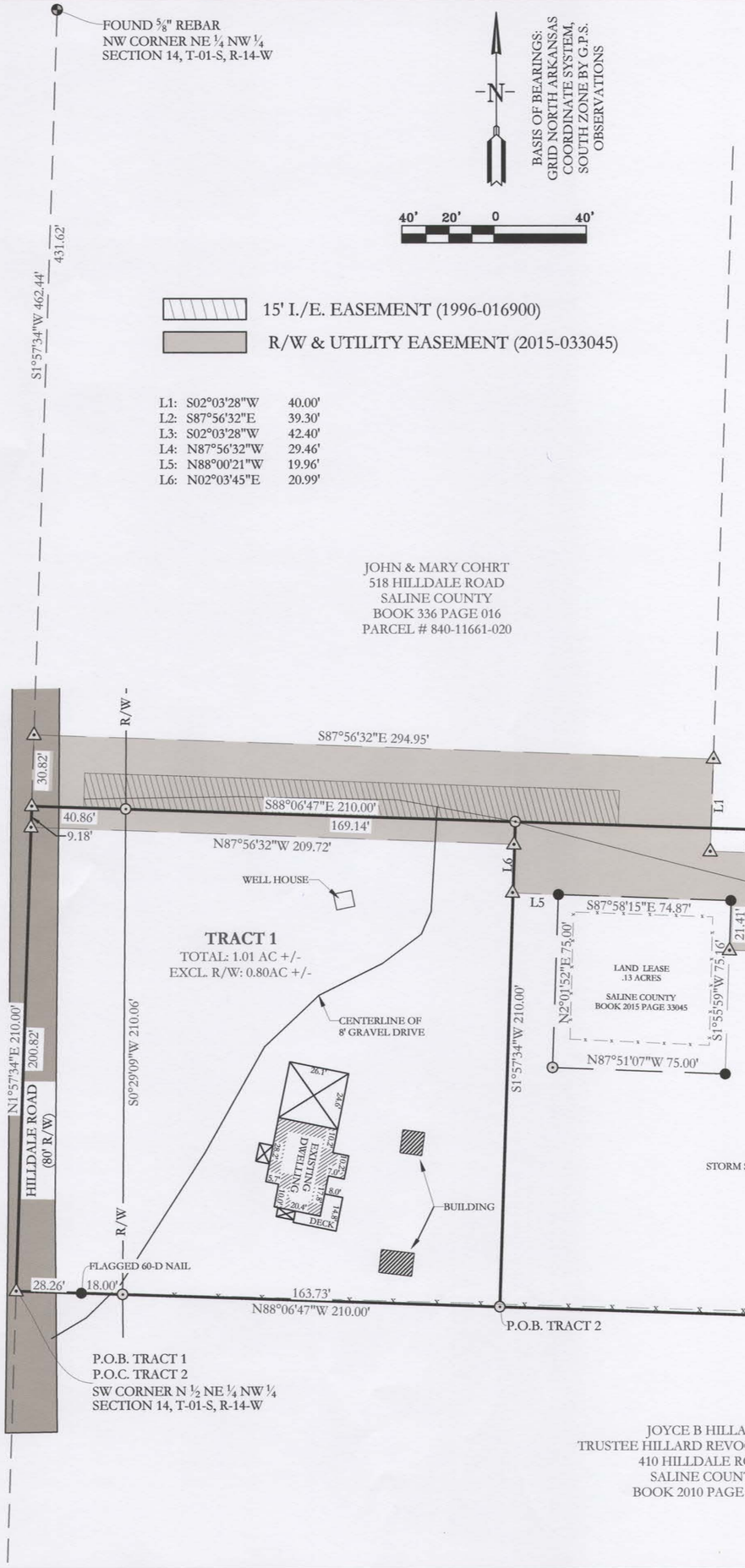

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Legend

K:\Land Projects 2004\Surveys\2017\17-0843 M&B Penfield, Hilldale Road\17-0843R-1.dwg



GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF TRACTS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958 AND BOOK 2004, PAGE 011555. (DEEDS OF RECORD)

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100-YEAR FLOOD PLANE, AS SHOWN ON THEN FLOOD INSURANCE RATE MAP, PANEL # 05119C0440G, DATED JULY 06, 2015.

REFERENCE DOCUMENTS:
DEEDS FILED IN GARLAND COUNTY:
BOOK 663, PAGE 016
BOOK 1996, PAGE 016958
BOOK 2004, PAGE 011555
DOCUMENT #2015-033045
DOCUMENT #2015-038969

BOUNDARY SURVEY BY DONALD W. BROOKS, PLS #0005, DATED JUNE 14, 1999. (SLS DOCUMENT #101166)



By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No, 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Sevier Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
LANCE PENFIELD

PART OF THE NE ¼ NW ¼ SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST SALINE COUNTY, ARKANSAS

DATE: 11/15/2017		C.A.D. BY: DKP	DRAWING NUMBER:				
REVISED:		CHECKED BY: DKP/JLH	17-0843				
SHEET:		SCALE: 1"=40'					
500	01S	14W	0	14	410	62	1807

TRACT 1

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 2004, PAGE 011555:
ONE ACRE IN A SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST.

AS-SURVEYED DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE N01°57'34"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 210.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S88°06'47"E, A DISTANCE OF 210.00 FEET TO A POINT; THENCE S01°57'34"W, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE N ½ NE ¼ NW ¼ OF SECTION 14; THENCE N88°06'47"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.01 ACRES, MORE OR LESS; OF WHICH, 0.80 ACRES, MORE OR LESS, IS EXCLUDED FROM THE RIGHT-OF-WAY OF HILLDALE ROAD.

SUBJECT TO A RIGHT-OF-WAY AND UTILITY EASEMENT ACROSS THE NORTH 10 FEET OF SAID TRACT, FURTHER DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

TRACT 2

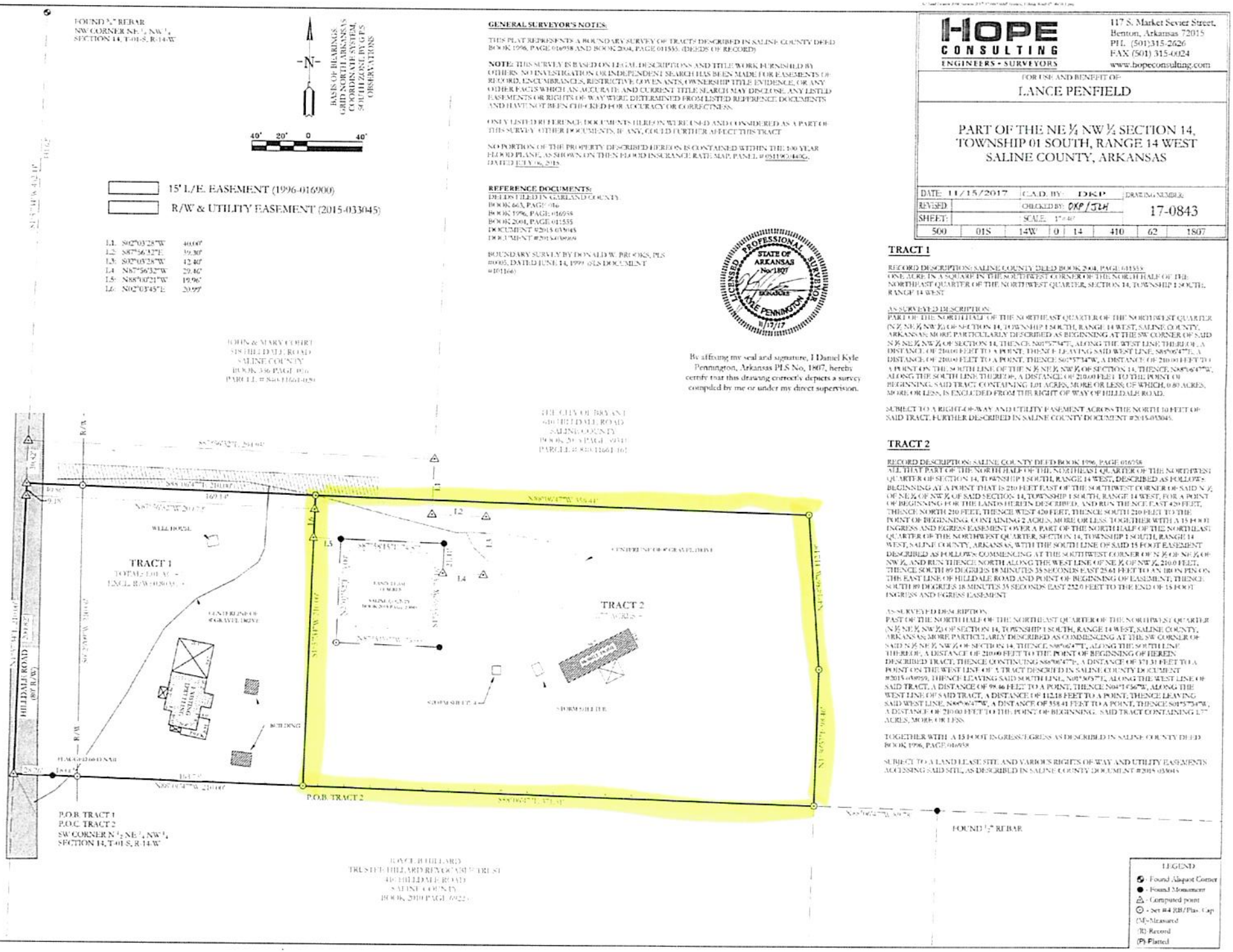
RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 1996, PAGE 016958:
ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 210 FEET EAST OF THE SOUTHWEST CORNER OF SAID N ½ OF NE ¼ OF NW ¼ OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, FOR A POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; AND RUN THENCE EAST 420 FEET; THENCE NORTH 210 FEET; THENCE WEST 420 FEET; THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING. CONTAINING 2 ACRES, MORE OR LESS. TOGETHER WITH A 15 FOOT INGRESS AND EGRESS EASEMENT OVER A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, WITH THE SOUTH LINE OF SAID 15 FOOT EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF N ½ OF NE ¼ OF NW ¼, AND RUN THENCE NORTH ALONG THE WEST LINE OF NE ¼ OF NW ¼, 210.0 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 25.61 FEET TO AN IRON PIN ON THE EAST LINE OF HILLDALE ROAD AND POINT OF BEGINNING OF EASEMENT; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 232.0 FEET TO THE END OF 15 FOOT INGRESS AND EGRESS EASEMENT.

AS-SURVEYED DESCRIPTION:
PAST OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE S88°06'47"E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING S88°06'47"E, A DISTANCE OF 371.31 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIED IN SALINE COUNTY DOCUMENT #2015-038969; THENCE LEAVING SAID SOUTH LINE, N01°30'57"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 98.46 FEET TO A POINT; THENCE N04°14'56"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 112.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, N88°06'47"W, A DISTANCE OF 358.41 FEET TO A POINT; THENCE S01°57'34"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.77 ACRES, MORE OR LESS.

TOGETHER WITH A 15 FOOT INGRESS/EGRESS AS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958.

SUBJECT TO A LAND LEASE SITE AND VARIOUS RIGHTS-OF-WAY AND UTILITY EASEMENTS ACCESSING SAID SITE, AS DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

LEGEND
- Found Aliquot Corner
- Found Monument
- Computed point
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted



GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF TRACTS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958 AND BOOK 2004, PAGE 011535. (DEEDS OF RECORD)

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS OF WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100 YEAR FLOOD PLANE, AS SHOWN ON THEN FLOOD INSURANCE RATE MAP, PANEL # 05119C0406G, DATED JULY 16, 2015.

REFERENCE DOCUMENTS:
DEEDS FILED IN GARLAND COUNTY
BOOK 663, PAGE 916
BOOK 1996, PAGE 016958
BOOK 2004, PAGE 011535
DOCUMENT #2015-033045
DOCUMENT #2015-039059

BOUNDARY SURVEY BY DONALD W. PROOKS, PLS #1005, DATED JUNE 14, 1999 (ELS DOCUMENT #101166)

LICENSED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — No. 18071 — DANIEL KYLE PENNINGTON — 8/17/17

By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No. 18071, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

HOPE CONSULTING
ENGINEERS • SURVEYORS
117 S. Market Sevier Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
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FOR USE AND BENEFIT OF:
LANCE PENFIELD

PART OF THE NE ¼ NW ½ SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST SALINE COUNTY, ARKANSAS

DATE: 11/15/2017	C.A.D. BY: DKP					DRAWING NUMBER:	
REVISED	CHECKED BY: DKP/JZH					17-0843	
SHEET:	SCALE: 1"=40'						
500	01S	14W	0	14	410	62	1807

TRACT 1

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 2004, PAGE 011535
ONE ACRE IN A SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST

AS SURVEYED DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE S00°57'34"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 20.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S88°06'47"E, A DISTANCE OF 210.00 FEET TO A POINT; THENCE N00°57'34"W, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE N ½ NE ¼ NW ¼ OF SECTION 14; THENCE, N88°06'47"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.01 ACRES, MORE OR LESS; OF WHICH, 0.80 ACRES, MORE OR LESS, IS EXCLUDED FROM THE RIGHT OF WAY OF HILLDALE ROAD.

SUBJECT TO A RIGHT-OF-WAY AND UTILITY EASEMENT ACROSS THE NORTH 10 FEET OF SAID TRACT; FURTHER DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

TRACT 2

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 1996, PAGE 016958
ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 210 FEET EAST OF THE SOUTHWEST CORNER OF SAID N ½ OF NE ¼ OF NW ¼ OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, FOR A POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; AND RUN THENCE EAST 420 FEET, THENCE NORTH 210 FEET, THENCE WEST 420 FEET, THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS; TOGETHER WITH A 15 FOOT INGRESS AND EGRESS EASEMENT OVER A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, WITH THE SOUTH LINE OF SAID 15 FOOT EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF N ½ OF NE ¼ OF NW ¼, AND RUN THENCE NORTH ALONG THE WEST LINE OF NE ¼ OF NW ¼, 210.0 FEET, THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 25.61 FEET TO AN IRON PIN ON THE EAST LINE OF HILLDALE ROAD AND POINT OF BEGINNING OF EASEMENT; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 252.0 FEET TO THE END OF 15 FOOT INGRESS AND EGRESS EASEMENT.

AS SURVEYED DESCRIPTION:
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE, S88°06'47"E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING S88°06'47"E, A DISTANCE OF 371.31 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIED IN SALINE COUNTY DOCUMENT #2015-039059; THENCE LEAVING SAID SOUTH LINE, N01°30'57"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 98.46 FEET TO A POINT; THENCE N04°43'06"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 112.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, N06°06'47"W, A DISTANCE OF 358.41 FEET TO A POINT; THENCE S01°53'34"W, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.77 ACRES, MORE OR LESS.

TOGETHER WITH A 15 FOOT INGRESS/EGRESS AS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958

SUBJECT TO A LAND LEASE SITE AND VARIOUS RIGHTS OF WAY AND UTILITY EASEMENTS ACCESSING SAID SITE, AS DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Sevier Street,
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FOR USE AND BENEFIT OF:
LANCE PENFIELD

PART OF THE NE ¼ NW ¼ SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST SALINE COUNTY, ARKANSAS

DATE: 11/15/2017	C.A.D. BY: DKP					DRAWING NUMBER:	
REVISED:	CHECKED BY: DKP/JZH					17-0843	
SHEET:	SCALE: 1"=40'						
500	018	14W	0	14	410	62	1807

FOUND ½" REBAR
NW CORNER NE ¼, NW ¼
SECTION 14, T-01-S, R-14-W

BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY GPS
OBSERVATIONS

40' 20' 0 40'

15' U/E. EASEMENT (1996-016900)

R/W & UTILITY EASEMENT (2015-033045)

L1.	S02°03'28"W	40.00'
L2.	S87°56'32"E	39.30'
L3.	S02°03'28"W	42.40'
L4.	N87°56'32"W	29.46'
L5.	N88°00'21"W	19.96'
L6.	N02°03'45"E	20.99'

GENERAL SURVEYOR'S NOTES:

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF TRACTS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958 AND BOOK 2004, PAGE 011555. (DEEDS OF RECORD)

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS OF WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HERE IN WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

NO PORTION OF THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THE N. FLOOD INSURANCE RATE MAP, PANEL # 05119C0440G, DATED JULY 06, 2015

REFERENCE DOCUMENTS:
DEEDS FILED IN GARLAND COUNTY:
BOOK 663, PAGE 816
BOOK 1996, PAGE 016958
BOOK 2004, PAGE 011555
DOCUMENT #2015-033045
DOCUMENT #2015-030608

BOUNDARY SURVEY BY DONALD W. BROOKS, PLS #1805, DATED JUNE 14, 1999 (SLS DOCUMENT #1011661)

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No 1807
DANIEL KYLE PENNINGTON
11/17/17

By affixing my seal and signature, I Daniel Kyle Pennington, Arkansas PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

JOHN & MARY COBET
430 HILLDALE ROAD
SALINE COUNTY
BOOK 336 PAGE 826
PARCEL # 836-11661-001

THE CITY OF BRYANT
430 HILLDALE ROAD
SALINE COUNTY
BOOK 2014 PAGE 03411
PARCEL # 836-11661-101

JOYCE B HILLEARD
TRUSTEE HILLEARD REVOCABLE TRUST
430 HILLDALE ROAD
SALINE COUNTY
BOOK 2010 PAGE 6022



TRACT 1

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 2004, PAGE 011555
ONE ACRE IN A SQUARE IN THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST

AS SURVEYED DESCRIPTION
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE N01°57'34"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 210.00 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, S88°06'47"E, A DISTANCE OF 210.00 FEET TO A POINT; THENCE S01°57'34"W, A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE N ½ NE ¼ NW ¼ OF SECTION 14; THENCE N88°06'47"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.01 ACRES, MORE OR LESS; OF WHICH, 0.87 ACRES, MORE OR LESS, IS EXCLUDED FROM THE RIGHT OF WAY OF HILLDALE ROAD.

SUBJECT TO A RIGHT-OF-WAY AND UTILITY EASEMENT ACROSS THE NORTH 10 FEET OF SAID TRACT, FURTHER DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045.

TRACT 2

RECORD DESCRIPTION: SALINE COUNTY DEED BOOK 1996, PAGE 016958
ALL THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 210 FEET EAST OF THE SOUTHWEST CORNER OF SAID N ½ OF NE ¼ OF NW ¼ OF SAID SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, FOR A POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; AND RUN THENCE EAST 420 FEET; THENCE NORTH 210 FEET, THENCE WEST 420 FEET, THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING, CONTAINING 2 ACRES, MORE OR LESS; TOGETHER WITH A 15 FOOT INGRESS AND EGRESS EASEMENT OVER A PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, WITH THE SOUTH LINE OF SAID 15 FOOT EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF N ½ OF NE ¼ OF NW ¼, AND RUN THENCE NORTH ALONG THE WEST LINE OF NE ¼ OF NW ¼, 210.0 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 25.61 FEET TO AN IRON PIN ON THE EAST LINE OF HILLDALE ROAD AND POINT OF BEGINNING OF EASEMENT; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS EAST 252.0 FEET TO THE END OF 15 FOOT INGRESS AND EGRESS EASEMENT.

AS SURVEYED DESCRIPTION
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N ½ NE ¼ NW ¼) OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID N ½ NE ¼ NW ¼ OF SECTION 14; THENCE S88°06'47"E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUING S88°06'47"E, A DISTANCE OF 471.30 FEET TO A POINT ON THE WEST LINE OF A TRACT DESCRIBED IN SALINE COUNTY DOCUMENT #2015-030959; THENCE LEAVING SAID SOUTH LINE, N01°53'57"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 99.46 FEET TO A POINT; THENCE N04°15'06"W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 112.18 FEET TO A POINT; THENCE LEAVING SAID WEST LINE, N06°06'47"W, A DISTANCE OF 358.41 FEET TO A POINT; THENCE S01°57'34"E, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1.27 ACRES, MORE OR LESS.

TOGETHER WITH A 15 FOOT INGRESS/EGRESS AS DESCRIBED IN SALINE COUNTY DEED BOOK 1996, PAGE 016958.

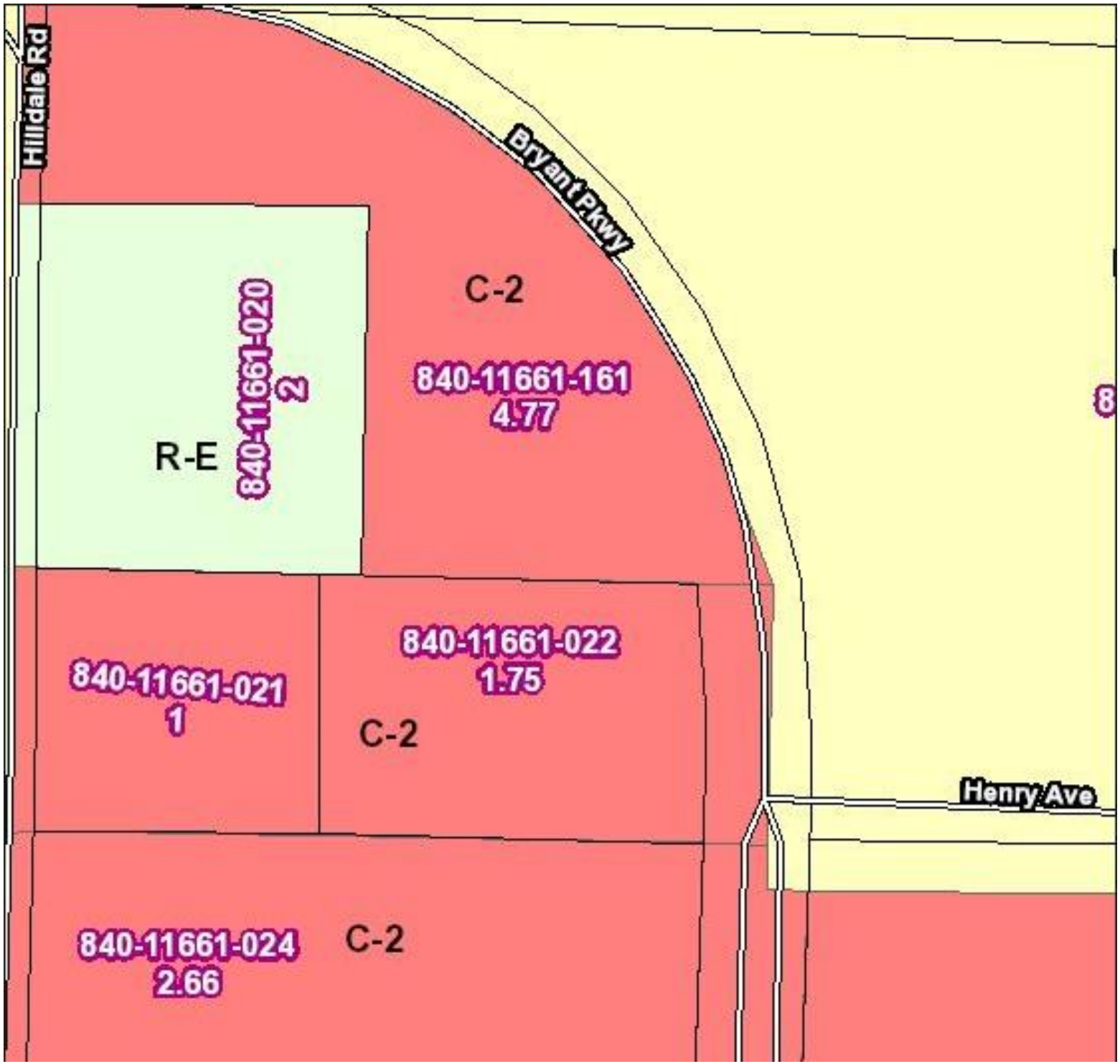
SUBJECT TO A LAND LEASE SITE AND VARIOUS RIGHTS-OF-WAY AND UTILITY EASEMENTS ACCESSING SAID SITE, AS DESCRIBED IN SALINE COUNTY DOCUMENT #2015-033045

LEGEND
- Found Aliquot Corner
- Found Monument
- Computed point
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted



County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.


Bryant
Hilldale Rd
Bryant Pkwy
Henry Ave
N
W
E
S
0.015
0.03
0.045
0.06
mi
County Disclaimer: This map was created by the Saline County Assessor's office and in accordance with Arkansas Code 15-21-502 (2) (B), which states, The digital cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastre' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The Assessor's office is in no way responsible for or liable for any misrepresentation or re-use of this map.


Hillidale Rd
Bryant Pkwy
C-2
840-11661-161
4.77
R-E
840-11661-020
2
840-11661-021
1
840-11661-022
1.75
C-2
Henry Ave
840-11661-024
2.66
C-2