





LEGEND

- — — — — CENTERLINE
- BOUNDARY
- E - - - - - OVERHEAD ELEC
- X - - - - - FENCE LINE
- FOUND IRON PIN
- ⊠ NAIL IN FENCE POST
- ⊕ POWER POLE
- ▼ AHTD R/W MONUMENT
- ⊙ CONCRETE MONUMENT
- ⊕ GAS RISER
- ⊕ GAS METER
- ⊕ WATER METER

SURVEY DESCRIPTION - PARCEL: 805-20331-200 - 0.31 AC

WARRANTY DEED: 2018-10087

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A NAIL IN A FENCE POST AT THE NORTHEAST CORNER OF SAID NW1/4 OF THE SW1/4; THENCE S02°29'55"W 118.02 FEET TO A FOUND IRON PIN; THENCE N78°30'56"W 154.95 FEET TO A RIGHT-OF-WAY MONUMENT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 62, PER AHTD JOB R40082; THENCE N36°32'26"E 115.10 FEET ALONG SAID RIGHT-OF-WAY TO A RIGHT-OF-WAY MONUMENT; THENCE S86°29'38"E 88.62 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES, MORE OR LESS.

SURVEY DESCRIPTION - PARCEL: 805-20331-300 & 805-20334-300 - 0.42 AC

WARRANTY DEED: 2019-5631

A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A NAIL IN A FENCE POST AT THE NORTHEAST CORNER OF SAID NW1/4 OF THE SW1/4; THENCE S02°29'55"W 118.02 FEET TO A FOUND IRON PIN FOR THE POINT OF BEGINNING; THENCE S02°56'39"W 70.60 FEET TO A CONCRETE MONUMENT; THENCE S02°09'26"W 29.60 FEET TO A FOUND IRON PIN; THENCE N78°19'12"W 190.89 FEET TO A FOUND IRON PIN; THENCE N69°22'20"W 23.86 FEET TO A RIGHT-OF-WAY MONUMENT ON THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 62, PER AHTD JOB R40082; THENCE N36°32'32"E 104.40 FEET ALONG SAID EAST RIGHT-OF-WAY TO A RIGHT-OF-WAY MONUMENT; THENCE S78°30'56"E 154.95 FEET TO THE POINT OF BEGINNING. CONTAINING 0.42 ACRES, MORE OR LESS.

NOTE: NO SUBSURFACE UTILITIES WERE EXAMINED PER THIS SURVEY. THIS PROPERTY MAY STILL BE SUBJECT TO EASEMENTS NOT SHOWN HEREON. CALL ONECALL BEFORE ANY DIGGING.

FLOOD CERTIFICATION
THE HEREIN DESCRIBED TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE PER F.I.R.M. COMMUNITY NO. 05143C0195F, WASHINGTON COUNTY, AR EFFECTIVE DATE 05/16/2008.

BASIS OF BEARINGS
STATE PLANE - NAD 83 - AR NORTH ZONE

BUILDING SETBACKS
FRONT - 25'
SIDES - 10'
REAR - 20'

SURVEYORS CERTIFICATION
I HEREBY CERTIFY I HAVE SURVEYED THE HEREIN DESCRIBED TRACT AND THAT THE PROPERTY LINES AND CORNER MONUMENTS ARE, TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED AS SHOWN. ALSO, ANY EASEMENTS AND/OR ENCROACHMENTS REVEALED BY SAID SURVEY ARE SHOWN HEREON.

JENKINS SURVEYING 1552 CEDAR ST. FAYETTEVILLE, AR 72703 P/F 479-521-5231	DATE: 5/27/21
	DRAWN BY: DWJ
	SCALE: 1" = 40'
	JOB NO.: 21-025

**BOUNDARY SURVEY
FOR
MARK SILVA**