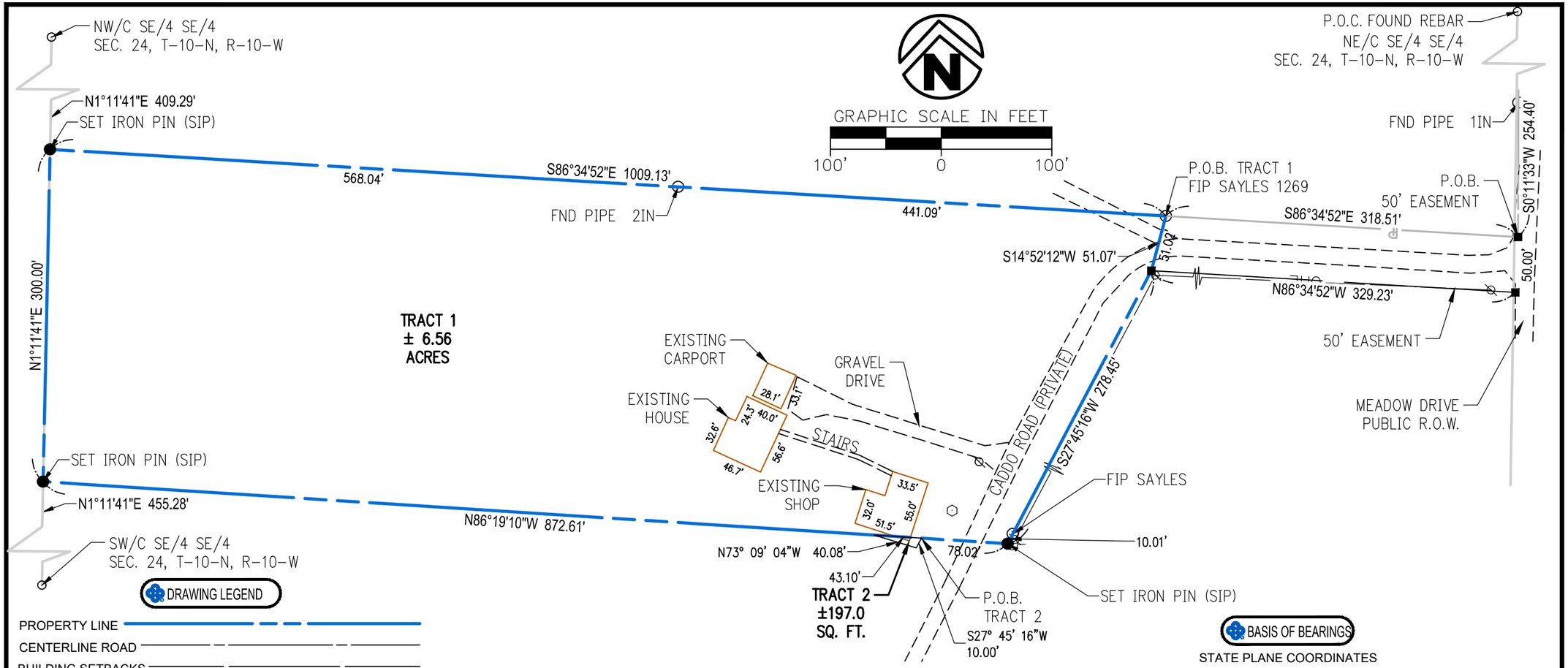

DRAWING LEGEND

PROPERTY LINE

CENTERLINE ROAD

BUILDING SETBACKS

EXISTING BUILDING

EXISTING ASPHALT

EXISTING CONCRETE

EXISTING RIGHT-OF-WAY

SET 5/8" REBAR WITH CAP, LS #1755

FOUND IRON PIN (AS NOTED)

CALCULATED POINT

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 10 WEST, CLEBURNE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:
COMMENCING AT A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S0°11'33"W A DISTANCE OF 254.40 FEET TO A POINT; THENCE N86°34'52"W A DISTANCE OF 318.51 FEET TO A FOUND IRON REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S14°52'12"W A DISTANCE OF 51.07 FEET TO A POINT; THENCE S27°45'16"W A DISTANCE OF 278.45 FEET TO A SET 5/8" REBAR; THENCE N86°19'10"W A DISTANCE OF 872.61 FEET TO A SET 5/8" REBAR; THENCE N1°11'41"E A DISTANCE OF 300.00 FEET TO A SET 5/8" REBAR; THENCE S86°34'52"E A DISTANCE OF 1,009.13 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 6.56 ACRES, MORE OR LESS.

TRACT 2:
COMMENCING AT A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S0°11'33"W A DISTANCE OF 254.40 FEET TO A POINT; THENCE N86°34'52"W A DISTANCE OF 318.51 FEET TO A FOUND IRON REBAR; THENCE S14°52'12"W A DISTANCE OF 51.07 FEET TO A POINT; THENCE S27°45'16"W A DISTANCE OF 278.45 FEET TO A SET 5/8" REBAR; THENCE N86°19'10"W A DISTANCE OF 78.02 FEET TO THE POINT OF BEGINNING; THENCE S27°45'16"W A DISTANCE OF 10.00 FEET TO A POINT; THENCE N73°09'04"W A DISTANCE OF 40.08 FEET TO A POINT; THENCE S86°19'10"E A DISTANCE OF 43.10 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 197.00 SQUARE FEET, MORE OR LESS.

50' EASEMENT:
COMMENCING AT A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE S0°11'33"W A DISTANCE OF 254.40 FEET TO A POINT, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE S0°11'33"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE N86°34'52"W A DISTANCE OF 329.23 FEET TO A POINT; THENCE N14°52'12"E A DISTANCE OF 51.02 FEET TO A FOUND IRON REBAR; THENCE S86°34'52"E A DISTANCE OF 318.51 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05023C0257D, DATED FEBRUARY 16, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GRID
COMBINED SCALE FACTOR: 0.99994448
CONVERGENCE ANGLE: -000°15'50.39"
VALUES TAKEN AT P.O.B. OF TRACT 1

SURVEY CERTIFICATION

FOR USE AND BENEFIT OF JOHN C RONQUEST REVOCABLE TRUST:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED ON 07/27/2020.

DATE OF PLAT OR MAP: 08/03/2020

Preliminary

08/03/2020 9:15:10 AM

NICHOLAS TUCKER, LS #1755

LICENSED PROFESSIONAL LAND SURVEYOR
NICHOLAS B. TUCKER
ARKANSAS
NO. 1755
SIGNATURE

STATE PLAT CODE: 500-10N-10W-0-24-220-12-1755

BOUNDARY SURVEY
PART OF THE SE/4 OF THE SE/4
SECTION 24, TOWNSHIP 10 NORTH, RANGE 10 WEST
50 CADDO ROAD

PREPARED FOR:
JOHN C RONQUEST

HEBER SPRINGS, CLEBURNE COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

1000 Ledgelawn Dr.
Conway, Arkansas 72034
Crafton Tull
engineering | surveying
501.328.3316 t 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

© 2020 Crafton, Tull & Associates, Inc.

PROJECT NO:	20213200
ISSUE DATE:	08/03/2020
DRAWN BY:	B.HUGGINS
APPROVE BY:	N.TUCKER
SHEET NO.:	

1 OF 1

DRAWING: G:\20213200 - RONQUEST BOUNDARY HEBER\BOUNDARY HEBER.DWG
LAYOUT: 11X17 LANDSCAPE - LAST SAVED: N11210, 8/3/2020 9:05:56 AM
LAST PLOTTED BY: NICK TUCKER, 8/3/2020 9:14:56 AM [PLOTTED BY: * VALID ON HARD COPY ONLY]