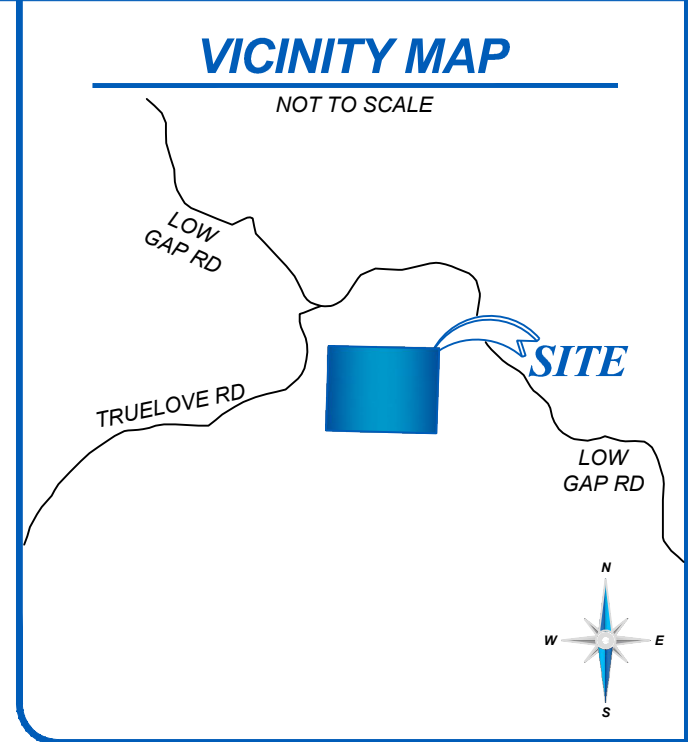
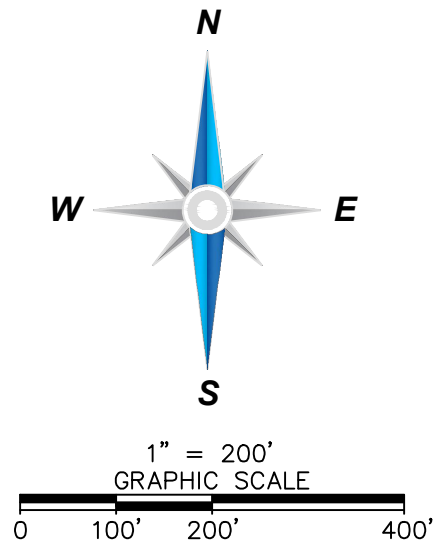


# BOUNDARY SURVEY

LOCATED IN: SECTION 07, TOWNSHIP 14 NORTH, RANGE 29 WEST  
14240 TRUELOVE ROAD, WASHINGTON COUNTY, WEST FORK, ARKANSAS 72774



## RECORD DESCRIPTION

WARRANTY DEED 2012-00021242:  
PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWENTY-NINE (29) WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT 330 FEET SOUTH OF THE NORTHWEST CORNER OF SAID 40 ACRE TRACT AND THEN SOUTH 330 FEET; THENCE EAST 1320 FEET; THENCE NORTH 330 FEET; THENCE WEST 1320 FEET TO THE PLACE OF BEGINNING, CONTAINING 10 ACRES, MORE OR LESS.  
AND THE SOUTH TWENTY (20) ACRES OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWENTY-NINE (29) WEST. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD.

## SURVEY DESCRIPTION

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION SEVEN (7), TOWNSHIP FOURTEEN (14) NORTH, RANGE TWENTY-NINE (29) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND STONE MARKING THE CENTER OF SAID SECTION 7; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, NORTH 02°42'11" EAST 1,005.99 FEET TO A FOUND 1/2" REBAR CAPPED "147"; THENCE LEAVING SAID WEST LINE SOUTH 87°50'39" EAST 1,315.92 FEET TO A FOUND 1/2" REBAR CAPPED "147" MARKING THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 02°51'02" WEST 338.48 FEET TO A FOUND 1/2" REBAR CAPPED "147"; THENCE SOUTH 02°59'49" WEST 673.60 FEET TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 87°34'49" WEST 1,311.55 FEET TO THE POINT OF BEGINNING. CONTAINING 30.437 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

## ZONING INFORMATION

CURRENT ZONING: AGRICULTURE/SINGLE-FAMILY  
RESIDENTIAL 1 UNIT PER ACRE

SETBACK REQUIREMENTS:  
FRONT - 25'  
SIDE - 10'  
REAR - 20'

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:  
500-14N-29W-0-07-130-72-1926

COMPLETED FIELD WORK:  
AUGUST 21, 2024

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED 2012-00021242.  
2. SURVEY PLAT FILED IN PLAT BOOK 99 AT PAGE 32025.  
3. SURVEY PLAT FILED IN PLAT BOOK 2016 AT PAGE 37178.

BASIS OF BEARING:  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

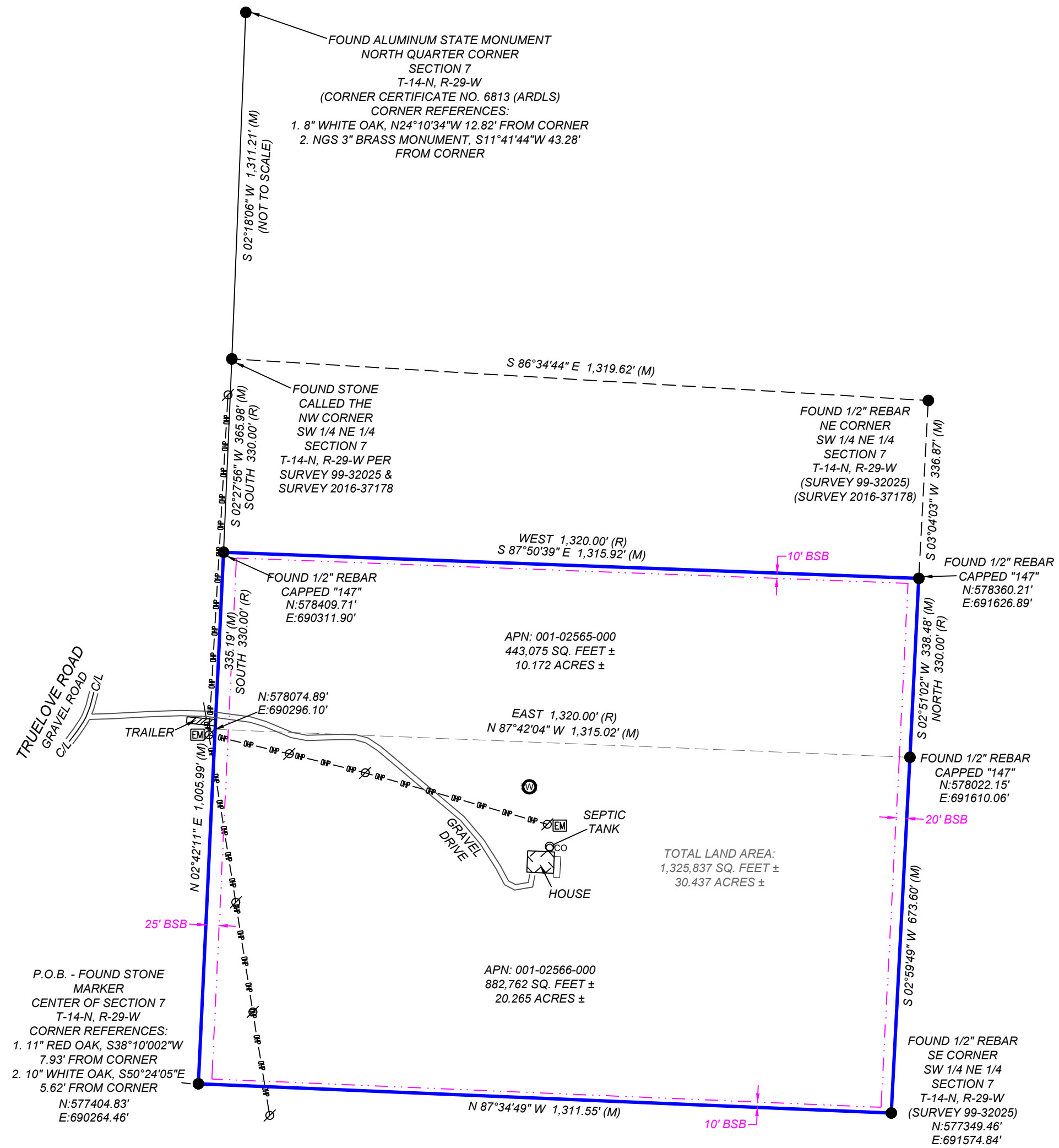
SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

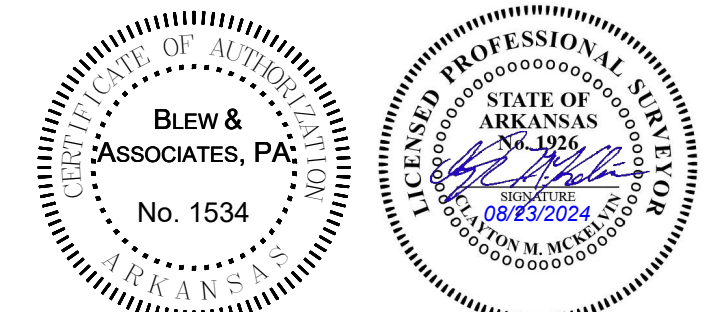
COORDINATES ESTABLISHED PER LOCAL SURVEYOR NETWORK STATION.



## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- ⊗ POWER POLE
- ⊠ ELECTRIC METER
- ⊙ WELL
- CLEANOUT
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- - - - - OVERHEAD POWER LINE
- - - - - SETBACK LINE (BSB)
- - - - - SECTION QUARTER-QUARTER LINE
- - - - - SECTION QUARTER LINE

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF AUGUST, 2024.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05143C0400G, WHICH BEARS AN EFFECTIVE DATE OF 01/25/2024 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## LAND AREA

1,325,837 ± SQUARE FEET  
30.437 ± ACRES

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

**BLEW & ASSOCIATES, P.A.**

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 · FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 24-5231	<b>SURVEY DRAWN BY:</b> ANC - 08/23/2024
<b>SURVEY REVIEWED BY:</b> TPN	<b>SCALE:</b> 1" = 200'
<b>FOR THE USE AND BENEFIT OF:</b> LEAH BEAUCHAMP	