

JOB #18-066
SCALE 1"=25'
DATE 06/16/16
F.B. 04 Pg. 40

Survey ordered by:
Bulfinch Donham of
Donham Realty.

LOT SURVEY
Lot 179 of Frontier Canyon
Subdivision in Cleburne County, Ark.



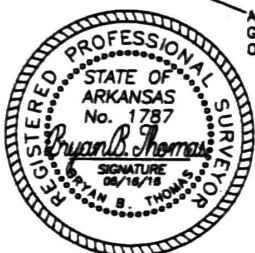
THOMAS LAND
SURVEYING LLC

P.O. Box 280 Heber Springs,
Ark. 72543 (501) 206-7976
thomaslandsurveying.ark@gmail.com

CERTIFICATION
I HEREBY CERTIFY THAT THE HEREON PLATTED
AND DESCRIBED PROPERTY WAS COMPLETED BY
ME ON THIS 16TH DAY OF JUNE, 2016 AND
THE CORNERS WERE SET OR FOUND AS SHOWN.
THE FOLLOWING CONDITIONS ARE A PART OF THIS
CERTIFICATION.

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN
ON THIS PLAT, THIS SURVEY DOES NOT PURPORT
TO REFLECT ANY OF THE FOLLOWING WHICH
MAY BE APPLICABLE TO THE SUBJECT REAL
ESTATE: EASEMENTS; BUILDING SETBACK LINES;
RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS;
ZONING OR OTHER LAND USE REGULATIONS
ANY OTHER FACTS WHICH AN ACCURATE
AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. NO STATEMENT IS MADE CONCERNING
ENVIRONMENTAL AND SUBSURFACE CONDITIONS,
OR THE EXISTENCE OF UNDERGROUND OR
OVERHEAD CONTAINERS OR FACILITIES WHICH
MAY AFFECT THE USE OR DEVELOPMENT OF
THIS TRACT.
3. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR
SHOW DATA CONCERNING THE EXISTENCE, SIZE
DEPTH, CONDITION, CAPACITY OR LOCATION OF
ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE
FACILITY. FOR INFORMATION REGARDING THESE
UTILITIES OR FACILITIES, CONTACT THE
APPROPRIATE AGENCIES.
4. NO STATEMENTS CONCERNING FLOOD PLAIN
LOCATION OR DETERMINATION ARE INCLUDED
WITH THIS SURVEY.

Bearings refer to the
Pine View Acres Plat
based upon the north line
of Lot 12 and County
Survey Bk. M-102
(N 86°32'28" W)



APPROX 112 SQ. FT.± OF
GRAVEL DRIVE ENCROACHES
ONTO LOT 178.

OVERHEAD
ELECTRIC

DWELLING

WOOD
DECK

NEIGHBOR'S
PROPANE TANK
EAST OF LINE.

N 03°55'23" E 226.67' (270')

179

0.52 Acres ± Measured

180

S 04°03'10" W 227.85' (270')

SURVEY NOTES

1. XXX.XX' denotes measured distances
and (XXX.XX') denotes record distances.
2. XX°XX'XX" denotes measured bearings
and (XX°XX'XX") denotes record bearings.
3. See County Survey Bk. M-102 for
survey by P.S. #1090 for Lots 181-183.

LEGEND

- DESCRIPTION BOUNDARY
- TIE LINES
- x- FENCE
- △ CALCULATED POINT
- FOUND IRON PIN (SIZE NOTED.)
(CAP # NOTED IF ATTACHED)
- ⊙ FOUND IRON PIPE
- FOUND AXLE
- SET 5/8" X 18" REBAR
WITH CAP #1787.

N 86°32'28" W 99.28' (100')

N 86°15'48" W 125.23'

12

13

PINE VIEW ACRES