



**OWNER/DEVELOPER:** MATHEWS INVESTMENTS, LLC  
P.O. BOX 1386  
SPRINGDALE, AR 72765-1386

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

**WORK ORDER #:** 15207

**CITY ZONING:** C-COMMERCIAL

**SETBACKS:** FRONT - 25'  
SIDE - 25'  
REAR - 25'



**SURVEY DESCRIPTION - TRACT 1**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 - SW1/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID FORTY-ACRE TRACT, S88°45'24" E A DISTANCE OF 748.39 FEET TO A FOUND IRON PIN W/ CAP; PLS NO. 1498; THENCE LEAVING SAID SOUTH LINE, N4°44'57" E A DISTANCE OF 38.12 FEET TO A FOUND IRON PIN AND THE NORTHERN RIGHT OF WAY LINE (50 FEET, 25 FEET EACH SIDE OF CENTER) OF APPLE BLOSSOM LANE (AKA BC 76B), MARKING THE POINT OF BEGINNING OF TRACT 1; THENCE CONTINUING N4°39'41" E A DISTANCE OF 10.00 FEET TO A FOUND A.H.T.D. MONUMENT AT THE RIGHT OF WAY FOR I-49, AS DEFINED ON A.H.T.D. PLANS, JOB NO. 1534; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR I-49 THE FOLLOWING COURSES: N79°34'17" W A DISTANCE OF 330.30 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE S82°53'24" W A DISTANCE OF 10.40 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE CONTINUING ALONG THE RIGHT OF WAY FOR I-49, AS DEFINED ON A.H.T.D. PLANS, JOB NO. 1534, THE FOLLOWING COURSES AND DISTANCES: N21°34'24" E A DISTANCE OF 179.24 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE N57°51'38" E A DISTANCE OF 121.92 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE N27°21'27" E A DISTANCE OF 380.42 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE N27°21'27" E A DISTANCE OF 353.03 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE N22°43'12" E A DISTANCE OF 214.77 FEET TO A FOUND A.H.T.D. MONUMENT; THENCE N76°09'39" E A DISTANCE OF 38.53 FEET TO A SET IRON PIN W/ CAP; PLS NO. 1439; THENCE LEAVING SAID A.H.T.D. RIGHT OF WAY LINE S01°56'32" W A DISTANCE OF 921.80 FEET TO A FOUND IRON PIN W/ CAP; PLS NO. 1498; THENCE N88°49'07" W A DISTANCE OF 166.03 FEET TO A FOUND IRON PIN W/ CAP (UNREADABLE); THENCE S01°56'32" W A DISTANCE OF 225.80 FEET TO A FOUND IRON PIN W/ CAP; PLS NO. 1439; SAID IRON PIN BEING LOCATED ON SAID NORTHERN RIGHT OF WAY LINE (50 FEET, 25 FEET EACH SIDE OF CENTER) OF APPLE BLOSSOM LANE (AKA BC 76B); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, N85°38'58" W A DISTANCE OF 74.06 FEET TO THE POINT OF BEGINNING.

**SURVEY DESCRIPTION - TRACT 2**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 - SW1/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF SAID FORTY-ACRE TRACT, S88°45'24" E A DISTANCE OF 748.39 FEET TO A FOUND IRON PIN W/ CAP; PLS NO. 1498; THENCE LEAVING SAID SOUTH LINE, N4°44'57" E A DISTANCE OF 38.12 FEET TO A FOUND IRON PIN AND THE NORTHERN RIGHT OF WAY LINE (50 FEET, 25 FEET EACH SIDE OF CENTER) OF APPLE BLOSSOM LANE (AKA BC 76B); THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE S85°38'58" E A DISTANCE OF 74.06 FEET TO A SET IRON PIN W/ CAP; PLS NO. 1439 AND THE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERN RIGHT OF WAY LINE N01°55'09" E A DISTANCE OF 225.80 FEET TO A FOUND IRON PIN W/ CAP (UNREADABLE); THENCE S88°49'07" E A DISTANCE OF 166.03 FEET TO A FOUND IRON PIN W/ CAP; PLS NO. 1498; THENCE S01°56'32" W A DISTANCE OF 228.98 FEET TO A FOUND IRON PIN W/ CAP; ALLEN REID; AND THE NORTHERN RIGHT OF WAY LINE OF SAID APPLE BLOSSOM ROAD; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE N85°43'07" W A DISTANCE OF 166.04 FEET TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

ACCORDING TO ARKANSAS LAW (A.C.A. § 16-56-112 (2014)), YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN FIVE YEARS AFTER FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN FIVE YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**PUBLIC ROADWAY ACCESS:**

THE SUBJECT TRACT HAS DIRECT ACCESS TO APPLE BLOSSOM LANE, A PUBLIC ROADWAY.

**SURVEY EQUIPMENT AND METHODS:**

THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE PLANIMETRIC AND BOUNDARY INFORMATION SHOWN HEREON.

**HORIZONTAL DATUM, BASIS OF BEARINGS & DISTANCES, STATE PLANE COORDINATES, AND CONVERSIONS:**

THE LAMBERT MAPPING PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (1987) (NORTH AMERICAN DATUM OF 1983, 1987 ADJUSTMENT), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), AND IS THE BASIS FOR THE BEARINGS SHOWN HEREON.

THE COORDINATE POSITIONS SHOWN HEREON WERE CONSTRAINED (MODELED) TO THE ARKANSAS HIGHWAY TRANSPORTATION DEPARTMENT (AHTD) STATION MARK "40X54". REAL TIME KINEMATIC (RTK) GPS RELATIVE POSITIONING METHODS WERE UTILIZED EITHER BY DIRECT MODELING AND OCCUPATION OF THE STATION OR BY MODELING THE STATION UTILIZING ESTS GPS BASE STATION.

THE BOUNDARY INFORMATION SHOWN HEREON REFLECTS GRID BEARINGS AND GRID DISTANCES. THE POINT OF BEGINNING (POB) FOR TRACT 1 WAS USED FOR THE COMPUTED CONVERGENCE ANGLE AND COMBINED FACTOR.

POB TRACT 1 LATITUDE: 36°14'24.37763"N LONGITUDE: 094°09'09.51173"W  
POB TRACT 1 STATE PLANE: NORTHING (US FT): 700,991.04 EASTING (US FT): 677,541.48  
CONVERGENCE ANGLE (DMS) = -01°15'08" (GRID NORTH IS WEST OF TRUE NORTH)  
COMBINED FACTOR = 0.99993885

THE SEA LEVEL FACTOR (ORTHOMETRIC VERTICAL SCALE) IS BASED ON THE TRACT'S AVERAGE ORTHOMETRIC ELEVATION OF 1,310 FT, NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).

TO CONVERT GRID DISTANCES TO GROUND DISTANCES USE THE INVERSE COMBINED FACTOR: 1.0000615.

THE ACREAGE SHOWN HEREON WAS COMPUTED FROM GRID COORDINATES THEN SCALED TO GROUND ACREAGE BY THE INVERSE COMBINED FACTOR SQUARED 1.0001230.

**PLAT CLOSURE CERTIFICATION:**

TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 290,609 FEET.

TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 123,023 FEET.

**FLOOD PLAIN ZONING:**

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X' (UNSHADED), DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 060703433.J, PANEL 435 OF 560, BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: SEPTEMBER 28, 2007.

**UTILITIES:**

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND FEATURES ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

THERE MAY BE OTHER BURIED UTILITIES OR STRUCTURES THAT COULD BE IN SERVICE OR ABANDONED.

THERE MAY BE UTILITY FEATURES OBTAINED BY GROUND COVER, DEBRIS AND/OR ASPHALT.

THE LOCATIONS OF UNDERGROUND STORM AND SANITARY SEWERS, IF ANY SHOWN HEREON, ARE BASED ON SURFACE FEATURES. PIPE SIZE, MATERIAL AND DEPTH INFORMATION WERE GATHERED FROM THE TOP OF THE STRUCTURES. THE SURVEYOR HAS TAKEN CARE TO IDENTIFY THESE FEATURES BUT PIPE SIZE AND MATERIAL TYPE VARIATIONS MAY EXIST.

NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO PHYSICALLY LOCATE BURIED UTILITIES OR STRUCTURES. PRIOR TO EXCAVATION THE ASSOCIATED UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE, LOCATION AND DEPTH.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

**REFERENCES:**

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. WARRANTY DEED: MATHEWS INVESTMENT, LLC, DATED FEBRUARY 23, 2006, RECORDED FEBRUARY 27, 2006, DOCUMENT FILE NO. 2006-10530.

B. WARRANTY DEED: ARKANSAS STATE HIGHWAY COMMISSION, DATED AUGUST 26, 2014, RECORDED AUGUST 28, 2014, DOCUMENT FILE NO. 2014-84741.

C. UNRECORDED RIGHT-OF-WAY EASEMENT: AS PROVIDED BY CLIENT, A CARROLL ELECTRIC COOPERATIVE CORPORATION, JOB #213-0008-31. EXHIBIT DATED OCTOBER 21, 2014 BY ERIC DURKIN, P.L.S. NO. 1718.

D. UNRECORDED EASEMENT: AS PROVIDED BY CLIENT, A SPRINGDALE WATER AND SEWER COMMISSION EASEMENT, DATED JUNE 2, 2015.

E. PLAT OF SURVEY: BY ENGINEERING SERVICES, INC., DAVID A. WILKINS, AR PLS 1439, FOR MATHEWS INVESTMENTS, LLC, WORK ORDER 11248, DATED JUNE 24, 2011.

THE FIELD WORK WAS COMPLETED ON: JUNE 10, 2015  
DATE OF PLAT OR MAP: JUNE 15, 2015

LEGEND	
	PROPERTY LINE
	PROPERTY LINE & AHTD RIGHT-OF-WAY
	SECTION LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	CENTERLINE OF ROAD
	FENCE LINE
	OVERHEAD POWER
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	IFP - IRON PIN FOUND (AS NOTED)
	FOUND AHTD MONUMENT
	IFP - IRON PIN SET W/ CAP PLS 1439*
	WATER METER
	POWER POLE
	FIRE HYDRANT
	WATER VALVE

PLAT CODE: 500-18N-30W-0-11-330-04-1439

**BOUNDARY UPDATE SURVEY for**  
**BILL MATHEWS**  
**LOWELL, BENTON COUNTY, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1" = 60'  
DATE: JUNE 16, 2015  
PARTY CHIEF: TPL  
DRAWN BY: SCD  
W.O. #: 15207

**1**