FOUND ¾" REBAR
NW CORNER NE ¼, NW ¼,
SECTION 14, T-01-S, R-14-W

-N-

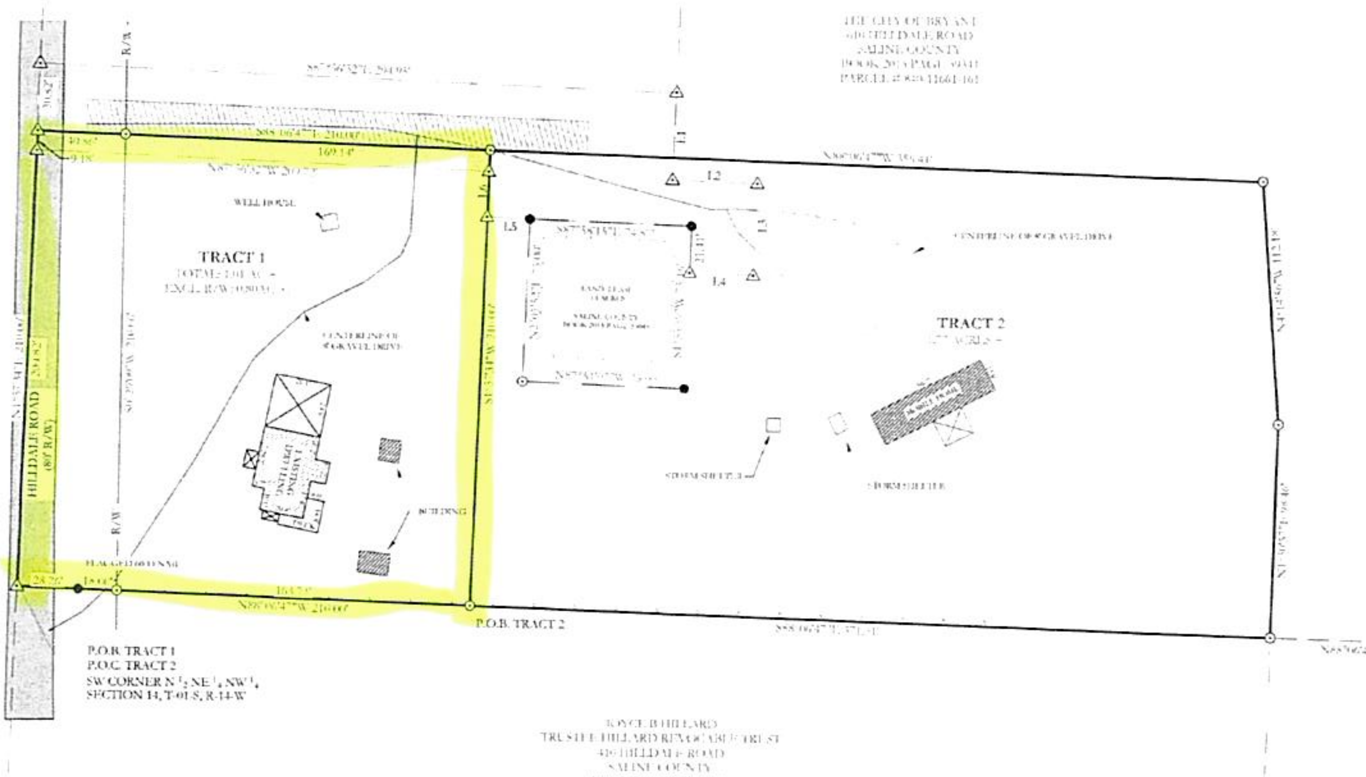
BASIS OF BEARINGS:
GRID NORTH ARKANSAS
COORDINATE SYSTEM,
SOUTH ZONE BY G.P.S.
OBSERVATIONS

40' 20' 0 40'

15' I./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	12.40'
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 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, 2018.

REFERENCE DOCUMENTS:

DEEDS FILED IN GARLAND COUNTY:
BOOK 663, PAGE 916
BOOK 1996, PAGE 016958
BOOK 2004, PAGE 011555
DOCUMENT #2015-033045
DOCUMENT #2015-038959

BOUNDARY SURVEY BY DONALD W. BROOKS, PLS #1005, DATED JUNE 14, 1999 (SLS DOCUMENT #10116)

JOHN & MARY COHRT
518 HILLDALE ROAD
SALINE COUNTY
BOOK 336 PAGE 926

THE CITY OF BRYANT
410 HILLDALE ROAD
SALINE COUNTY
BOOK 2015 PAGE 38959

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1807
SIGNATURE
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.

JOYCE B HILLARD
TRUSTEE HILLARD REVOCABLE TRUST
410 HILLDALE ROAD
SALINE COUNTY
BOOK 2010 PAGE 6022

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
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 DESCRIBED IN SALINE COUNTY DOCUMENT #2015-038959, 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°15'67"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