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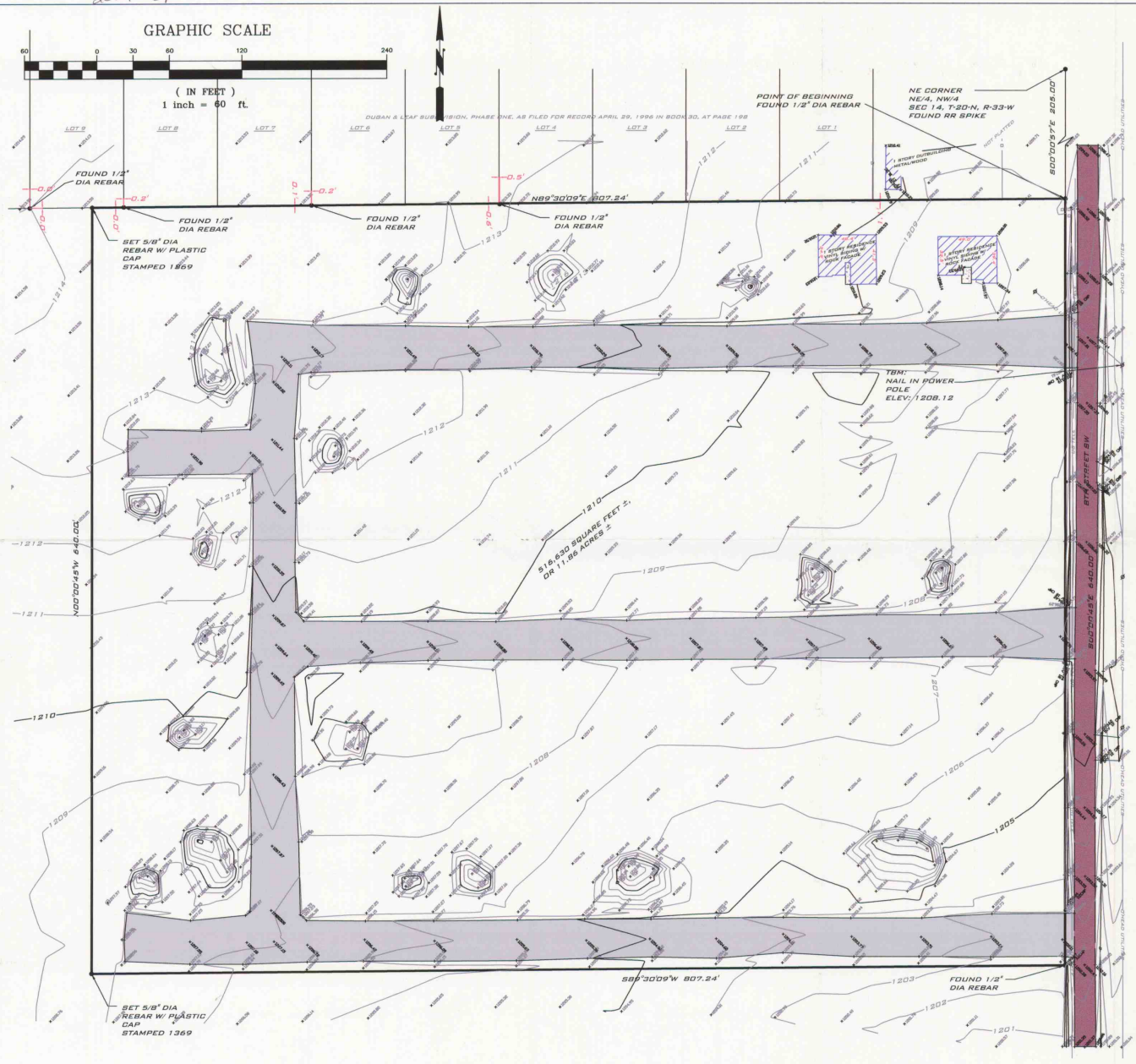

LOCATION MAP
NOT TO SCALE

LEGEND

- o = SET MONUMENTATION
- ● = FOUND MONUMENTATION
- —▫— = WOOD PRIVACY FENCE
- ϕ = POWER POLE
- = ASPHALT SURFACE
- = DIRT STREET (ROUGHED IN)

RECORD BOUNDARY DESCRIPTION (FROM QCD, BOOK 2003, PAGE 134874)

PART OF THE NE1/4 OF THE NW1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST IN BENTON COUNTY, ARKANSAS BEING DESCRIBED AS BEGINNING AT A POINT 795 FEET SOUTH OF THE NE CORNER OF THE NE1/4 OF THE NW1/4; THENCE WEST 375 FEET; THENCE NORTH 590 FEET; THENCE WEST 432.24 FEET; THENCE SOUTH 640 FEET; THENCE EAST 807.24 FEET; THENCE NORTH 50 FEET TO THE POINT OF BEGINNING.

AND

PART OF THE NE1/4 OF THE NW1/4 OF SECTION 14, TOWNSHIP 20 NORTH, RANGE 33 WEST, BENTON COUNTY, ARKANSAS, BEING MORE DESCRIBED AS: BEGINNING AT A POINT 205 FEET SOUTH OF THE NE CORNER OF THE NE1/4 OF THE NW1/4; THENCE SOUTH 590 FEET; THENCE WEST 375 FEET; THENCE NORTH 590 FEET; THENCE EAST 375 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 14, TOWNSHIP 20 NORTH OF THE BASELINE, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE RUNNING SOUTH 00°00'57" EAST, 205.00 FEET, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, TO A FOUND 1/2" DIAMETER REBAR AND THE POINT OF BEGINNING; THENCE RUNNING SOUTH 00°00'45" EAST, 640.00 FEET, ALONG SAID EAST LINE TO A FOUND 1/2" DIAMETER REBAR; THENCE LEAVING SAID EAST LINE AND RUNNING SOUTH 89°30'09" WEST, 807.24 FEET TO A SET 5/8" DIAMETER REBAR WITH A PLASTIC CAP STAMPED 1369; THENCE RUNNING NORTH 00°00'45" WEST, 640.00 FEET TO THE SOUTH LINE OF THE DUGAN & LEAF SUBDIVISION, PHASE ONE, AS FILED FOR RECORD APRIL 29, 1996 IN BOOK 30, AT PAGE 198, AND A SET 5/8" DIAMETER REBAR WITH A PLASTIC CAP STAMPED 1369; THENCE RUNNING ALONG SAID SOUTH LINE AND SOUTH LINE EXTENDED, NORTH 89°30'09" EAST, 807.24 FEET TO THE POINT OF BEGINNING, CONTAINING 516,630 SQUARE FEET, OR 11.86 ACRES, MORE OR LESS.

NOTES

1. BASIS OF BEARINGS: NORTH 89°30'09" EAST = SOUTH LINE OF THE DUGAN & LEAF SUBDIVISION, PHASE ONE, AS FILED FOR RECORD APRIL 29, 1996 IN BOOK 30, AT PAGE 198.
2. LAST DATE OF SURVEY: JANUARY 7, 2004.
3. SURVEY CONTROLLER JOB: WLS 00051.
4. PROJECT NAME: 0051.
5. DRAWING NAME: WLS0051.DWG

REFERENCE DOCUMENTS

1. QUIT CLAIM DEED, DATED AUGUST 2, 2002, AND FILED IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE ON AUGUST 5, 2002, FROM ROB AND BARBARA MATHEY TO T-TREE DEVELOPMENT, INC., AS FILED IN BOOK 2002, PAGE 134874.
2. PLAT OF SURVEY OF THE DUGAN & LEAF SUBDIVISION, PHASE ONE, JOE B. JOHNSON, PLS 442, BEING FILED IN THE BENTON COUNTY CIRCUIT CLERK'S OFFICE ON APRIL 29, 1996.
3. USGS 7.5 MINUTE QUADRANGLE, TITLED GRAVETTE-MD., ARKANSAS, DATED 1971, PHOTOREVISED 1982.
4. COLOR-INFRARED DOQQ, TITLED GRAVETTE SW.

UTILITY INFORMATION

NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, EXCEPT AS DEPICTED ON THIS SURVEY PLAT. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.

EASEMENTS, ZONING AND LAND-USE REGULATIONS

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS 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 THE MAKING OF THIS SURVEY OR AS PROVIDED BY THE CLIENT; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD INFORMATION

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, MAP NUMBER 0500700035 E, EFFECTIVE DATE SEPTEMBER 18, 1991, PANEL 25 OF 252, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 500YR FLOODPLAIN.

SURVEYOR'S CERTIFICATION

THE SUBJECT PLAT AND SURVEY UPON WHICH IT IS BASED WAS PERFORMED UPON THE GROUND BY ME ON JANUARY 6 & 7, 2004. IT MEETS THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS," AS ADOPTED BY THE LAND SURVEY DIVISION OF THE ARKANSAS GEOLOGICAL COMMISSION, REVISED MARCH 1, 1996.

DOUGLAS E. WHITLOCK
ARKANSAS PROFESSIONAL LAND SURVEYOR
#1369

STATE FILING NUMBERS: 500-20N-33W-D-14-410-04-1369

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Recorded in the Above
Plat Book & Page
01-14-2004 12:27:59 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

WHITLOCK LAND SURVEYING, INC.
1414 HIGHWAY 71 NORTH P.O. BOX 1539
ALMA, ARKANSAS 72921
PHONE: 479-632-6050 FAX 479-632-6045
WWW.WHITSURV.COM INFO@WHITSURV.COM

SURVEY FOR: MORRISON SHIPLEY ENGINEERS, INC.

PLAT OF SURVEY

PART OF THE NE/4 OF THE NW/4
SECTION 14
T-20-N, R-33-W
BENTON COUNTY, ARKANSAS

DRAWN BY:	DOUG
APPV. BY:	DOUG
H. SCALE:	AS NOTED
V. SCALE:	N/A
DATE:	1-09-04
JOB NO:	00051
SHEET	1 OF 1

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