



GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARINGS
STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 0.999996117950
CONVERGENCE ANGLE: -0° 05' 08.26709989"
VALUES TAKEN AT THE P.O.B.

DRAWING LEGEND

- PROPERTY LINE
- EXISTING LOT LINES
- BUILDING SETBACKS
- EXISTING BUILDING
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENTS
- SET 5/8" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 11 NORTH, RANGE 11 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE N87°07'09"W A DISTANCE OF 1650.40 FEET TO A FOUND REBAR; THENCE S1°05'03"W A DISTANCE OF 48.05 FEET TO A SET REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WATERFRONT DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE, N87°17'10"W A DISTANCE OF 184.49 FEET TO A SET REBAR, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, S3°25'04"W A DISTANCE OF 111.03 FEET TO A FOUND REBAR; THENCE S11°14'11"W A DISTANCE OF 109.42 FEET TO A FOUND REBAR; THENCE S80°22'19"E A DISTANCE OF 205.43 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF HILL CREEK ROAD; THENCE ALONG SAID CENTERLINE LINE FOR THE FOLLOWING 5 COURSES AND DISTANCES; THENCE S28°50'15"W A DISTANCE OF 212.14 FEET TO A POINT; THENCE S13°43'44"W A DISTANCE OF 120.81 FEET TO A POINT; THENCE S3°45'36"E A DISTANCE OF 313.00 FEET TO A POINT; THENCE S5°21'04"W A DISTANCE OF 156.56 FEET TO A POINT; THENCE S15°09'35"W A DISTANCE OF 166.42 FEET TO A FOUND REBAR; THENCE LEAVING SAID CENTERLINE, N88°48'40"W A DISTANCE OF 261.54 FEET TO A SET REBAR; THENCE N34°59'48"E A DISTANCE OF 40.05 FEET TO A SET REBAR; THENCE S81°14'10"E A DISTANCE OF 50.00 FEET TO A SET REBAR, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF SCENIC DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE FOR THE FOLLOWING 4 COURSES AND DISTANCES; THENCE N8°45'05"E A DISTANCE OF 150.34 FEET TO A SET REBAR; THENCE N4°09'38"W A DISTANCE OF 101.98 FEET TO A SET REBAR; THENCE N8°38'54"W A DISTANCE OF 145.97 FEET TO A SET REBAR; THENCE N19°43'33"W A DISTANCE OF 180.45 FEET TO A SET REBAR; THENCE LEAVING SAID RIGHT OF WAY LINE, N34°18'24"E A DISTANCE OF 273.91 FEET TO A FOUND REBAR; THENCE N6°51'03"E A DISTANCE OF 396.71 FEET TO A FOUND REBAR, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF WATERFRONT DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE, S77°43'30"E A DISTANCE OF 64.33 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 5.72 ACRES, MORE OR LESS.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF HILL CREEK DEVELOPMENT, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 07/21/2023.

DATE OF PLAT OR MAP: 07/24/2023
Nicholas Tucker
NICHOLAS TUCKER, LS #1755



THIS TRACT ±5.72 ACRES

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05023C01100, DATED FEBRUARY 16, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

STATE PLAT CODE: 500-11N-11W-0-03-100-12-1755

TUCKER LAND SURVEYING, INC. 1000 WEST 10TH AVENUE, SUITE 100, EDGEMONT, ARKANSAS 72023
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<p>BOUNDARY SURVEY PART OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 11 NORTH, RANGE 11 WEST HILL CREEK ROAD</p> <p>PREPARED FOR: HILL CREEK DEVELOPMENT, LLC.</p> <p>EDGEMONT, CLEBURNE COUNTY ARKANSAS</p>		<p>TUCKER LAND SURVEYING</p>	<p>P.O. Box 1021 Edgemont, Arkansas 72023 Phone: 501.289.7138 www.tuckerlandsurveying.com</p> <p>© 2022 TUCKER LAND SURVEYING, INC.</p> <table border="1"> <tr><td>PROJECT NO:</td><td>23-0046</td></tr> <tr><td>ISSUE DATE:</td><td>07/24/2023</td></tr> <tr><td>DRAWN BY:</td><td>B. FERRELL</td></tr> <tr><td>APPROVE BY:</td><td>N. TUCKER</td></tr> <tr><td>SHEET NO.:</td><td>1 OF 1</td></tr> </table>	PROJECT NO:	23-0046	ISSUE DATE:	07/24/2023	DRAWN BY:	B. FERRELL	APPROVE BY:	N. TUCKER	SHEET NO.:	1 OF 1
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