

DWBH MINOR SUBDIVISION



- LEGEND**
- SET 5/8" REBAR WITH CAP (PS# 1747)
 - FOUND MONUMENT (AS NOTED)
 - CALCULATED POSITION
 - CONTROL MONUMENT
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT ASSEMBLY
 - ⊙ WATER METER
 - ⊙ ELECTRIC PEDESTAL
- PROPERTY LINE** ————
- SETBACK LINE** ————
- EXISTING FENCE LINE** ————
- EASEMENT** ————
- ASPHALT** ————
- SANITARY SEWER** ———— SS ————
- GAS LINE** ———— G ————
- WATER LINE** ———— W ————
- UNDERGROUND TELEPHONE** ———— UGT ————
- UNDERGROUND ELECTRIC** ———— UGE ————
- OVERHEAD ELECTRIC** ———— OHE ————
- UNDERGROUND TELEVISION** ———— UGTV ————
- FIBER OPTIC** ———— FO ————
- RIGHT OF WAY** ————
- ROAD CENTERLINE** ————
- APPROXIMATE FLOODPLAIN BOUNDARY** ————

FLOOD HAZARD NOTE:

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05119C0530G, DATED JULY 06, 2015, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

UTILITY CONTACTS

- ELECTRIC:** ENTERGY
MIKE BUSH
324 MALVERN AVENUE
1-800-ENTERGY
- GAS:** CENTERPOINT ENERGY
JONI BATES
5151 RIDGE ROAD
MALVERN, AR 72104
501-332-3641
- WATER & SEWER:** MONTY LEDBETTER
& SEWER SERVICES
780 ADAMS STREET
HOT SPRINGS, AR 71901
501-624-6528
- TELEPHONE:** AT&T
LOREN PAGE
820 LOCUST STREET
CONWAY, AR 72034
501-218-6842

STATE PLAT CODES
500-035-19W-0-34-210-26-1755



NOTES:

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THE SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.
3. BASIS OF BEARING: THE PROCEDURE OF SURVEY USED WAS GPS OBSERVATION. THE BASIS OF BEARING IS GRID SOUTH (NAD 83 ARKANSAS SOUTH ZONE, U.S. SURVEY FEET) BEARING; GRID, DISTANCES-GROUND, SCALE FACTOR: 0.999941926353, CONVERGENCE ANGLE: -0° 34' 15.84662875". **VALUES TAKEN AT THE P.O.B. OF LOT 1**.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. THIS SURVEY MEETS CURRENT "ARKANSAS MINIMUM STANDARDS" FOR PROPERTY BOUNDARY SURVEYS AND PLATS.
6. NO ABSTRACT OR TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
7. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR FACILITIES.
8. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED NOR CONSIDERED A PART OF THIS SURVEY.
9. ARKANSAS STATE LAW, THE UNDERGROUND FACILITIES DAMAGE ACT, REQUIRES TWO WORKING DAYS ADVANCE NOTIFICATION THROUGH THE ARKANSAS ONE-CALL SYSTEM CENTER BEFORE EXCAVATING USING MECHANIZED EQUIPMENT OR EXPLOSIVES (EXCEPT IN THE CASE OF AN EMERGENCY). THE ONE-CALL SYSTEM TELEPHONE NUMBER IS 1-800-482-8998. THE CONTRACTOR IS ADVISED THAT THERE IS A SEVERE PENALTY FOR NOT MAKING THIS CALL. NOT ALL UTILITY COMPANIES ARE MEMBERS OF THE ARKANSAS ONE-CALL SYSTEMS. THEREFORE THE CONTRACTOR IS ADVISED TO CONTACT ALL NON-MEMBERS AS WELL AS THE ONE-CALL SYSTEM.
10. EVERY LOT MUST SLOPE TO A STREET OR TO A DRAINAGE EASEMENT.
11. ADDITIONAL HYDRANT LOCATIONS MAY BE NEEDED ACCORDING TO DEVELOPMENT PLAN.
12. RATIO ERROR OF CLOSURE FOR THIS BOUNDARY IS 1:50000
13. BOTH EXISTING HOMES ARE ON STANDALONE SEPTIC TANKS SYSTEMS. NO CITY SEWER AVAILABLE.

NEW TRACT DESCRIPTION

LOT 1:
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 274.30 FEET TO A SET MAG NAIL; THENCE N85°43'09"W A DISTANCE OF 659.59 FEET TO A SET 5/8" REBAR; THENCE N1°25'15"E A DISTANCE OF 281.62 FEET TO A SET 5/8" REBAR; THENCE S85°05'03"E A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 4.20 ACRES, MORE OR LESS.

LOT 2:
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 274.30 FEET TO A SET MAG NAIL, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE S1°25'15"W A DISTANCE OF 206.14 FEET TO A SET MAG NAIL; THENCE N85°43'09"W A DISTANCE OF 283.53 FEET TO A SET 5/8" REBAR; THENCE N4°16'51"W A DISTANCE OF 205.89 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 273.25 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 1.32 ACRES, MORE OR LESS.

LOT 3:
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 480.44 FEET TO A SET MAG NAIL, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE S1°25'15"W A DISTANCE OF 509.56 FEET TO A SET MAG NAIL; THENCE N85°05'03"W A DISTANCE OF 660.00 FEET TO A SET 5/8" REBAR; THENCE N1°25'15"E A DISTANCE OF 708.38 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 386.35 FEET TO A SET 5/8" REBAR; THENCE S4°16'51"W A DISTANCE OF 205.89 FEET TO A SET 5/8" REBAR; THENCE S85°43'09"E A DISTANCE OF 283.53 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 9.45 ACRES, MORE OR LESS.

30' ACCESS AND UTILITY EASEMENT:
PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, GARLAND COUNTY, ARKANSAS, AND BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT A SET 5/8" REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S1°25'15"W A DISTANCE OF 259.28 FEET TO A POINT, SAID POINT BEING AT THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N85°43'09"W A DISTANCE OF 374.26 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE

TITLE DESCRIPTION

DEED BOOK 4163 PAGE 0572:
THE NE1/4 SE1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, LESS AND EXCEPT THAT PORTION OF SAID QUARTER-QUARTER SECTION DEEDED TO ROTH J. HORNER AND PAUL T. HORNER BY WARRANTY DEED AND RECORDED ON APRIL 30, 1979, IN BOOK 903, AT PAGE 587 IN CIRCUIT CLERK'S OFFICE IN AND FOR GARLAND COUNTY, ARKANSAS.

DEED BOOK 903, AT PAGE 587:
THE NE1/4 SE1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, LESS AND EXCEPT A PIECE 660 FEET BY 990 FEET LYING THE NORTHEAST CORNER OF THE NE4 SE1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, ALSO: THE NW4 SE4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, LESS AND EXCEPT THE NW1/4 NW1/4 SE1/4. ALSO: THE SE1/4 SE1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 19 WEST, LYING WEST OF STATE HIGHWAY NO. 290.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN EXACT LOCATION ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED AND DO HEREBY LAY OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

DATE OF EXECUTION NAME _____ (SIGNATURE)
DWBH INVESTMENTS LLC.
2931 AND 2935 HWY 290
HOT SPRINGS, AR 72913

SOURCE OF TITLE: D.R BOOK 4163, PAGE 0572.

CERTIFICATE OF SURVEYING ACCURACY

THE UNDERSIGNED, BEING AN ARKANSAS REGISTERED PROFESSIONAL SURVEYOR, HEREBY CERTIFIES THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE OR VERIFIED BY ME THAT ALL SURVEYING REQUIREMENTS OF THE STATE OF ARKANSAS AND CITY OF HOT SPRINGS SUBDIVISION CODE HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION _____ (SIGNATURE)
NICHOLAS B. TUCKER
REGISTERED PROFESSIONAL SURVEYOR
NO. 1755, ARKANSAS

CERTIFICATE OF FINAL APPROVAL

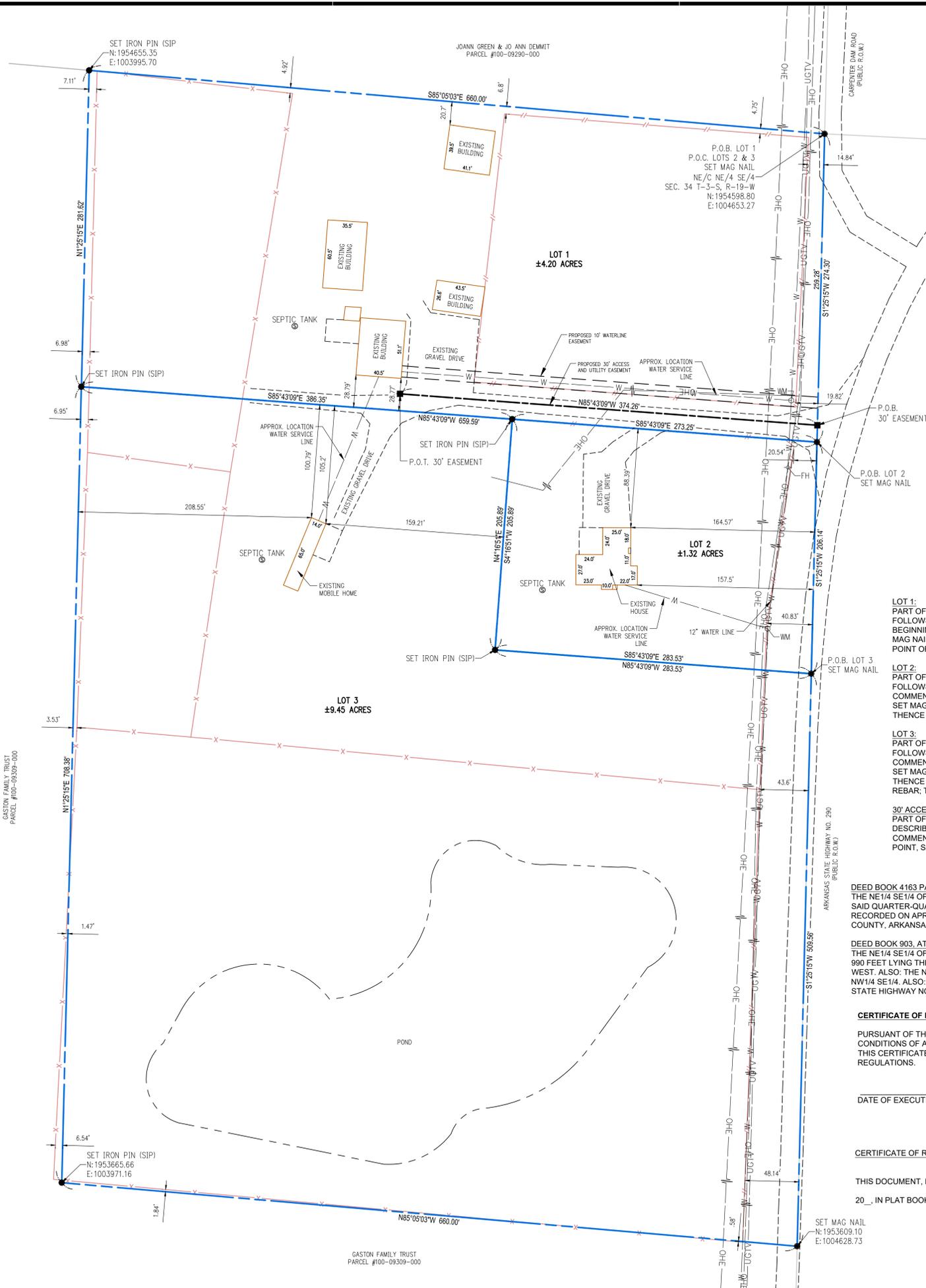
PURSUANT OF THE CITY OF HOT SPRINGS RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____ (SIGNATURE)
KATHLEEN A. SELLMAN
CITY OF HOT SPRINGS
PLANNING DIRECTOR

CERTIFICATE OF RECORDING FINAL PLAT

THIS DOCUMENT, NUMBER _____ FILED FOR RECORD _____
20__ IN PLAT BOOK _____, PAGE _____

SIGNED.
JEANNIE PIKE
GARLAND COUNTY CIRCUIT CLERK

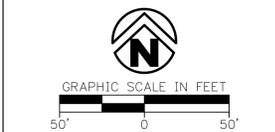


RECORD INFORMATION
1. GLO NOTES OF RECORD
2. GLO PLATS OF RECORD
3. WARRANTY DEED AS PROVIDED BY THE CLIENT

OWNER
DWBH INVESTMENTS, LLC.
2931 & 2935 HWY 290
HOT SPRINGS, AR 72913

SURVEYOR
CRAFTON TULL
1000 LEDGELAWN DRIVE
CONWAY, ARKANSAS 72034 1.501.328.3316

STATE PLAT CODES
500-035-19W-0-34-210-26-1755



SUBDIVISION PLAT
 LOTS 1, 2, AND 3
 DWBH MINOR SUBDIVISION
 2931 AND 2935 HWY 290
 PREPARED FOR:
 DWBH INVESTMENTS, LLC.
 HOT SPRINGS, GARLAND COUNTY
 ARKANSAS



DELTA	DESCRIPTION	DATE

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Conway, Arkansas 72034

Crafton Tull
engineering & surveying

501.328.3316 | 501.328.3325 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

2021 Crafton, Tull & Associates, Inc.
PROJECT NO: 21247800
ISSUE DATE: 07/26/2021
DRAWN BY: B.FERRELL
APPROVE BY: N.TUCKER
SHEET NO.: