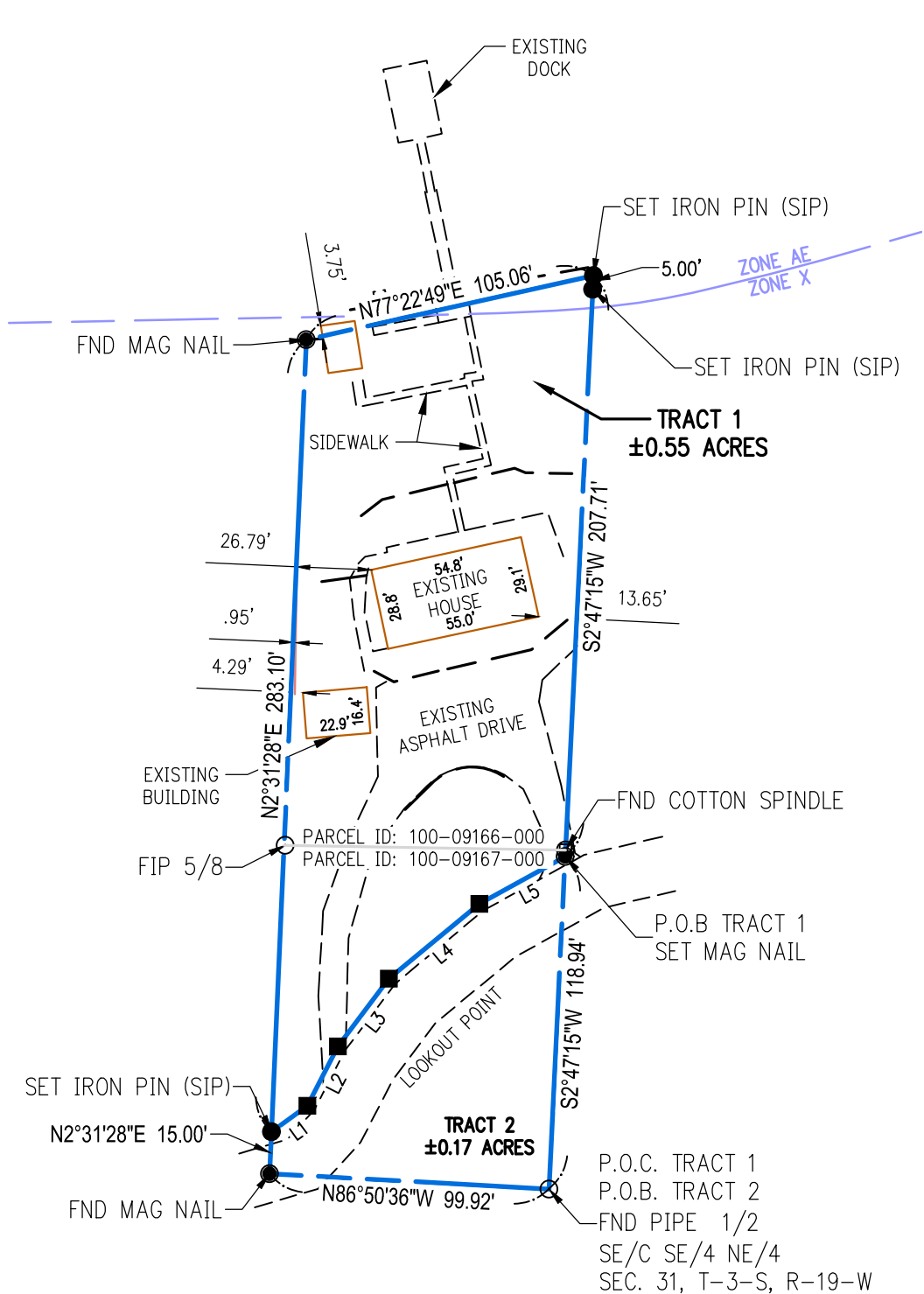
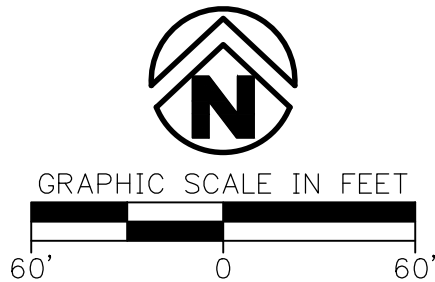


DRAWING: C:\USERS\ES3012\DESKTOP\22203930 - 331 LOOKOUT POINT\331 LOOKOUT POINT.DWG
LAYOUT: 11X17 LANDSCAPE, LAST SAVED: 5/20/2022 4:10:04 PM
LAST PLOTTED BY: EMILY SIMPSON, 5/20/2022 4:10:21 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	15.80'	N54° 08' 04\"E
L2	23.88'	N27° 20' 49\"E
L3	30.22'	N36° 52' 49\"E
L4	41.90'	N50° 23' 10\"E
L5	35.07'	N61° 05' 12\"E



LEGAL DESCRIPTION

TRACT 1:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N2°47'15\"E A DISTANCE OF 118.94 FEET TO A SET MAG NAIL, SAID POINT BEING THE POINT OF BEGINNING; THENCE FOLLOWING FIVE (5) COURSES, S61°05'12\"W A DISTANCE OF 35.07 FEET TO A POINT; THENCE S50°23'10\"W A DISTANCE OF 41.90 FEET TO A POINT; THENCE S36°52'49\"W A DISTANCE OF 30.22 FEET TO A POINT; THENCE S27°20'49\"W A DISTANCE OF 23.88 FEET TO A POINT; THENCE S54°08'04\"W A DISTANCE OF 15.80 FEET TO A SET REBAR; THENCE N2°31'28\"E A DISTANCE OF 118.94 FEET TO A FOUND MAG NAIL, SAID POINT BEING ON THE 400 FOOT CONTOUR OF LAKE HAMILTON, THENCE ALONG SAID CONTOUR, N77°22'49\"E A DISTANCE OF 105.06 FEET TO A SET REBAR, SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE, S2°47'15\"W A DISTANCE OF 207.71 FEET TO A SET MAG NAIL SAID POINT BEING THE POINT OF BEGINNING. THIS TRACT CONTAINS 0.55 ACRES, MORE OR LESS.

TRACT 2:
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST, GARLAND COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND PIPE, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N86°50'36\"W A DISTANCE OF 99.92 FEET TO A FOUND MAG NAIL; THENCE LEAVING SAID SOUTH LINE, N2°31'28\"E A DISTANCE OF 15.00 FEET TO A SET REBAR; THENCE THE FOLLOWING FIVE (5) COURSES, N54°08'04\"E A DISTANCE OF 15.80 FEET TO A POINT; THENCE N27°20'49\"E A DISTANCE OF 23.88 FEET TO A POINT; THENCE N36°52'49\"E A DISTANCE OF 30.22 FEET TO A POINT; THENCE N50°23'10\"E A DISTANCE OF 41.90 FEET TO A SET MAG NAIL; THENCE N61°05'12\"E A DISTANCE OF 35.07 FEET TO A SET MAG NAIL, SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S2°47'15\"W A DISTANCE OF 118.94 FEET TO A FOUND PIPE, SAID POINT BEING THE POINT OF BEGINNING. THIS TRACT CONTAINS 0.17 ACRES, MORE OR LESS.

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 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), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05051C0500D, DATED JANUARY 20, 2010, 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 COORDINATE SYSTEM,
ARKANSAS SOUTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999942180316
CONVERGENCE ANGLE: -0° 36' 02.71632318\"
**VALUES TAKEN AT P.O.C. TRACT 1

DRAWING LEGEND

PROPERTY LINE
EXISTING LOT LINES
RETAINING WALL
ASPHALT/CONCRETE/GRAVEL
FLOODPLAIN LINE
EXISTING BUILDING

- SET 5/8\" REBAR WITH CAP, LS #1755
- CALCULATED POINT
- FOUND IRON PIN (AS NOTED)

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF THOMAS WALLACE:

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 ON 05/12/2022.

DATE OF PLAT OR MAP: 05/20/2022

NICHOLAS TUCKER, LS #1755



STATE PLAT CODE: 500-03S-14W-0-31-120-26-1755

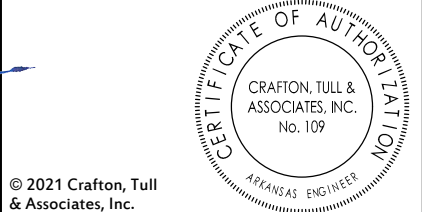
BOUNDARY SURVEY
PART OF THE SE 1/4 OF THE NE 1/4
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 14 WEST
331 LOOKOUT POINT
PREPARED FOR:
THOMAS WALLACE
HOT SPRINGS, GARLAND COUNTY
ARKANSAS



DELTA	DESCRIPTION	DATE

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PROJECT NO: 22203930
ISSUE DATE: 05/20/2022
DRAWN BY: E.SIMPSON
APPROVE BY: N.TUCKER
SHEET NO: 1 OF 1