

LEGEND	
	PROPERTY LINE
	SECTION LINE
	SECTION 40' LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	RIGHT-OF-WAY
	BUILDING SETBACK LINE (B.S.L.)
	PHYSICAL CENTERLINE OF ROAD
	FENCE LINE
	OVERHEAD UTILITIES
	SANITARY SEWER LINE
	SEWER FORCEMAIN
	WATER LINE
	UNDERGROUND GAS LINE
	P.O.B. POINT OF BEGINNING
	IPF - 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 (WV)

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'

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 490,486 FEET.

FEMA FLOOD PLAIN ZONE:
A PORTION OF THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% 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 # 05143C0055F, 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 1985 (NAVD85).

REFERENCES:
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A 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.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- A. WARRANTY DEED:** MORRIS PLACE, LLC, RECORDED NOVEMBER 5, 2013, FILE# 2013-37270.
- B. FINAL PLAT OF PARKER'S PLACE, PHASE I:** BY MORRISON - 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.

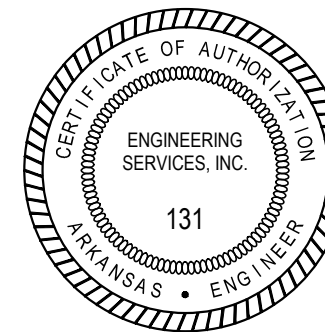
SURVEY DESCRIPTION:
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ELM SPRINGS, WASHINGTON COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 32, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4, S02°15'40"W A DISTANCE OF 1326.85 FEET TO THE SOUTHWEST CORNER OF SAID SE 1/4 OF THE NE 1/4 AND A SET "MAG" NAIL IN NORTH GENE GEORGE BOULEVARD; THENCE ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4, N86°57'49"W A DISTANCE OF 662.24 FEET TO THE SOUTHWEST CORNER OF THE E 1/2 OF SAID SE 1/4 OF THE NE 1/4 FROM WHICH A FOUND 1/2 INCH REBAR (DISTURBED) BEARS N86°57'49"W A DISTANCE OF 0.49 FEET; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID E 1/2 OF THE SE 1/4 OF THE NE 1/4, N02°19'06"E A DISTANCE OF 1325.79 FEET TO THE NORTHWEST CORNER OF SAID E 1/2 OF THE SE 1/4 OF THE NE 1/4 AND A SET "MAG" NAIL IN ELM SPRINGS ROAD; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID SE 1/4 OF THE NE 1/4, S87°03'12"E A DISTANCE OF 680.90 FEET TO THE POINT OF BEGINNING, CONTAINING 20.14 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF NORTH GENE GEORGE BOULEVARD ON THE EAST SIDE THEREOF AND SUBJECT TO THE RIGHT OF WAY OF ELM SPRINGS ROAD ON THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEYOR'S DECLARATION:
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

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

DATE



RECORDING INFORMATION



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	
© COPYRIGHT 2015, ENGINEERING SERVICES, INC. 5/3/2015 10:48 AM		W.O.# 21153	SHEET 1

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