



OWNER: MATHEWS INVESTMENTS, LLC

PROPERTY ADDRESS: 522 S. 40th STREET
SPRINGDALE, AR.

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR. 72762

W.O.# 08062

- NOTES:**
- 1.) NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS FIRM.
 - 2.) SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.
 - 3.) LEGAL DESCRIPTION PER CHICAGO TITLE INSURANCE COMPANY FILE NO. 0805150-960.
 - 4.) ONLY VISIBLE ABOVE GROUND UTILITIES ARE SHOWN, IF ANY.
 - 5.) AREA CALCULATED FROM MEASURED DIMENSIONS.
 - 6.) ZONING: C-2 & C5
 - 7.) REFERENCES-CHICAGO TITLE INS. CO. FILE NO. 085150-960
 - 8.) BASIS OF BEARINGS- THE SOUTH LINE OF THE SUBJECT PROPERTY. SAID LINE BEARS N 87°38'28" W

DESCRIPTION- 085106-960:

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 50 RODS (825.0 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE NORTH 20 RODS (330.0 FEET). THENCE EAST 80 RODS (1320 FEET), THENCE SOUTH 20 RODS (330.0 FEET), THENCE WEST 80 RODS (1320 FEET) TO THE POINT OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS; LESS AND EXCEPT, ALL THOSE PARTS CONVEYED TO THE ARKANSAS STATE HIGHWAY COMMISSION IN WARRANTY DEEDS WITH CONTROL OF ACCESS FILED FOR RECORD IN BOOK 1045 AT PAGE 659 AND IN BOOK 1066 AT PAGE 155.

LESS AND EXCEPT, PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID FORTY ACRE TRACT, THENCE NORTH 1154.82 FEET; THENCE S89°59'45"E 1093.95 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S89°59'45"E 170.0 FEET; THENCE S00°18'55"E 70.0 FEET; THENCE N89°59'45"W 170.0 FEET; THENCE N00°18'55"W 70.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.27 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

ZONING: C-2 & C5

SETBACKS:
FRONT 30' (50' IF FRONT PARKING)
SIDE 0' OR 20' (IF ADJOINING RESIDENTIAL)
REAR 20'

- SCHEDULE B- SECTION II (CIRCLED ITEMS ARE PLOTTED HEREON)**
11. BOOK 258 PAGE 632 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT A PLOTTABLE ITEM.
 12. BOOK 593 PAGE 569 IS PLOTTED HEREON.
 13. BOOK 691 PAGE 141 DOES NOT AFFECT SUBJECT PROPERTY.
 14. BOOK 874 PAGE 145 ILLEGIBLE AND NOT A PLOTTABLE ITEM. BOOK 874 PAGES 147 AND 149 AFFECT BOOK 874 PAGE 145. BOOK 877 PAGE 290 AFFECTS SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND NOT A PLOTTABLE ITEM.
 15. BOOK 1045 PAGE 659 AND BOOK 1066 PAGE 155 ARE THE LESS OUT IN LEGAL AND ARE PLOTTED HEREON.
 16. BOOK 1234 PAGE 13 IS PLOTTED HEREON.
 17. DOCUMENT NUMBERS 94004854 AND 94004856 ARE PLOTTED HEREON.
 18. DOCUMENT NUMBER 94049455 IS PLOTTED HEREON.
 19. DOCUMENT NUMBER 95034757 TRACT 2 IS PLOTTED HEREON.
 20. LOT SPLIT AT DOCUMENT NUMBER 96079256 INCLUDES LESS AND EXCEPT FOR HIGHWAY RIGHT-OF-WAY AND EXCEPTS OUT PREECE PROPERTY AS TRACT TWO.

	PROPERTY LINE		FOUND IRON ROD AS NOTED
	SECTION/QUARTER LINE		SET 5/8" IRON ROD, PLS 1499
	BUILDING SETBACK LINE		POWER POLE
	CENTERLINE (C) OF ROAD		FIRE HYDRANT
	RIGHT-OF-WAY (R/W)		GAS METER/VALVE
	ACCESS/UTILITY EASEMENT		MANHOLE
	OVERHEAD POWER LINE		POINT OF BEGINNING
	FENCE LINE		POINT OF COMMENCEMENT
	ZONING LINE		PER TITLE COMMITMENT
			AS SURVEYED



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 8TH DAY OF JULY, 2008. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF AND AS TO THEM I WARRANT THE ACCURACY OF SAID SURVEY AND MAP.



PLAT CODE: 500-18N-30W-0-34-110-72-1519

MICHAEL D. MILLION
PLS No. 1519

BOUNDARY SURVEY
for MATHEWS INVESTMENTS, LLC
SPRINGDALE, ARKANSAS

ENGINEERING SERVICES
 INCORPORATED
 CONSULTING ENGINEERS AND SURVEYORS
 1207 SOUTH OLD MISSOURI RD.
 SPRINGDALE, ARKANSAS 72764

REVISION	DATE	DESCRIPTION

SCALE: 1" = 100'

DATE: JUNE, 2008

DRAWN BY: [Signature]

W.O. # 08062

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