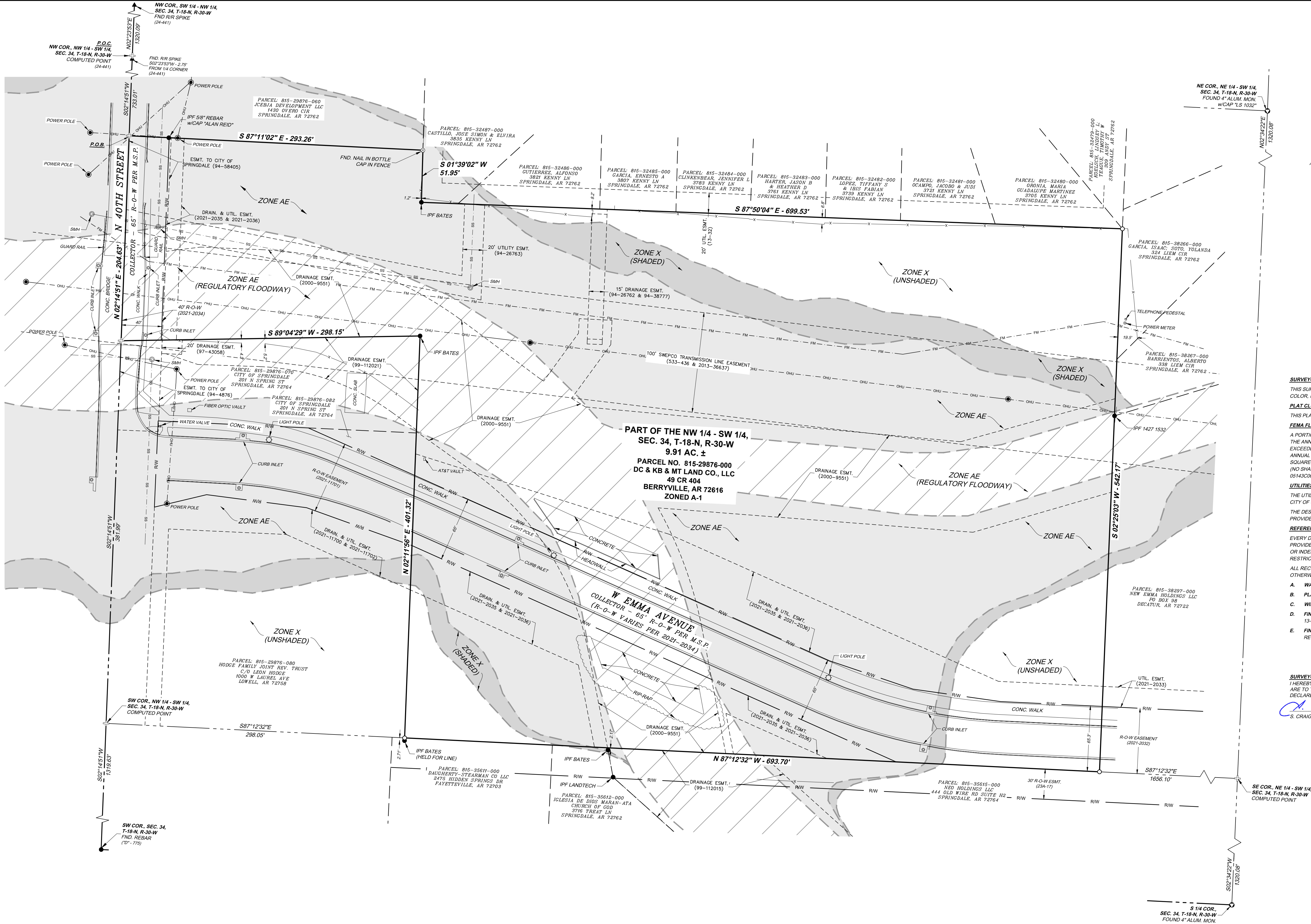




SURVEYOR'S NOTES:
THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 439,359 FEET.

FEMA FLOOD PLAIN ZONE:
A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'AE', DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (GRAY SHADED) DESIGNATED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN. ALL AS SHOWN ON THE F.I.R.M. MAP # 05143C00700, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: JANUARY 25, 2024.

UTILITIES:
THE UTILITY INFORMATION, IF ANY SHOWN HEREON, WAS OBSERVED BY THE SURVEYOR ON-SITE AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. **WARRANTY DEED:** DC & KB & MT LAND CO, LLC, RECORDED JANUARY 30, 2024, FILE NO. 2024-2242.

B. **PLAT OF SURVEY:** BY BATES & ASSOCIATES, INC., DERRICK L. THOMAS, AR PLS NO. 1642, RECORDED OCTOBER 31, 2013, FILE NO. 2013-36637.

C. **WILKINS #6 FINAL PLAT:** BY BATES & ASSOCIATES, INC., BRYAN T. BUNCH, AR PLS NO. 1427, RECORDED FEBRUARY 14, 2007, FILE NO. 23A-271.

D. **FINAL PLAT OF WOODLAND ADDITION:** BY JOREGENSEN & ASSOCIATES, DAVID L. JOREGENSEN, AR PLS NO. 1116, RECORDED JULY 18, 1994, FILE NO. 13-32.

E. **FINAL PLAT OF K.C. PROPERTIES OF NORTHWEST ARKANSAS SUBDIVISION, PHASE II:** BY LANDTECH ENGINEERING, INC., L.F. GABBARD, AR PLS NO. 1204, RECORDED JULY 31, 2002, FILE NO. 23A-17.

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY CORRECTLY ESTABLISHED, AND POSSIBLE ENCROACHMENTS ARE AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

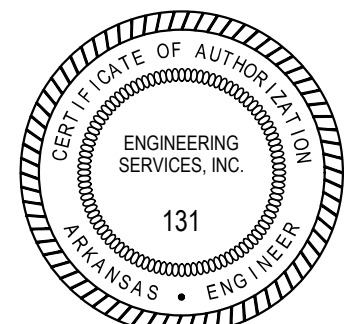
S. Craig Davis 3/2/24
S. CRAIG DAVIS, S.S. NO. 1156, AR. DATE



LEGEND	
—	PROPERTY LINE
---	SECTION LINE
----	SECTION 40' LINE
- - - -	ADJACENT OWNER
- - - -	EASEMENT (AS NOTED)
- - - -	RIGHT-OF-WAY
- - - -	BUILDING SETBACK LINE (B.S.L.)
- - - -	CENTERLINE OF ROAD
- - - -	FENCE LINE
- - - -	FLOOD ZONE LINE
- - - -	OVERHEAD UTILITIES
- - - -	SANITARY SEWER LINE
- - - -	WATER LINE
- - - -	FORCE MAIN
●	P.O.C. POINT OF COMMENCEMENT
●	P.O.B. POINT OF BEGINNING
●	IRON PIN FOUND (AS NOTED)
●	FOUND RAILROAD SPIKE
●	IRON PIN SET w/ CAP "PS 1156"
●	FOUND NAIL (AS NOTED)
●	FOUND MONUMENT (AS NOTED)
●	COMPUTED POINT
●	MANHOLE (TYPE AS NOTED)
●	CLEANOUT (CO)
●	WATER METER (WM)
●	FIRE HYDRANT (FH)
●	WATER VALVE (WV)
●	GAS METER (GM)
●	POWER POLE (PP)

SURVEY DESCRIPTION:
A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 34, THENCE ALONG THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4, S02°45'11"W A DISTANCE OF 733.01 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID WEST LINE, S87°11'02"E A DISTANCE OF 293.26 FEET TO A FOUND NAIL IN BOTTLE CAP; THENCE S01°39'02"W A DISTANCE OF 51.95 FEET TO A FOUND IRON PIN WITH CAP "BATES"; THENCE S87°50'04"E A DISTANCE OF 699.53 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S02°25'03"W A DISTANCE OF 542.17 FEET TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID SOUTH LINE, N87°12'32"E A DISTANCE OF 693.70 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID SOUTH LINE, N02°11'56"E A DISTANCE OF 401.32 FEET TO A FOUND IRON PIN WITH CAP "BATES"; THENCE S89°04'29"W A DISTANCE OF 298.15 FEET TO A POINT ON THE WEST LINE OF SAID NW 1/4 OF THE SW 1/4, THENCE ALONG SAID WEST LINE, N02°11'56"E A DISTANCE OF 294.63 FEET TO THE **POINT OF BEGINNING**, CONTAINING 9.91 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH 40TH STREET ON THE WEST SIDE THEREOF, THE RIGHT-OF-WAY OF WEST EMMA AVENUE, AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



RECORDING INFORMATION

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OWNER:		DC & KB & MT LAND CO, LLC 49 CR 404 BERRYVILLE, AR 72616	
SURVEYOR:		ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI ROAD P.O. BOX 262 SPRINGDALE, AR 72765	
WORK ORDER #:		24906	
CITY ZONING:		A-1	
SETBACKS:		FRONT - 35' SIDE - 20' REAR - 35'	
PLAT CODE: 500-18N-30W-0-34-340-72-1156			
REVISION	DATE	DESCRIPTION	
BOUNDARY SURVEY			
FOR DC & KB & MT LAND CO, LLC			
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS			
SCALE: 1"=50'	DATE: March 21, 2024	DRAWN BY: KND	
ENGINEERING SERVICES, INCORPORATED			
SPRINGDALE, ARKANSAS			
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ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ENGINEERING SERVICES, INC.		SHEET 1 / 1	