

PROPERTY DESCRIPTIONS

TRACT A:

PART OF THE NW1/4 SE1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SAID NW1/4 SE1/4; THENCE EAST, ALONG THE NORTH LINE THEREOF, 697.0'; THENCE S 0°18'W 364.20'; THENCE S 65°29'51"W 41.0' TO THE POINT OF BEGINNING; THENCE S 20°17'25"E 164.30' TO A #4 REBAR AT A SEAWALL ON THE 400' CONTOUR OF LAKE HAMILTON; THENCE S 62°40'24"W, ALONG THE SAID SEAWALL, 49.47' TO A #4" REBAR; THENCE N 17°07'18"W 28.16' TO A #4" REBAR; THENCE N 19°37'16"W 113.80' TO A #4" REBAR; THENCE N 28°31'43"W 25.04' TO A #4" REBAR; THENCE N 65°29'51"E 49.94' TO THE POINT OF BEGINNING, DESCRIBING 0.18 ACRES MORE OR LESS.

TRACT B

PART OF THE NW1/4 SE1/4 OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SAID NW1/4 SE1/4; THENCE EAST, ALONG THE NORTH LINE THEREOF, 697.0'; THENCE S 0°18'W 364.20'; THENCE S 65°29'51"W 90.94' TO THE POINT OF BEGINNING; THENCE CONTINUE S 65°29'51"W 49.94' TO A #4 REBAR; THENCE S 20°46'30"E 163.27' TO A #4 REBAR AT A SEAWALL ON THE 400' CONTOUR OF LAKE HAMILTON; THENCE N 69°25'59"E, ALONG THE SAID SEAWALL, 49.12' TO A #4" REBAR; THENCE N 17°07'18"W 28.16' TO A #4" REBAR; THENCE N 19°37'16"W 113.80' TO A #4 REBAR; THENCE N 28°31'43"W 25.04' TO THE POINT OF BEGINNING, DESCRIBING 0.20 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE DESCRIPTION RECORDED IN BOOK 2817 AT PAGE 914, OF THE DEED RECORDS OF GARLAND COUNTY, ARKANSAS.

THE 2 TRACTS SHOWN, FORMERLY PID #8587 AND PID #8583, WERE COMBINED IN 1990 INTO PID #91898.

CERTIFICATE OF OWNER FINAL PLAT FOR LOT LINE ADJUSTMENT

We, the undersigned, owners of the real estate shown and described herein certify that we subdivide by Lot Split and do hereby subdivide by Lot Split said real estate in accordance with this plat.

3/10/21
Date of Execution

Source of Title - Warranty deed - Book 817, Page 0914

Ivy Wood
IVY WOOD
P.O. Box 20065
Hot Springs, AR 71913

CERTIFICATE OF FINAL PLAT APPROVAL FOR LOT LINE ADJUSTMENT

Pursuant to the Hot Springs Code Title 16 Chapter 4, and all of the conditions of approval having been completed, this document is hereby accepted and executed under the authority of said rules and regulations.

3-10-21
Date of Execution

Kathleen A. Sellman
Kathleen A. Sellman, AICP
Director of Planning and Development
City of Hot Springs, Arkansas

Jeanette Pike - Circuit Clerk
and County AR
Book 13122, Page 1323
03/11/2021 10:59AM
Total Fees: \$15.00

CERTIFICATE OF SURVEYING ACCURACY LOT LINE ADJUSTMENT FINAL PLAT

I, the undersigned Professional Surveyor do hereby certify that this plat correctly represents a boundary survey made or verified by me, all monuments required actually exist and are correctly shown hereon and that all surveying requirements of the Hot Springs Subdivision Regulations have been complied with. This survey has been duly filed for record in the offices of Garland County, AR.

03/10/2021
Date of Execution

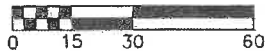
Chyde Scott Lamar
Chyde Scott Lamar
Arkansas Registered
Professional Surveyor #1327

Jeanette Pike - Circuit Clerk
and County AR
Book 13122, Page 1323
03/11/2021 10:59AM
Total Fees: \$15.00

LEGEND

- = SET #4 REBAR
- = FND #4 REBAR
- = PROPERTY LINE
- x-x-x- = FENCE
- ▨ = BUILDINGS
- ▨ = ASPHALT
- ▨ = CONCRETE
- ▨ = PORCH / DECK

PROPERTY ADDRESS FOR TRACT A
145 4F PRETTI PT.
HOT SPRINGS, AR 71913



THIS DOCUMENT NO. _____ IN FIELD FOR RECORD
ON _____, AT _____
RECORDED IN PLAT BOOK _____ AT PAGE _____
BY _____

LAMAR SURVEYING
LAND SURVEYORS
P.O. Box 20256 HOT SPRINGS, ARKANSAS 71903 (501) 760-5700

SCALE 1"=30' DRAWN BY: CSL
DATE: 03/08/21 JOB NO. 11061
APPROVED BY: CSL

THIS LOT LINE ADJUSTMENT IS A CORRECTED AND REVISED PLAT. IT REPLACES THE PLAT FILED IN PLAT BOOK 14, AT PAGE 274.

LOT LINE ADJUSTMENT FOR:

FOR: IVY WOOD

500-033-20W-0-245-25-26-1327