

BRET AND STELLA PRATHER
PARCEL NO. 343-01021-000

HILLSBORO DRIVE (60' R/W)

N89°06'26"E 644.69' 15' UTILITY ESMT.

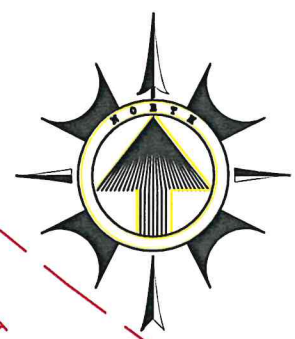
FOUND 1/2" REBAR

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N00°02'14"W 454.61'

50' BLDG. LINE

LOT 20R
7.15 ACRES±



BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP SOUTH ZONE.

SCALE: 1"= 80' FT.

60' DRAINAGE EASEMENT
20' UTILITY RIGHT OF WAY EASEMENT

N45°09'35"W
CH=39.38'

39.38'
25.00'

30' BLDG. LINE

THE PURPOSE OF THIS
RE-PLAT IS TO ADJUST
THE BUILDING LINE FROM
50' TO 30' ALONG
HILLSBORO CIRCLE

FOUND 1/2" REBAR

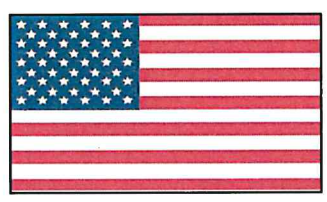
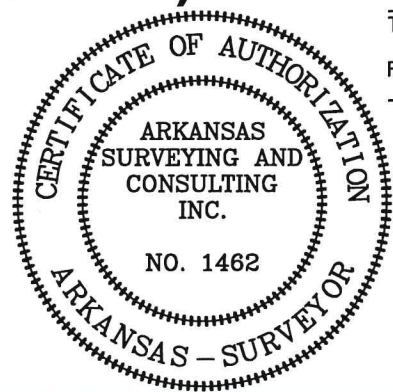
N89°43'05"E 564.12'

15' UTILITY ESMT.

FOUND 1/2" REBAR

HILLSBORO CIRCLE (50' R/W)

PLAT OF LOT 20R
BEING A RE-PLAT OF LOT 20
OF THE HILLS PHASE 3
SALINE COUNTY, ARKANSAS



DATE: 02-12-2025
SCALE: 1"= 80'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: LOT 20



WEB SITE: ascsurveyors.com

ARKANSAS SURVEYING & CONSULTING

1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
TELE OFFICE (870) 747-1761

JIM AND TAMI DRAPER
1122 HILLSBORO CIRCLE
SALINE COUNTY, AR
RE-PLAT LOT 20

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 SIGNED

SOURCE OF TITLE: INSTRUMENT 200617607

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.

SIGNED

DATE OF EXECUTION CHAIRMAN, SALINE COUNTY
PLANNING BOARD

CERTIFICATE OF SURVEYING ACCURACY
I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT
CORRECTLY REPRESENTS A BOUNDARY SURVEY 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 ARE
ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF
THE PROPERTY SIDES.

2.12.25
DATE OF EXECUTION

Marion Scott Foster
MARION SCOTT FOSTER P.S.
1926 SALEM ROAD
BENTON, ARKANSAS 72019

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____ IS FILED FOR RECORD ON THIS
DAY OF _____ 2023 AT _____ AM/PM, IN
PLAT OR DEED BOOK _____ PAGE _____

SIGNED

TITLE
FOR BILL OF ASSURANCE. SEE DEED RECORD BOOK _____ PAGE _____

NOTES

- (1) WATER SERVICE: CENTRAL ARKANSAS WATER
- (2) ELECTRIC SERVICE: FIRST ELECTRIC COOPERATIVE
- (3) TELEPHONE SERVICE: HERITAGE
- (4) GAS SERVICE: SUMMIT ENERGY
- (5) SEWER SERVICE: NONE (PRIVATE SEPTIC SYSTEM)
- (6) 1/2" REBAR SET AT ALL LOT CORNERS,
UNLESS OTHERWISE SHOWN.

NOTES

SURVEY BEARINGS ARE BASED ON GRID
NORTH AR STATE PLANE SOUTH ZONE AS
DETERMINED BY GPS.

THE BEARINGS SHOWN ON THIS PLAT ARE
ASSUMED AND ARE TO BE USED TO
DEFINE THE GENERAL DIRECTION AND
TRUE ANGLES AT INTERSECTION OF
PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS,
RESTRICTIVE COVENANTS, SUBDIVISION
RESTRICTIONS, AND PLANNING AND
ZONING REGULATIONS OF RECORD, IF ANY,
AND IS SUBJECT TO SUCH FACTS AS AN
ACCURATE AND CURRENT TITLE SEARCH
MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE
EXISTENCE OR LOCATION, EXCEPT WHERE
SHOWN OF ANY PROPERTY CORNER
MONUMENTS.

NO STATEMENT IS MADE CONCERNING
SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR
VERIFYING ALL MEASUREMENTS PRIOR TO
BEGINNING CONSTRUCTION. (IF
APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS
ORIGINAL SEAL AND SIGNATURE OF
SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER
STATEMENT IS MADE AS TO UTILITY
EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED
PROPERTY HAS BEEN SURVEYED, CORNER
MONUMENTS HAVE BEEN ESTABLISHED IN
ACCORDANCE WITH EXISTING
MONUMENTATION IN THE AREA AND
IMPROVEMENTS IF ANY ARE AS SHOWN
HEREON.

DECLARATION IS MADE TO ORIGINAL
PURCHASER OF THE SURVEY. IT IS NOT
TRANSFERABLE TO ADDITIONAL
INSTITUTIONS OR SUBSEQUENT OWNERS.

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WAY WITHOUT THE WRITTEN
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