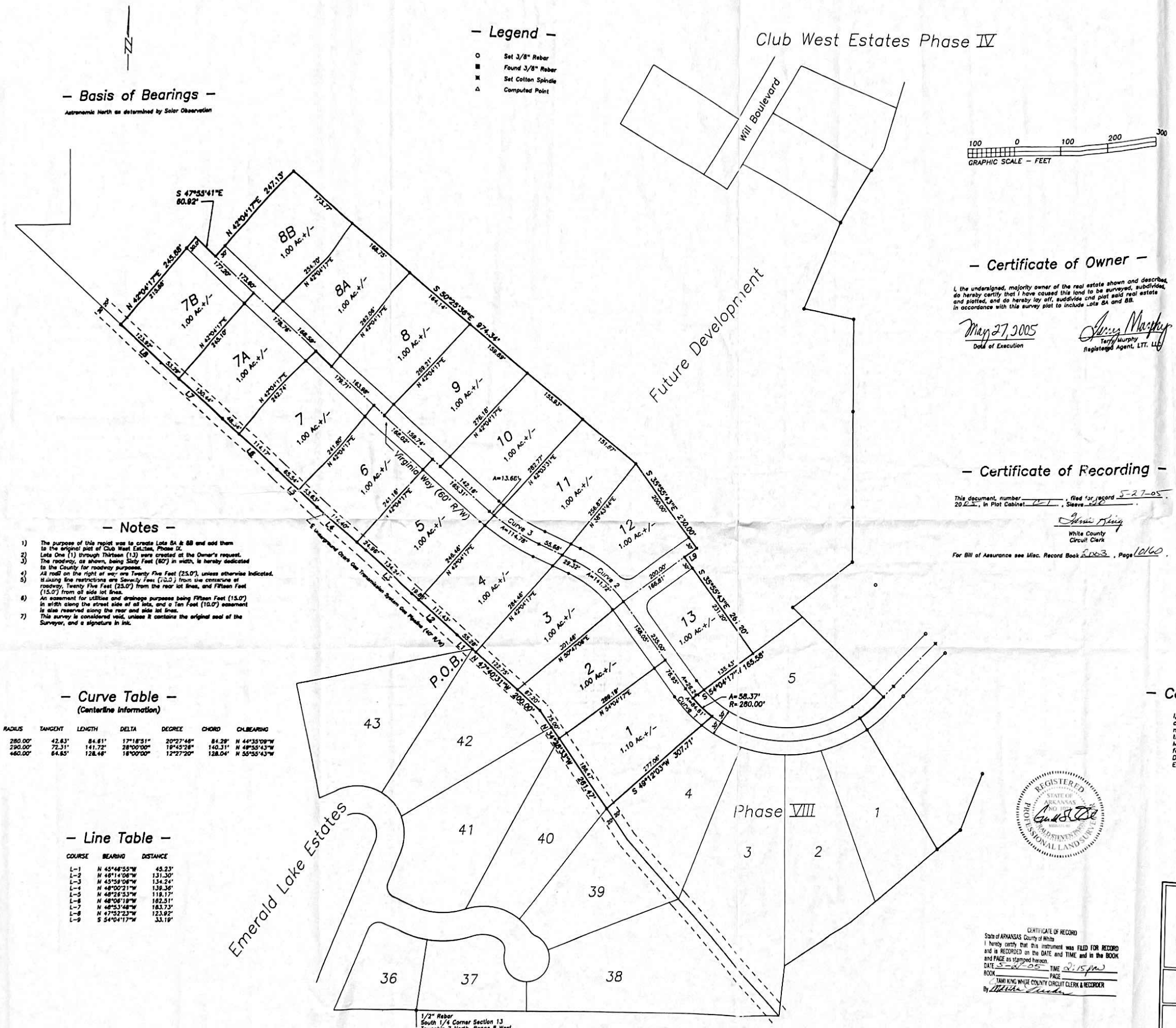
4108

– Basis of Bearings –

Astronomic North as determined by Solar Observation

– Legend –

- Set 3/8" Rebar
- Found 3/8" Rebar
- Set Cotton Spindle
- Computed Point



– Notes –

1) The purpose of this replat was to create Lots 8A & 8B and add them to the original plat of Club West Estates, Phase IX.
2) Lots One (1) through Thirteen (13) were created at the Owner's request.
3) The roadway, as shown, being Sixty Feet (60') in width, is hereby dedicated to the County for roadway purposes.
4) All roads on the right of way are Twenty Five Feet (25.0'), unless otherwise indicated.
5) Building line restrictions are Seventy Feet (70.0') from the centerline of roadway, Twenty Five Feet (25.0') from the rear lot lines, and Fifteen Feet (15.0') from all side lot lines.
6) An easement for utilities and drainage purposes being Fifteen Feet (15.0') in width along the street side of all lots, and a Ten Feet (10.0') easement is also reserved along the rear and side lot lines.
7) This survey is considered void, unless it contains the original seal of the Surveyor, and a signature in ink.

– Curve Table –

(Centerline Information)

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	280.00'	42.63'	84.61'	17°18'51"	20°27'46"	84.29'	N 44°35'09"W
C-2	290.00'	72.31'	141.72'	28°00'00"	19°45'28"	140.31'	N 49°55'43"W
C-3	460.00'	64.65'	128.46'	16°00'00"	12°27'20"	128.04'	N 55°55'43"W

– Line Table –

COURSE	BEARING	DISTANCE
L-1	N 45°46'55"W	45.23'
L-2	N 46°14'06"W	131.30'
L-3	N 45°58'06"W	134.24'
L-4	N 46°00'21"W	139.36'
L-5	N 46°26'53"W	119.17'
L-6	N 48°06'19"W	182.51'
L-7	N 46°53'48"W	183.73'
L-8	N 47°52'23"W	123.92'
L-9	S 54°04'17"W	33.19'

GRAPHIC SCALE – FEET
100 0 100 200 300

– Certificate of Owner –

I, the undersigned, majority owner of the real estate shown and described, do hereby certify that I have caused this land to be surveyed, subdivided, and platted, and do hereby lay off, subdivide and plat said real estate in accordance with this survey plat to include Lots 8A and 8B.

May 27, 2005
Date of Execution

Terry Murphy
Registered Agent, LTT, LLC

– Certificate of Recording –

This document, number _____, filed for record 5-27-05, 20 05, in Plat Cabinet II, Sleeve 242.

Tami King
White County
Circuit Clerk

For Bill of Assurance see Misc. Record Book 2003, Page 10160.

– Legal Description –

A tract of land situated in the South Half of Section Thirteen, Township Seven North, Range Eight West of the Fifth Principal Meridian, (A pt. of the S 1/2 Sec.13, T.7 N., R.8 W., 5th P.M.), located in White County, Arkansas, being more particularly described as follows:

Commencing at a 1/2" rebar found at the South Quarter Corner of Section Thirteen, Township Seven North, Range Eight West of the Fifth Principal Meridian, (S 1/4 Cor. Sec.13, T.7 N., R.8 W., 5th P.M.);

THENCE North 08 degrees 51 minutes 11 seconds East for a distance of 781.91 feet to a 3/8" rebar found at the Northeast Corner of Lot Forty Three, Emerald Lake Estates, said point being the POINT OF BEGINNING;

THENCE North 45 degrees 46 minutes 55 seconds West for a distance of 45.23 feet along the centerline of the underground Ozark Gas Transmission System Pipeline, to a point;
THENCE North 46 degrees 14 minutes 06 seconds West for a distance of 131.30 feet along said centerline of underground pipeline, to a point;
THENCE North 45 degrees 58 minutes 06 seconds West for a distance of 134.24 feet along said centerline of underground pipeline, to a point;
THENCE North 46 degrees 00 minutes 21 seconds West for a distance of 139.36 feet along said centerline of underground pipeline, to a point;
THENCE North 46 degrees 26 minutes 53 seconds West for a distance of 119.17 feet along said underground pipeline, to a point;
THENCE North 48 degrees 06 minutes 19 seconds West for a distance of 182.51 feet along said underground pipeline, to a point;
THENCE North 48 degrees 53 minutes 48 seconds West for a distance of 183.73 feet along said underground pipeline, to a point;
THENCE North 47 degrees 52 minutes 23 seconds West for a distance of 123.92 feet along said centerline of underground pipeline, to a 3/8" rebar;
THENCE North 42 degrees 04 minutes 17 seconds East for a distance of 245.88 feet leaving said centerline of underground pipeline, to a point in the centerline of Virginia Way, having a right of way of Sixty Feet (60.0') in width;
THENCE South 47 degrees 55 minutes 41 seconds East for a distance of 60.92 feet along said centerline of Virginia Way, to a point;
THENCE North 42 degrees 04 minutes 17 seconds East for a distance of 247.13 feet leaving said centerline of Virginia Way, to a 3/8" rebar;
THENCE South 50 degrees 25 minutes 36 seconds East for a distance of 974.34 feet to a 3/8" rebar;
THENCE South 35 degrees 55 minutes 43 seconds East for a distance of 230.00 feet to the centerline of a proposed roadway, having a right of way of Sixty Feet (60.0') in width;
THENCE South 54 degrees 04 minutes 17 seconds West for a distance of 33.19 feet along said centerline of proposed roadway, to a point;
THENCE South 35 degrees 55 minutes 43 seconds East for a distance of 261.20 feet leaving said centerline of proposed roadway, to a 3/8" rebar on the Northerly line of Lot Five, Club West Estates, Phase VIII;
THENCE South 54 degrees 04 minutes 17 seconds West for a distance of 165.58 feet along said Northerly Line of Lot Five, Club West Estates, Phase VIII, to the Northwesterly Corner thereof in the centerline of Virginia Way;
THENCE along a curve to the left having a radius of 280.00 feet and an arc length of 58.37 feet, being subtended by a chord of South 47 degrees 18 minutes 14 seconds East for a distance of 58.27 feet along said centerline of Virginia Way, to the Northwest Corner of Lot One, Club West Estates, Phase VIII;
THENCE South 49 degrees 12 minutes 03 seconds West for a distance of 307.71 feet leaving said centerline, along the Northerly Line of said Lot One, to the Southwest Corner thereof, said point being in the centerline of the underground gas pipeline;
THENCE North 34 degrees 28 minutes 33 seconds West for a distance of 281.47 feet along the centerline of said underground gas pipeline and Easterly Line of Emerald Lake Estates, to a 3/8" rebar;
THENCE North 47 degrees 40 minutes 31 seconds West for a distance of 200.00 feet along the centerline of said underground gas pipeline and Easterly Line of Emerald Lake Estates, to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 17.10 acres more or less.

– Certificate of Surveying Accuracy –

I, Gerald Steven Parish, a Professional Land Surveyor, hereby certify that this plat actually represents a boundary retracement made by me, and the boundary monuments actually exist, with their size, location and type conforming with the Arkansas Minimum Standards for Property Boundary Surveys and Plats set forth by the Arkansas Geological Commission, Land Survey Division, and adopted by the Arkansas State Board of Professional Engineers and Land Surveyors.

Gerald Steven Parish
Professional Land Surveyor
Arkansas Registration No. 1074

REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF ARKANSAS GERALD STEVEN PARISH NO. 1074

FILED MAY 27 2005 TAMI KING WHITE COUNTY CIRCUIT CLERK

– State Surveyor's Code Number –
500-07N-08W-0-13-200-73-1074
500-07N-08W-0-13-300-73-1074

CERTIFICATE OF RECORD
State of ARKANSAS County of White
I hereby certify that this instrument was FILED FOR RECORD and is RECORDED on the DATE and TIME and in the BOOK and PAGE as stamped hereon.
DATE 5-27-05 TIME 2:15 pm
BOOK _____ PAGE _____
TAMI KING WHITE COUNTY CIRCUIT CLERK & RECORDER
By _____

A Boundary Subdivision REPLAT of

Club West Estates Phase IX
Lots 1–13

A Part of the S 1/2 Section 13, T.7 N., R.8 W., 5th P.M.
White County, Arkansas

Prepared for: LTT, LLC.
103 Aqua Marine Drive
Searcy, Arkansas 72143

Gerald Steven Parish
Professional Land Surveyor
15 Blackberry Cove
Cabot, Arkansas 72023
Telephone: 501-843-2172

Drawn By: Parish
Certification: PLS1074
Scale: 1" = 100'
Field Book: 21; pp.19
Date: May 27, 2005

Point File: Rolls
Plat File: Club9RP

Job No.: 03-040

Revisions:

Sheet 1 of 1