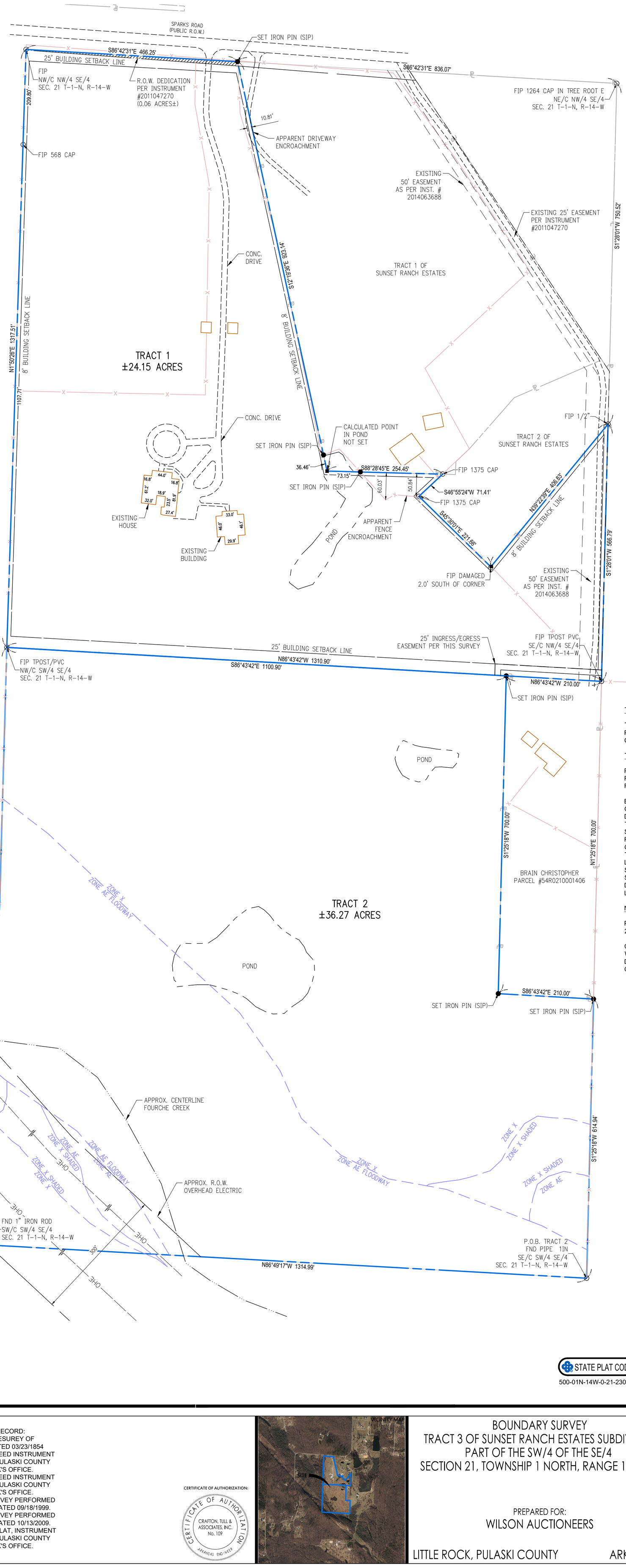
DRAWING: G:\21209800 - STAPLERS SURVEY\STALPERS.DWG
LAYOUT: 24X36 PORTRAIT LAST SAVED: BH1445, 3/16/2021 3:08 PM
PLOTTED BY: NICK TUCKER, 3/17/2021 11:59 AM (PLOTTED BY:" ONLY VALID ON HARD COPY)



GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARINGS

STATE PLANE COORDINATES,
ARKANSAS NORTH ZONE, NAD83,
U.S. SURVEY FEET
BEARING: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999986366605
CONVERGENCE ANGLE: -0° 16' 54.22356445"
VALUES TAKEN AT THE P.O.B. TRACT 2

LEGEND

- EXISTING MONUMENT AS DESCRIBED
- CALCULATED LOT CORNER
- SET 5/8" REBAR WITH CAP, LS #1755
- EXISTING POWER POLE

PROPERTY LINE
SECTION LINES
QUARTER LINES
SIXTEENTH LINES
RIGHT-OF-WAY LINES
FLOOD PLAIN LINES
EXISTING BUILDINGS
EXISTING EASEMENT LINES
BARBED WIRE FENCE

FLOOD NOTE

FLOOD HAZARD NOTE:

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (ZONE AE ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AND ZONE AE FLOODWAY (ZONE AE FLOODWAY ARE AREAS THAT IS IN THE CHANNEL OF THE STREAM AND MUST BE KEPT FREE OF ENCROACHMENTS) AND ZONE X SHADED (ZONE X SHADED ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0410G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

NEW TRACT DESCRIPTION

TRACT 1:

TRACT 3 OF SUNSET RANCH ESTATES AS RECORDED IN PULASKI COUNTY, ARKANSAS, AS SHOWN ON A PLAT OF RECORD, INSTRUMENT NO. 2011047270, RECORDS OF THE CIRCUIT CLERK OFFICE, PULASKI COUNTY, ARKANSAS.

TRACT 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 14 WEST, PULASKI COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE ALONG THE SOUTH LINE OF SECTION 21, N86°49'17"W A DISTANCE OF 1,314.99 FEET TO A FOUND 1" IRON ROD, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, N1°36'09"E A DISTANCE OF 1,316.95 FEET TO A FOUND IRON REBAR, SAID POINT BEING AT THE SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, S86°43'42"E A DISTANCE OF 1,100.90 FEET TO A SET 5/8" REBAR; THENCE LEAVING SAID NORTH LINE, S1°25'18"W A DISTANCE OF 700.00 FEET TO A SET 5/8" REBAR; THENCE S86°43'42"E A DISTANCE OF 210.00 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°25'18"W A DISTANCE OF 614.94 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 36.27 ACRES, MORE OR LESS.

NEW 25' INGRESS/EGRESS EASEMENT:

PART OF TRACT 3 OF SUNSET RANCH ESTATES AS RECORDED IN PULASKI COUNTY AS DOCUMENT NO. 2011047270 AND BEING 12.5 FEET ON EACH SIDE OF THE BELOW DESCRIBED CENTERLINE:

COMMENCING 12.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 3, THENCE PARALLEL IN A WESTERLY DIRECTION TO THE SOUTH LINE OF SAID TRACT 3, 222.91 FEET; THENCE IN A SOUTHERLY DIRECTION TO A POINT ON THE SOUTH LINE OF SAID TRACT 3, 222.50 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 3.

SURVEY CERTIFICATION

FOR USE AND BENEFIT OF WILSON AUCTIONEERS:

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 UNDER MY SUPERVISION AND DONE ON 03/15/2021.

DATE OF PLAT OR MAP: 03/16/2021

Preliminary

03/17/2021 12:08:37 PM

NICHOLAS TUCKER, LS #1755

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

STATE PLAT CODES

500-01N-14W-0-21-230-60-1755

RECORD INFORMATION

1. GLO PLAT OF RECORD: DEPENDENT RESUREY OF TOWNSHIP DATED 03/23/1854
2. QUICKCLAIM DEED INSTRUMENT #2013050470, PULASKI COUNTY CIRCUIT CLERK'S OFFICE.
3. QUICKCLAIM DEED INSTRUMENT #2013044652, PULASKI COUNTY CIRCUIT CLERK'S OFFICE.
4. PREVIOUS SURVEY PERFORMED BY PS #1264, DATED 09/18/1999.
5. PREVIOUS SURVEY PERFORMED BY PS #1375, DATED 10/13/2009.
6. SUBDIVISION PLAT, INSTRUMENT #2011047269, PULASKI COUNTY CIRCUIT CLERK'S OFFICE.

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

BOUNDARY SURVEY
TRACT 3 OF SUNSET RANCH ESTATES SUBDIVISON
PART OF THE SW/4 OF THE SE/4
SECTION 21, TOWNSHIP 1 NORTH, RANGE 14 WEST

PREPARED FOR:
WILSON AUCTIONEERS

LITTLE ROCK, PULASKI COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE

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2021 Crafton, Tull & Associates, Inc.

PROJECT NO:	21209800
ISSUE DATE:	03/16/2021
DRAWN BY:	B.FERRELL
APPROVE BY:	N.TUCKER
SHEET NO.:	