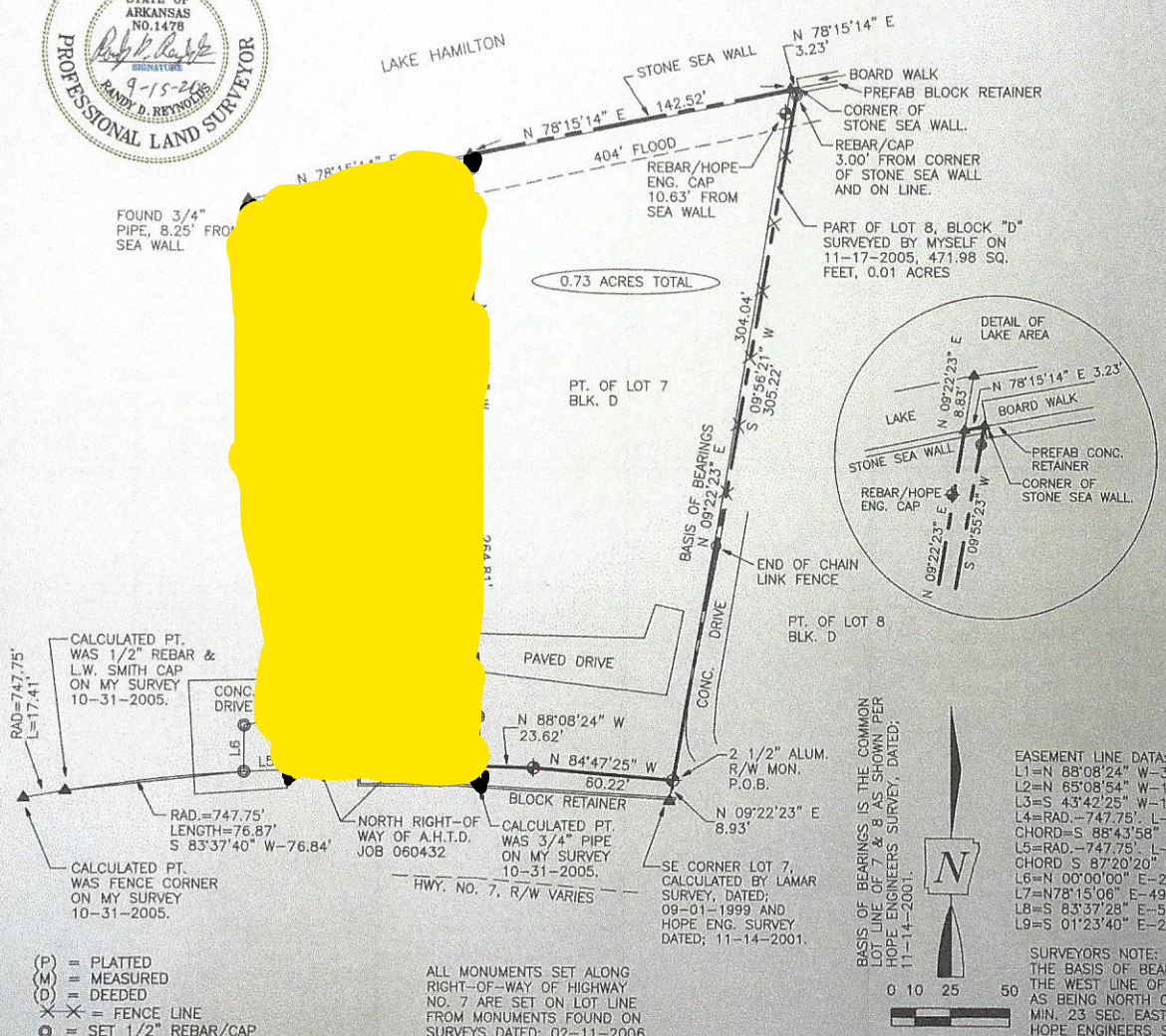
USE AND BENEFIT: ***WOODALL REAL ESTATE AND LENDERS TITLE CO.***

PROPERTY ADDRESS: HIGHWAY NO. 7, HOT SPRINGS, AR.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO.1478
SIGNATURE
9-15-20
RANDY D. REYNOLDS



(P) = PLATTED
(M) = MEASURED
(D) = DEEDED
X-X = FENCE LINE
O = SET 1/2" REBAR/CAP
◆ = FOUND MONUMENT AS NOTED
▲ = CALCULATED PT.

ALL MONUMENTS SET ALONG RIGHT-OF-WAY OF HIGHWAY NO. 7 ARE SET ON LOT LINE FROM MONUMENTS FOUND ON SURVEYS DATED: 02-11-2006 AND 10-31-2005.

EASEMENT LINE DATA:
L1=N 88°08'24" W-39.80'
L2=N 65°08'54" W-14.06'
L3=S 43°42'25" W-12.11'
L4=RAD.-747.75'. L-20.39'
CHORD=S 88°43'58" W-20.39'
L5=RAD.-747.75'. L-20.00'
CHORD S 87°20'20" W-20.00'
L6=N 00°00'00" E-20.00'
L7=N78°15'06" E-49.77'
L8=S 83°37'28" E-52.34'
L9=S 01°23'40" E-21.40'

SURVEYORS NOTE:
THE BASIS OF BEARINGS IS THE WEST LINE OF LOT 8, AS BEING NORTH 09 DEG. 22 MIN. 23 SEC. EAST, AS PER HOPE ENGINEERS SURVEY, DATED 11-14-2001 AND IS NOT IN ROTATION WITH SURVEY DONE BY MYSELF ON LOT #4.

LEGAL DESCRIPTION

A PART OF LOT 7 AND A PART OF LOT 8, BLOCK "D" OF POINT LOOKOUT SUBDIVISION, ACCORDING TO THE PLAT AND BILL OF ASSURANCE RECORDED IN BOOK 189 AT PAGE 160 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH-EAST CORNER OF SAID LOT 7 BLOCK "D" AND RUN THENCE NORTH 09 DEGREES 22 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE THEREOF FOR 8.93 FEET TO REBAR AND 2 1/2" ALUMINUM CAP ON THE NORTH RIGHT-OF-WAY OF HIGHWAY NO. 7 PER A.H.T.D. JOB 060432; THENCE NORTH 84 DEGREES 47 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY, 60.22 FEET TO A 2 1/2 INCH R/W MONUMENT; THENCE NORTH 88 DEGREES 08 MINUTES 24 SECONDS WEST, 23.62 FEET TO THE WEST LINE OF SAID LOT 7; THENCE NORTH 01 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF LOT 7 FOR 264.81 FEET TO A STONE SEA WALL ON LAKE HAMILTON; THENCE NORTH 78 DEGREES 15 MINUTES 14 SECONDS EAST, ALONG SAID SEA WALL, 142.52 FEET TO THE EAST LINE OF LOT 7; THENCE NORTH 78 DEGREES 15 MINUTES 14 SECONDS EAST, 3.23 FEET TO THE CORNER OF A STONE SEA WALL; THENCE SOUTH 09 DEGREES 56 MINUTES 21 SECONDS WEST, 305.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.73 ACRES, MORE OR LESS.

ALONG WITH AN EASEMENT OVER A PART OF LOT 5 & 6, BLOCK "D" OF POINT LOOKOUT SUBDIVISION, ACCORDING TO THE PLAT AND BILL OF ASSURANCE RECORDED IN BOOK 189 AT PAGE 160 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7 BLOCK "D" AND RUN THENCE NORTH 09 DEGREES 22 MINUTES 23 SECONDS EAST, ALONG THE EAST LINE THEREOF FOR 8.93 FEET TO REBAR AND 2 1/2" ALUMINUM CAP ON THE NORTH RIGHT-OF-WAY OF HIGHWAY NO. 7 PER A.H.T.D. JOB 060432; THENCE NORTH 84 DEGREES 47 MINUTES 25 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY, 60.22 FEET TO A 2 1/2 INCH R/W MONUMENT; THENCE NORTH 88 DEGREES 08 MINUTES 24 SECONDS WEST, ALONG THE SAID NORTH RIGHT-OF-WAY, 23.62 FEET TO THE POINT OF BEGINNING; THE NEXT 5 CALLS ARE ALONG THE NORTH RIGHT-OF-WAY OF SAID A.H.T.D. JOB 060432; THENCE NORTH 88 DEGREES 08 MINUTES 24 SECONDS WEST, 39.80 FEET; THENCE NORTH 65 DEGREES 08 MINUTES 54 SECONDS WEST, 14.06 FEET TO A 2 1/2 INCH ALUMINUM R/W MONUMENT; THENCE SOUTH 43 DEGREES 42 MINUTES 25 SECONDS WEST, 12.11 FEET TO A 2 1/2 INCH ALUMINUM R/W MONUMENT; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 747.75 FEET, AN ARC LENGTH OF 20.39 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 88 DEGREES 43 MINUTES 58 SECONDS WEST, 20.39 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE CONTINUE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 747.75 FEET, AN ARC LENGTH OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 20 MINUTES 20 SECONDS WEST, 20.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 20.00 FEET; THENCE NORTH 78 DEGREES 15 MINUTES 06 SECONDS EAST, 49.77 FEET; THENCE SOUTH 83 DEGREES 37 MINUTES 28 SECONDS EAST, 52.34 FEET TO THE EAST LINE OF LOT 6; THENCE SOUTH 01 DEGREES 23 MINUTES 40 SECONDS EAST, 21.40 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THIS PLAT TO CORRECTLY REPRESENT THE SURVEY PERFORMED UNDER MY SUPERVISION TO THE BEST OF MY PROFESSIONAL ABILITY.
RANDY REYNOLDS; PLS #1478

PROFESSIONAL LAND SURVEYOR
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ACCORDING TO F.E.M.A. MAP PANEL NO. 05051C0165-C, EFFECTIVE DATE; 02-15-91. SUBJECT PROPERTY IS IN ZONE X & AE. ZONE X IS ABOVE 404' FLOOD ELEVATION AND IS NOT IN 100 YEAR FLOOD PLAIN. ZONE AE IS BELOW THE 404' FLOOD LINE.

DATE: 09-14-2020.
REF#: W091020R

GARLAND COUNTY