

CALCULATED CORNER FROM SURVEY  
 BY LS #48 DATED 04/01/1984  
 BY USING MONUMENTS ON PLAT  
 NW/C OF SW/4 NW/4  
 SEC. 22, T-3-S, R-20-W

**LEGAL DESCRIPTION**

ALL OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, LYING WEST AND SOUTH OF THE COUNTY ROAD, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE, SAID POINT BEING AT THE SOUTHWEST CORNER OF SAID OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, N0°26'29"W A DISTANCE OF 451.69 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF MARION ANDERSON ROAD; THENCE ALONG SAID RIGHT-OF-WAY, S38°58'45"E A DISTANCE OF 186.80 FEET TO A POINT; THENCE S39°49'07"E A DISTANCE OF 400.63 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22; THENCE ALONG SAID SOUTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, N89°48'25"W A DISTANCE OF 370.57 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1.91 ACRES MORE OR LESS.

**DRAWING LEGEND**

- PROPERTY LINE
- CENTERLINE ROAD
- BUILDING SETBACKS
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING RIGHT-OF-WAY
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- APPROX. FLOODPLAIN
- OVERHEAD ELECTRIC
- SET 5/8" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)

**BASIS OF BEARINGS**

STATE PLANE COORDINATES  
 ARKANSAS SOUTH ZONE, NAD 1983  
 U.S. SURVEY FOOT  
 BEARING: GRID  
 DISTANCE: GRID  
 COMBINED SCALE FACTOR: 0.999945870458"  
 CONVERGENCE ANGLE: -0° 38' 16.68859397"  
 \*\*VALUES TAKEN AT P.O.B. THIS TRACT\*\*

**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 A, ZONE A BEING AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05051C0475D, DATED JANUARY 20, 2010, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

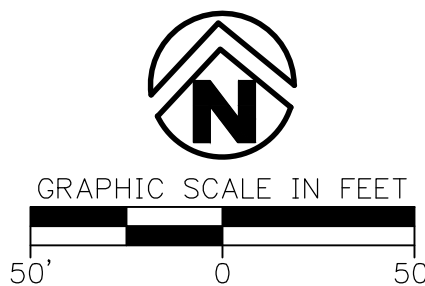
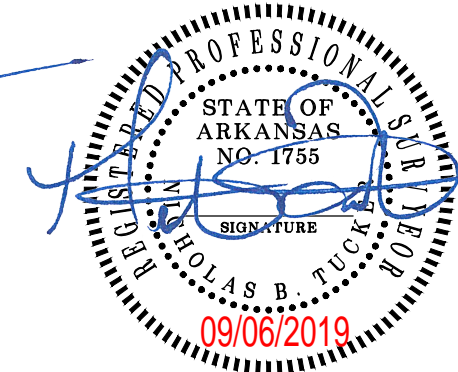
**SURVEY CERTIFICATION**

FOR THE USE AND BENEFIT OF MELISSA GLADDEN AND 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 ON 08/27/2019. DATE OF PLAT OR MAP: 09/06/2019

NICHOLAS TUCKER, LS #1755

FOUND 1" PIPE  
 SE/C OF NW/4  
 SEC. 22, T-3-S, R-20-W

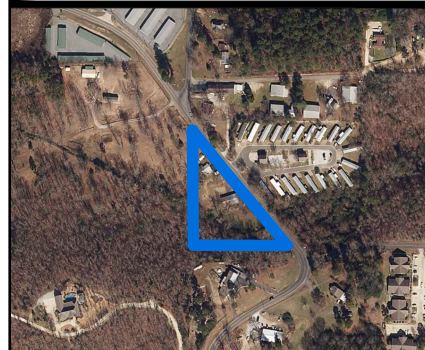


THIS TRACT  
 ± 1.91 ACRES

FOUND PIPE 1"  
 P.O.B. THIS TRACT  
 SW/C OF NW/4 OF  
 SEC. 22, T-3-S, R-20-W

STATE PLAT CODE: 500-03S-20W-0-22-430-26-1755

BOUNDARY SURVEY  
 PART OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER  
 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 20 WEST  
 320 MARION ANDERSON ROAD  
 PREPARED FOR:  
 MELISSA GLADDEN - WILSON AUCTIONEERS  
 ARKANSAS  
 HOT SPRINGS, GARLAND COUNTY



DELTA	DESCRIPTION	DATE
1	REVISED LEGAL DESC.	09/06/2019

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CERTIFICATE OF AUTHORIZATION:

PROJECT NO:	19208400
ISSUE DATE:	09/06/2019
CONTACT:	N.TUCKER
CHECKED BY:	
SHEET NO.:	

DRAWING: G:\19208400 - GLADDEN BOUNDARY SURVEY\320 MARION ANDERSON.DWG  
 LAYOUT: 11X17 LANDSCAPE - LAST SAVED: NT1210\_8/29/2019 1:33:15 PM  
 LAST PLOTTED BY: NICK TUCKER 9/6/2019 10:30:32 AM (PLOTTED BY: VALID ON HARD COPY ONLY)