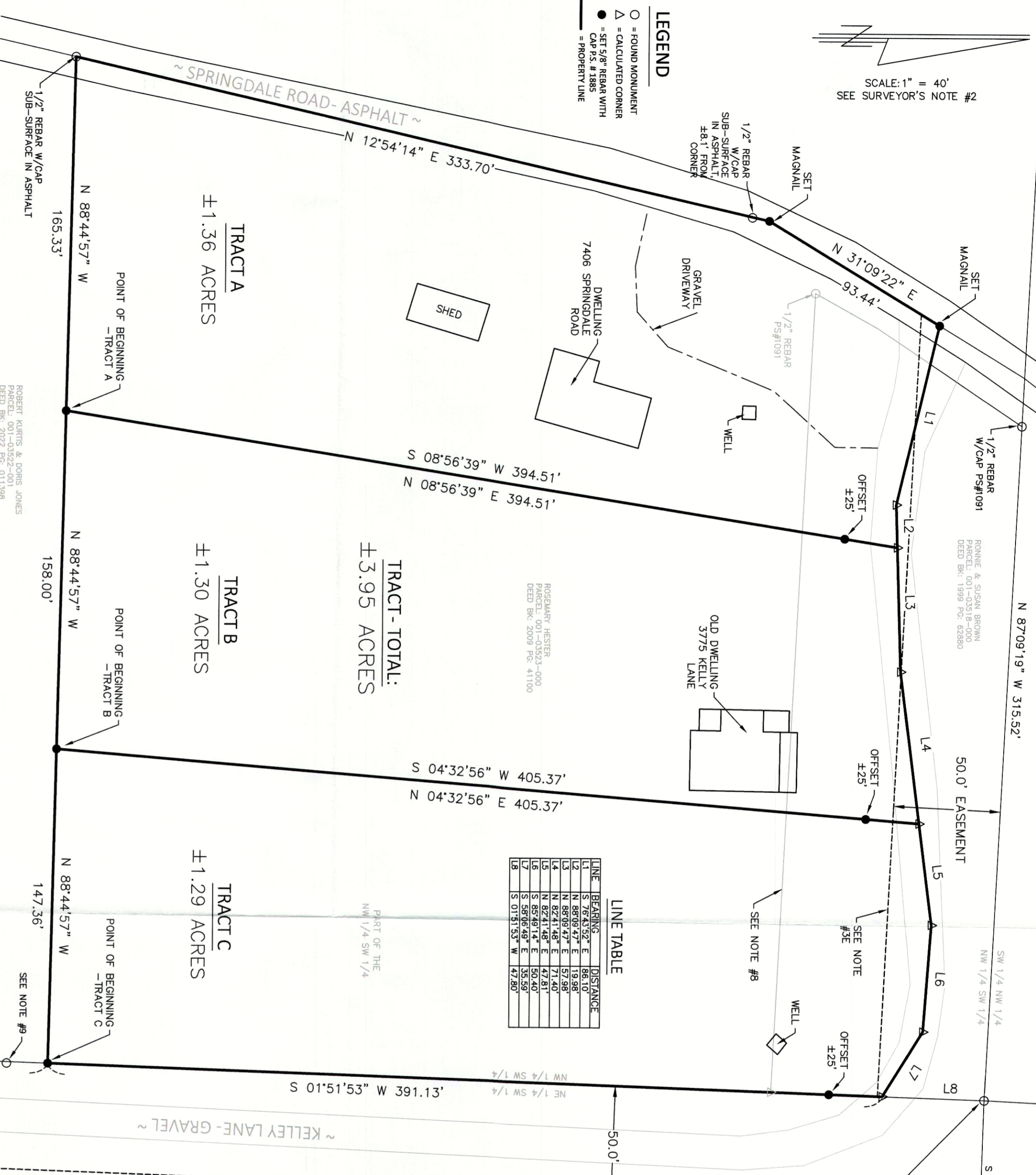


SCALE: 1" = 40'
SEE SURVEYOR'S NOTE #2

LEGEND

- = FOUND MONUMENT
- △ = CALCULATED CORNER
- = SET 5/8" REBAR WITH CAP P.S. # 1885
- = PROPERTY LINE



LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| 1 | S 78°43'52" E | 86.10 |
| 2 | N 88°09'47" E | 57.98 |
| 3 | N 82°41'48" E | 71.40 |
| 4 | N 82°41'48" E | 47.81 |
| 5 | S 82°46'14" E | 50.40 |
| 6 | S 59°06'49" E | 35.59 |
| 7 | S 01°51'53" W | 47.80 |

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS SURVEY WAS TO SPLIT CERTAIN TRACT OF LAND OWNED BY ROSEMARY HESTER - PARCEL NO. 001-03523-000, RECORDED IN DEED BOOK 2009 AT PAGE 41100 OF SALINE COUNTY, ARKANSAS.

2. BASIS OF BEARINGS ARE GRID NORTH, NAD 83 (2011) ARKANSAS SOUTH ZONE, BASED ON GPS OBSERVATIONS, WITH A CONVERGENCE ANGLE OF -00°17'43" AND THE COMBINED ADJUSTMENT FACTOR IS 0.999995900. ALL DISTANCES SHOWN HAVE BEEN CONVERTED TO GROUND.

3. THE FOLLOWING DOCUMENTS (PLATS/DEEDS) WERE USED IN THE CONSTRUCTION OF THIS SURVEY:

A. PLAT OF SURVEY BY JOHN C. WILLIAMS, PS #1091, DATED NOVEMBER 11, 1999, FOR SUSAN E. BROWN, RECORDED IN BOOK 99 AT PAGE 62879.

B. PLAT OF SURVEY BY BEN KITTERER, JR, PS #568, DATED OCTOBER 02, 1996, STATE PLAT DOC. #024278.

C. PLAT OF SURVEY BY JOHN C. WILLIAMS, PS #1091, DATED JULY 22, 1998, FOR JOHN FLEMING, RECORDED IN SURVEY BOOK "J" AT PAGE 117.

D. PLAT OF SURVEY BY JOHN CHARLES MITCHELL, PS #1199, DATED OCTOBER 21, 1998, FOR SUSAN WITZKE, RECORDED IN SURVEY BOOK "K" AT PAGE 96.

E. PLAT OF SURVEY BY ROBERT WYNN, PS #033, DATED FEBRUARY 20, 1986, FOR THE ROSS FOUNDATION, RECORDED IN SURVEY BOOK "F" AT PAGE 95.

F. QUICHLAND DEED TO ROBERT KURTIS JONES, DATED APRIL 04, 2022, RECORDED IN DEED DOCUMENT #2022-0007837.

G. GLO PLAT AND NOTES FOR TOWNSHIP 01S, RANGE 14W, 2022, THE SUBJECT PROPERTY LIES IN AN UNSHADOWED ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) PER FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05125C0225E, WITH AN EFFECTIVE DATE OF JUNE 5, 2020.

4. ALL PROPERTY IMPROVEMENTS ARE NOT SHOWN ON THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR ADDITIONAL EASEMENTS OR RECORD OR ANY SEAMING FACTS IN WHICH AN ACCURATE AND CURRENT TITLE SEARCH WOULD DISCLOSE.

5. 1/2" REBAR BEARS 509°18'33" E, 20.26 FEET ACCORDING TO THE PLAT OF SURVEY REFERENCED IN NOTE #3B THIS REBAR IS THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 01S SOUTH, RANGE 14 WEST. HOWEVER, NUMEROUS OTHER SURVEYS OF RECORD DID NOT TIE TO THE 1/2" REBAR WAS NOT ACCEPTED SOUTH BOUNDARY LINE OF TRACT #2 ACCORDING TO PLAT OF SURVEY REFERENCED IN NOTE #3A.

6. AS/8" REBAR, NEAR A CHAIN-LINK FENCE CORNER, BEARS S 00°07'28" E, 19.25'. THIS MONUMENT MATCHES THE RECORD DISTANCES IN THE DISPOSITION LISTED IN THE QUICHLAND DEED TO PARCEL #001-03522-000, REFERENCED IN NOTE #4E.

7. HOWEVER, IT IS NOT THE SAME DESCRIPTION LISTED FOR THIS MONUMENT ON THE SURVEY PLAT BY BEN KITTERER, LISTED FOR THIS MONUMENT ON THE SURVEY PLAT BY JOHN C. WILLIAMS, PS #1091, DATED NOVEMBER 11, 1999, FOR SUSAN E. BROWN, RECORDED IN DEED BOOK 1999 AT PAGE 62880. THE SURVEYOR BELIEVES A TYPOGRAPHICAL ERROR OCCURRED IN THE DESCRIPTION WAS TRANSFERRED FROM THE SAID REFERENCE SURVEY TO THE DEED OF THE FIRST OWNER OF THIS PARCEL.

TRACT A DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°44'57" WEST, 147.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 158.00 FEET; THENCE NORTH 08°56'39" EAST, 394.51 FEET TO THE CENTRAL LINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE CONTINUING ALONG SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 71.40 FEET; THENCE LEAVING SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 47.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES MORE OR LESS, SUBJECT TO THE APPARENT RIGHT-OF-WAY OF SPRINGDALE ROAD ALONG THE WEST SIDE AND KELLY LANE ON THE NORTH SIDE.

TRACT B DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°44'57" WEST, 147.36 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 158.00 FEET; THENCE NORTH 08°56'39" EAST, 394.51 FEET TO THE CENTRAL LINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE CONTINUING ALONG SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 71.40 FEET; THENCE LEAVING SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 47.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.30 ACRES MORE OR LESS, SUBJECT TO THE APPARENT RIGHT-OF-WAY OF KELLY LANE ON THE NORTH SIDE.

TRACT C DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 05, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 05; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 01°51'53" WEST, 438.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°44'57" WEST, 147.36 FEET; THENCE NORTH 08°56'39" EAST, 394.51 FEET TO THE CENTRAL LINE OF THAT CERTAIN GRAVEL ROAD CURRENTLY NAMED KELLY LANE; THENCE CONTINUING ALONG SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 50.40 FEET; THENCE LEAVING SAID CENTRAL LINE, SOUTH 82°41'48" EAST, 47.81 FEET TO THE POINT OF BEGINNING, CONTAINING 1.29 ACRES MORE OR LESS, SUBJECT TO THE APPARENT RIGHT-OF-WAY OF KELLY LANE ON THE NORTH SIDE.

CERTIFICATE OF OWNER FINAL PLAT

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE HAD OFF PLATED AND SUBDIVIDED, AND DO HEREBY LAID OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

DATE OF EXECUTION: 11/15/22

OWNER/DEVELOPER: JOE HESTER
4401 LAKE NORRELL ROAD
ALEXANDER, AR 72002

SIGNED: *Joe Hester*

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, ALAN S. NIX, 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.

DATE OF EXECUTION: 11/14/22

SIGNED: *Alan S. Nix*

ALAN S. NIX
REGISTERED LAND SURVEYOR
NO. 1885, ARKANSAS

CERTIFICATE OF FINAL 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: _____

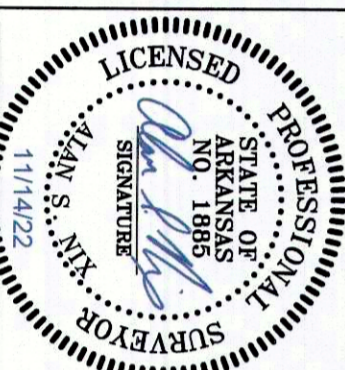
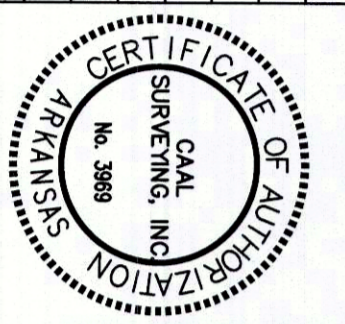
CHAIRMAN, SALINE COUNTY PLANNING BOARD

DATE OF EXECUTION _____

SOURCE OF TITLE: INSTRUMENT NO. 2009-041100

REVISIONS

| BY | DATE | REVISIONS |
|----|------|-----------|
| | | |



| BY | DATE | AS/N |
|---------|-------|------|
| Survey | 9/22 | AS/N |
| Drawn | 11/22 | AS/N |
| Checked | 11/22 | AS/N |
| ACAD | 002 | |

CAAL SURVEYING, INC.

488 LOST ROAD MALVERN, AR 72104
OFFICE/FAX: (501) 384-5277 MOBILE: (501) 282-6053 EMAIL: dhnix1225@gmail.com

SALINE COUNTY

BOUNDARY TRACT SPLIT SURVEY

PART OF THE NW1/4 SW1/4, SEC. 05, T01S, R14W

JOE HESTER

AR KANSAS

SCALE: 1" = 40'

JOB NO.: 1055-0101

DATE: NOVEMBER, 2022

STATE PLAT CODE: 500-015-14W -0-05-340-62-1895

SCALE IN FEET

