



LEGEND	
P.O.B.	POINT OF BEGINNING
●	IPP - IRON PIN FOUND (AS NOTED)
○	IRON PIN SET W/ CAP (PLS 1156)
⊗	SET "MAG" NAIL
◎	FOUND MONUMENT
—	COMPUTED POINT
—	SANITARY SEWER MANHOLE (SMH)
○	CLEANOUT (CO)
●	WATER METER (WM)
○	GAS METER (GM)
○	POWER POLE (PP)
○	FIRE HYDRANT (FH)
×	WATER VALVE (VV)

OWNER: MORRIS PLACE, LLC
3307 KENNESAW ST.
SPRINGDALE, AR 72764
SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762
WORK ORDER #: 21153
CITY ZONING: R-A
SETBACKS: FRONT - 50'
SIDE - 10'
REAR - 25'

REVISION	DATE	DESCRIPTION

TOPOGRAPHIC/BOUNDARY SURVEY

FOR JASON MOLES

ELM SPRINGS, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=60' DATE: May 7, 2021 DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS



RECORDING INFORMATION
es

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 490,466 FEET.

FEA FLOOD PLAIN ZONE:
A PORTION OF THE PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF THE ANNUAL CHANCE FLOODPLAIN AND A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'A' DESIGNATED AS AN AREA WHERE NO 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 EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, AS SHOWN ON THE F.I.R.M. MAP # 051432005F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS, MAP REVISED MAY 16, 2008.

UTILITIES:
THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S.
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.

TOPOGRAPHIC CONTOURS:
THE CONTOURS WERE DERIVED FROM GROUND RUN SURVEY DATA. THE CONTOUR INTERVAL IS 1-FOOT. MAJOR CONTOURS (5-FOOT) ARE DESIGNATED WITH A BOLDER LINE AND THEIR CORRESPONDING ELEVATION. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS 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.

A. WARRANTY DEED: MORRIS PLACE, LLC, RECORDED NOVEMBER 5, 2013, FILE# 2013-3720.

B. FINAL PLAT OF PARKER'S PLACE, PHASE I: BY MORRIS - SHIPLEY ENGINEERS, INC., RECORDED SEPTEMBER 15, 2008, PLAT FILE # 23-351.

C. BOUNDARY SURVEY: BY PAYA LAND SURVEYING, INC., LAZARO G. PAYA, AR PLS 1380, RECORDED MARCH 31, 2006, FILE 2006-12822.

S. CRAIG DAVIS, I.P.S. NO. 1156, AR.

DATE

PLAT CODE: 500-18N-30W-0-32-120-72-1156

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