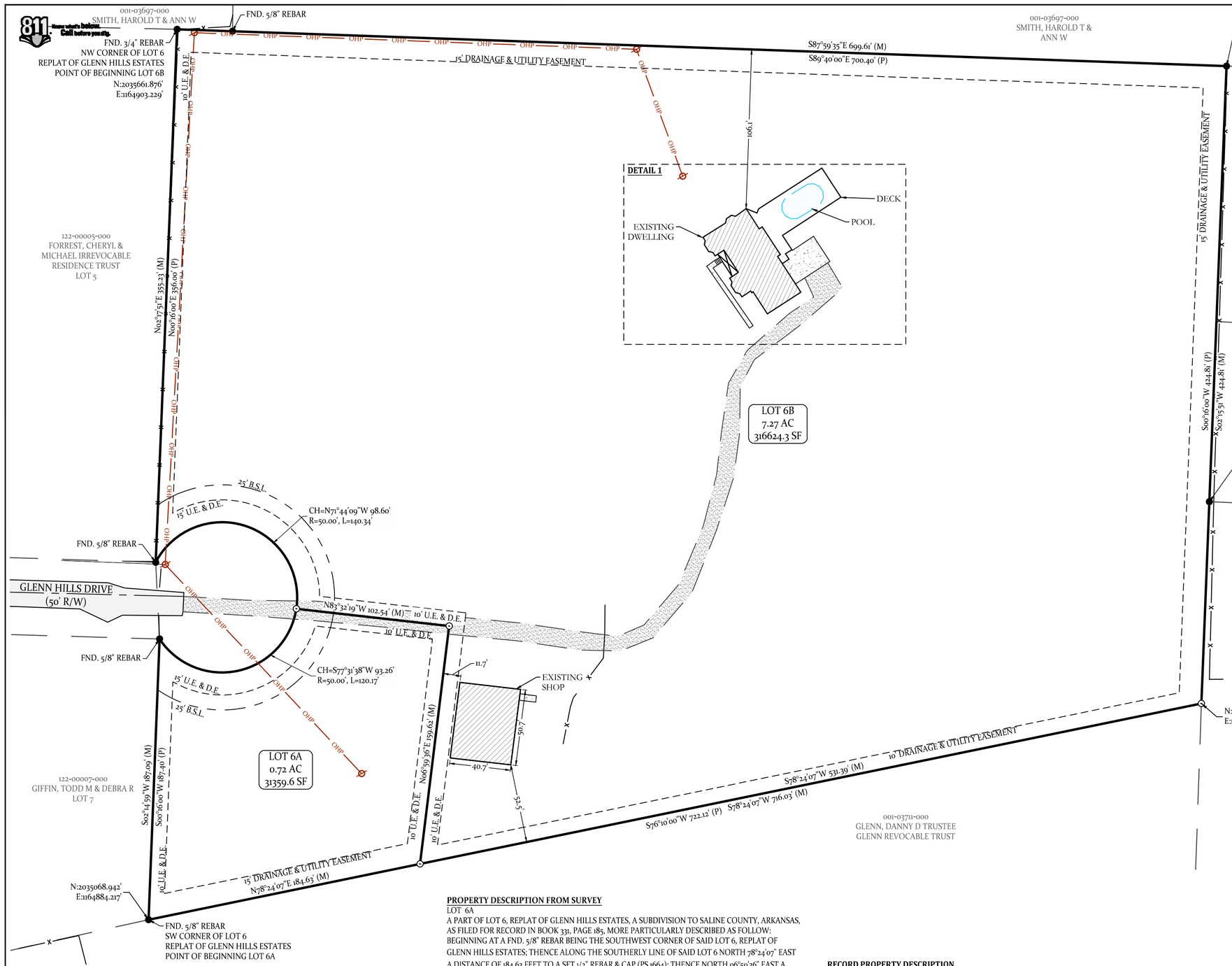


CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: DEED BOOK 381, PAGE 511

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, William Corbitt R. Shoffner, hereby certify that this plat correctly represents a survey and a plan 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 have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the Saline County Subdivision Regulations Ordinance.

Date of Execution

William Corbitt R. Shoffner
Registered Professional
Land Surveyor No. 1664 Arkansas

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

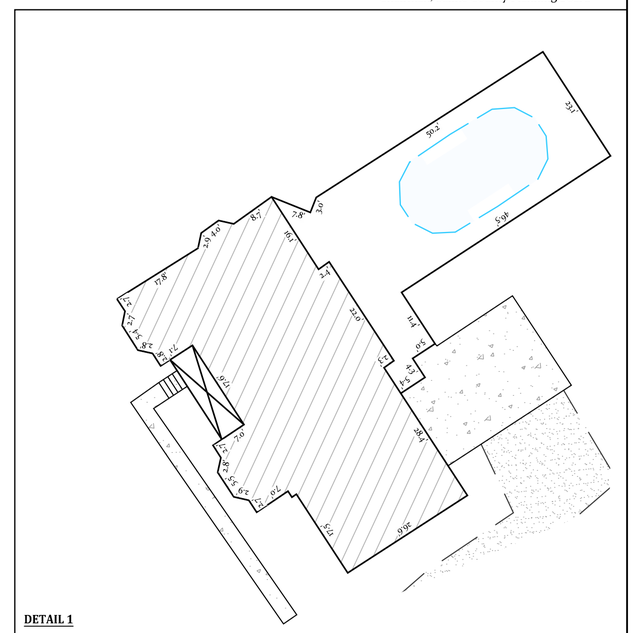
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
SIGNATURE
WILLIAM CORBITT R. SHOFFNER

CERTIFICATE OF FINAL PLAT 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.

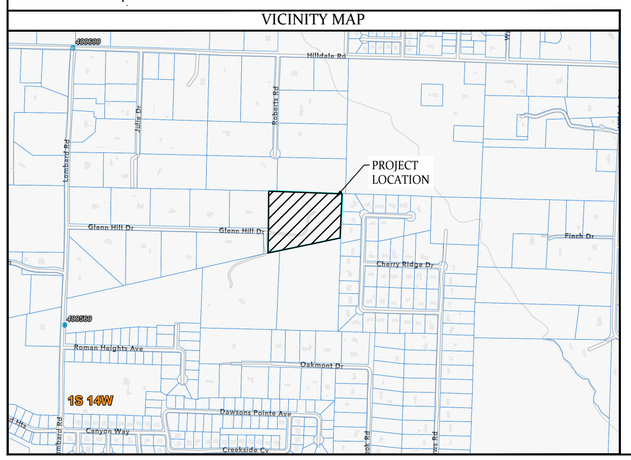
Date of Execution

Kevin Barham
Chairman, Saline County Planning Board



DETAIL 1

VICINITY MAP



PROPERTY DESCRIPTION FROM SURVEY

LOT 6A

A PART OF LOT 6, REPLAT OF GLENN HILLS ESTATES, A SUBDIVISION TO SALINE COUNTY, ARKANSAS, AS FILED FOR RECORD IN BOOK 331, PAGE 185, MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING AT A FND. 5/8" REBAR BEING THE SOUTHWEST CORNER OF SAID LOT 6, REPLAT OF GLENN HILLS ESTATES; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6 NORTH 78°24'07" EAST A DISTANCE OF 184.63 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 06°59'36" EAST A DISTANCE OF 159.62 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 83°32'19" WEST A DISTANCE OF 102.54 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF SOUTH 77°31'38" WEST, AND A CHORD DISTANCE OF 93.26 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.17 FEET TO A FND. 5/8" REBAR ON THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTH 02°14'59" WEST A DISTANCE OF 187.09 FEET TO THE POINT OF BEGINNING; CONTAINING 31,359.6 SQUARE FEET, OR 0.72 ACRES, MORE OR LESS.

LOT 6B

A PART OF LOT 6, REPLAT OF GLENN HILLS ESTATES, A SUBDIVISION TO SALINE COUNTY, ARKANSAS, AS FILED FOR RECORD IN BOOK 331, PAGE 185, MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING AT A FOUND 3/4" REBAR BEING THE NORTHWEST CORNER OF SAID LOT 6, REPLAT OF GLENN HILLS ESTATES; THENCE SOUTH 87°59'35" EAST A DISTANCE OF 699.61 FEET TO A FOUND 1/2" REBAR WITH AN ALUMINUM CAP, BEING THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 14 WEST AND ALSO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 02°15'51" WEST A DISTANCE OF 424.81 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 6 SOUTH 78°24'07" WEST A DISTANCE OF 531.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID SOUTHERLY LINE NORTH 06°59'36" EAST A DISTANCE OF 159.62 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 83°32'19" WEST A DISTANCE OF 102.54 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 71°44'09" WEST, AND A CHORD DISTANCE OF 98.60 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 140.34 FEET TO A FND. 5/8" REBAR ON THE WESTERLY LINE OF SAID LOT 6; THENCE NORTH 02°17'51" EAST A DISTANCE OF 355.23 FEET TO THE POINT OF BEGINNING; CONTAINING 316,624.3 SQUARE FEET, OR 7.3 ACRES, MORE OR LESS.

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT DEED BOOK 381, PAGE 511

LOT 6, GLENN HILLS ESTATES, A SUBDIVISION TO SALINE COUNTY, ARKANSAS.

SURVEY DETAILS AND NOTES

OWNER OF RECORD: AUTH, KEVIN A & TERESA J
PHYSICAL ADDRESS: 500 GLENN HILL DR
COUNTY PARCEL TAX ID: 122-00006-000

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.

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.

N

BASIS OF BEARINGS:
GRID NORTH, ARK SPC'S
(NAD83), SOUTH ZONE (0902)

0 25' 50' 100'
SCALE: 1" = 50'

FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # 05125C0240E , DATED: 06/05/2020 .

LEGEND	
●	Found Monument
⊙	Set 1/2" Rebar #1664
△	Computed Point Location
(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
	Property Boundary Line
—x—x—	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

LOTS 6A AND 6B, A REPLAT OF LOT 6 OF THE REPLAT OF GLENN HILLS ESTATES, A SUBDIVISION TO SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
DANIEL GARVER
500 GLENN HILL DR., ALEXANDER, ARKANSAS, 72002

DATE: 06/24/2024	CAD BY: OV	PROJECT NUMBER:
REVISED:	CHECKED BY:	24-0604
SHEET: 1 OF 1	SCALE: 1" = 50'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 10 - 420 - 62 - 1664

K:\Land Projects 2024\Surveys\2024.24-0604 SpM Lot 6 Glenn Hills Estates\SURVEY.DWG\24-0604 Lot SpM Lot 6 Glenn Hills Estates.dwg | Plotted: 6/24/2024 2:43 PM | ©2024 Hope Consulting, Inc.