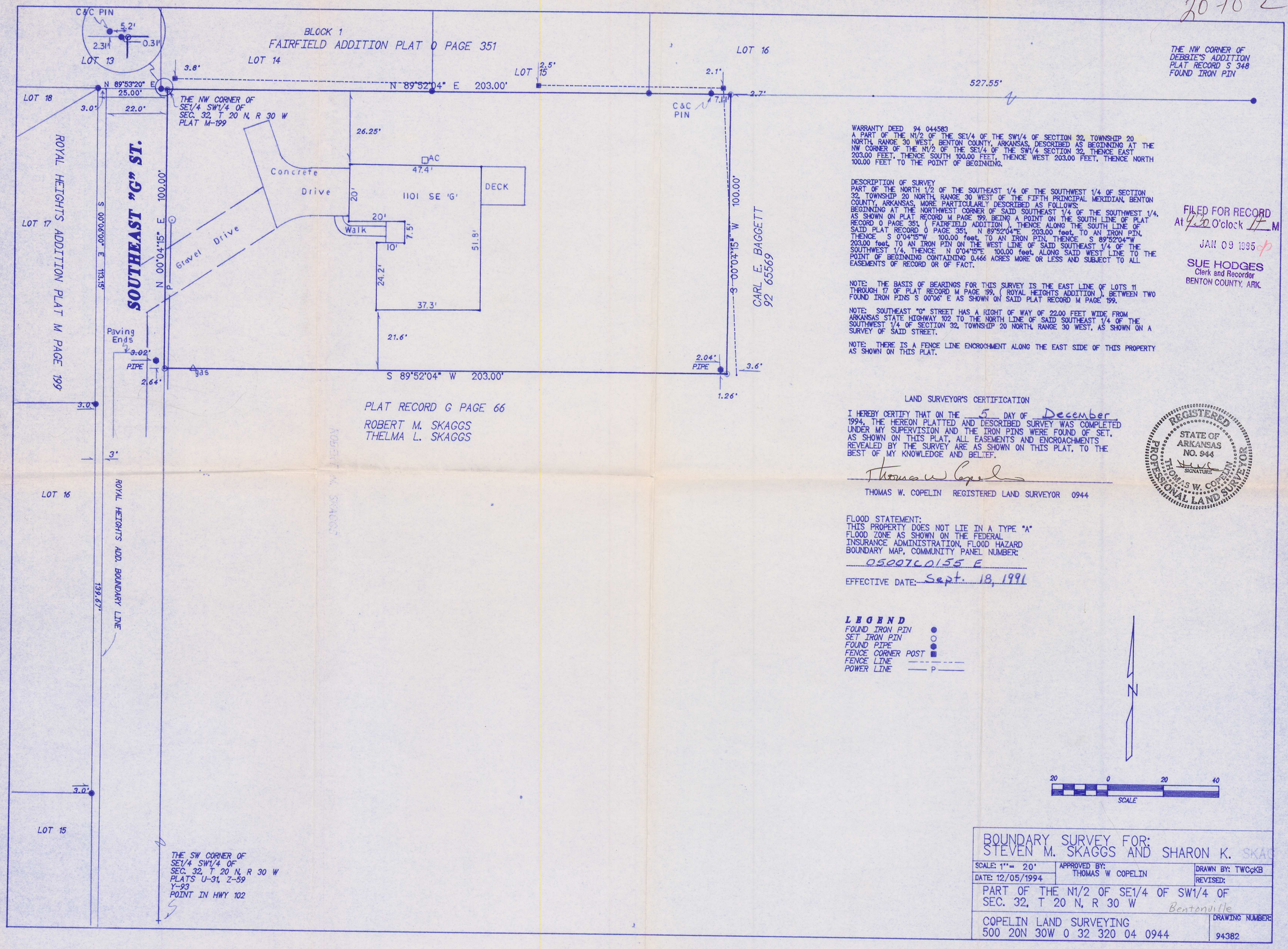
20102



WARRANTY DEED 94 044583
A PART OF THE N1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT THE NW CORNER OF THE N1/2 OF THE SE1/4 OF THE SW1/4 SECTION 32, THENCE EAST 203.00 FEET, THENCE SOUTH 100.00 FEET, THENCE WEST 203.00 FEET, THENCE NORTH 100.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF SURVEY
PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, AS SHOWN ON PLAT RECORD M PAGE 199, BEING A POINT ON THE SOUTH LINE OF PLAT RECORD O PAGE 351, (FAIRFIELD ADDITION), THENCE ALONG THE SOUTH LINE OF SAID PLAT RECORD O PAGE 351, N 89°52'04"E 203.00 feet, TO AN IRON PIN, THENCE S 0°04'15"W 100.00 feet, TO AN IRON PIN, THENCE S 89°52'04"W 203.00 feet, TO AN IRON PIN ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE N 0°04'15"E 100.00 feet, ALONG SAID WEST LINE TO THE POINT OF BEGINNING CONTAINING 0.466 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS OF RECORD OR OF FACT.

NOTE: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOTS 11 THROUGH 17 OF PLAT RECORD M PAGE 199, (ROYAL HEIGHTS ADDITION), BETWEEN TWO FOUND IRON PINS S 00°06' E AS SHOWN ON SAID PLAT RECORD M PAGE 199.

NOTE: SOUTHEAST "G" STREET HAS A RIGHT OF WAY OF 22.00 FEET WIDE FROM ARKANSAS STATE HIGHWAY 102 TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST, AS SHOWN ON A SURVEY OF SAID STREET.

NOTE: THERE IS A FENCE LINE ENCROCHMENT ALONG THE EAST SIDE OF THIS PROPERTY AS SHOWN ON THIS PLAT.

FILED FOR RECORD
At 9:30 O'clock A M
JAN 09 1995
SUE HODGES
Clerk and Recorder
BENTON COUNTY, ARK.

32020

LAND SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT ON THE 5 DAY OF December, 1994, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE FOUND OF SET, AS SHOWN ON THIS PLAT. ALL EASEMENTS AND ENCROACHMENTS REVEALED BY THE SURVEY ARE AS SHOWN ON THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Thomas W Copelin
THOMAS W. COPELIN REGISTERED LAND SURVEYOR 0944

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 944
SIGNATURE
THOMAS W. COPELIN

FLOOD STATEMENT:
THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION, FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER:
0500760155 E
EFFECTIVE DATE: Sept. 18, 1991

LEGEND
FOUND IRON PIN ●
SET IRON PIN ○
FOUND PIPE ●
FENCE CORNER POST ■
FENCE LINE — — — — —
POWER LINE —— P ——

N

20 0 20 40
SCALE

BOUNDARY SURVEY FOR: STEVEN M. SKAGGS AND SHARON K. SKAGGS		
SCALE: 1"= 20'	APPROVED BY: THOMAS W COPELIN	DRAWN BY: TWC&KB
DATE: 12/05/1994		REVISED:
PART OF THE N1/2 OF SE1/4 OF SW1/4 OF SEC. 32, T 20 N, R 30 W Bentonville		
COPELIN LAND SURVEYING 500 20N 30W 0 32 320 04 0944		DRAWING NUMBER: 94382

01-00730-000