A-145

– Basis of Bearings –

Arkansas North as calculated by Solar Observation

100 0 100 200 300
GRAPHIC SCALE – FEET

– Legend –

- Found Iron Pin (as noted)
- Set 3/8" rebar w/plastic cap
- Computed Corner
- Centerline of Roadway
- Boundary Line
- Section Line
- Easement (as noted)
- Right of Way Line
- Curve Number

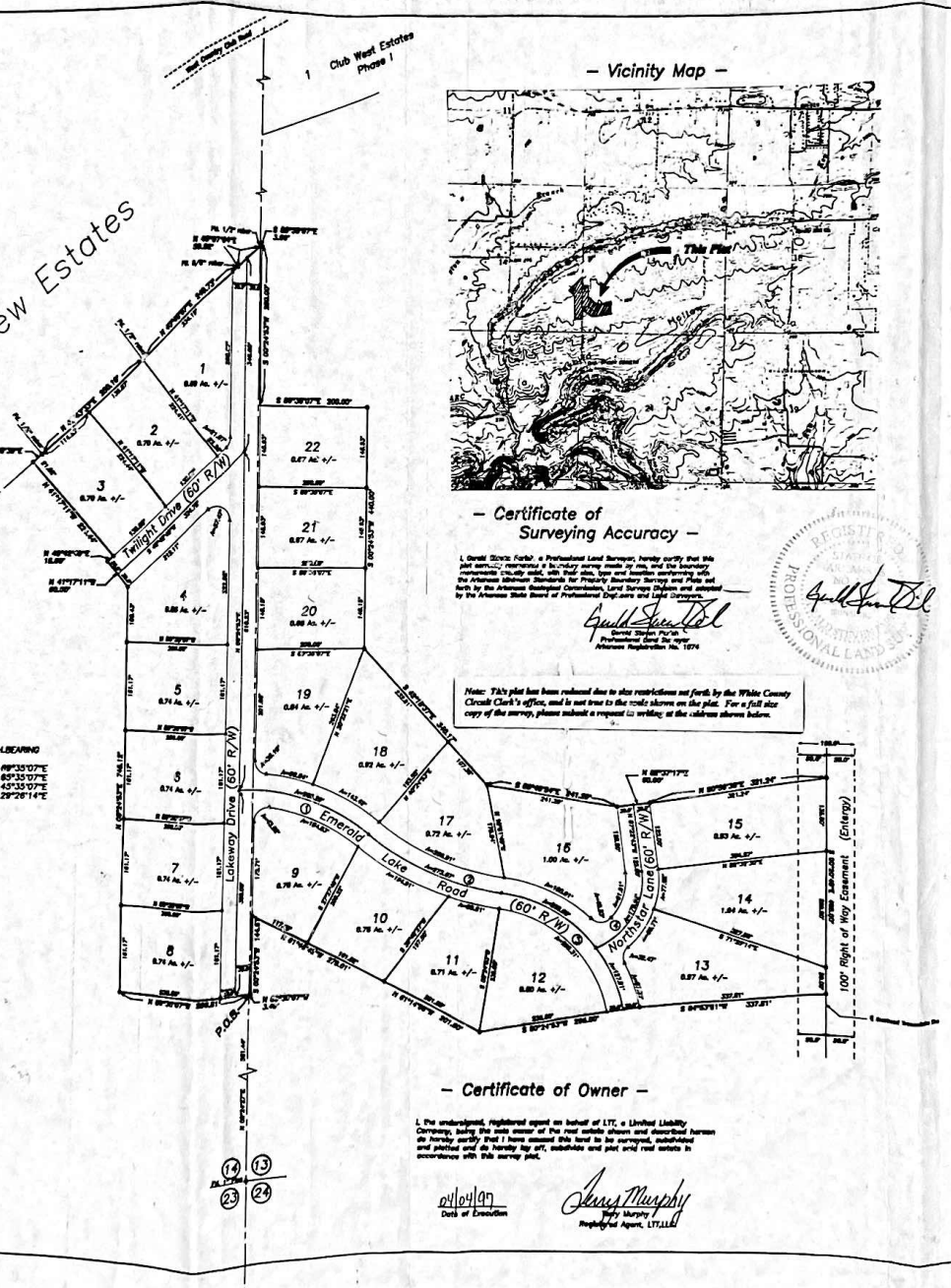
– Curve Data –

(Centerline Information)

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	380.00'	138.31'	285.29'	40°00'00"	15°04'40"	279.94'	S 69°35'07"E
C-2	490.00'	140.51'	273.87'	32°00'00"	11°41'35"	270.12'	S 65°35'07"E
C-3	265.00'	192.53'	333.01'	72°00'00"	21°37'18"	311.53'	S 45°35'07"E
C-4	140.00'	104.79'	179.92'	73°37'53"	40°35'32"	167.79'	N 29°26'14"E

– Notes –

1) Lots One (1) through Twenty Two (22) were created at the owner's request.
2) The roadway, as shown, being Sixty Feet (60') in width, is hereby dedicated to the County for roadway purposes.
3) All roads on the Right of way are Twenty Five Feet (25.0'), unless otherwise noted.
4) Building Line restrictions are Seventy Feet (70.0') from the centerline of all roadways, Twenty Five Feet (25.0') from the rear lot lines, and Fifteen Feet (15.0') from all side lot lines.
5) 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.
6) An easement for area fencing, using Five Feet (5.0') in width, for all lots along the perimeter of this phase is hereby reserved.
7) This survey is considered void, unless it contains the original seal of the Surveyor, and a signature in ink.



– Vicinity Map –

– Certificate of Surveying Accuracy –

I, Gerald Steven Parish a Professional Land Surveyor, hereby certify that this plat accurately represents a boundary survey made by me, and the boundary monuments shown exist, with their size, type and location conforming with the Arkansas Minimum Standards for Property Boundary Surveys and Plats set forth by the Arkansas Registered Professional Land Surveyors 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

Note: This plat has been reduced due to size restrictions set forth by the White County Circuit Clerk's office, and is not true to the scale shown on the plat. For a full size copy of the survey, please submit a request in writing at the address shown below.

– Certificate of Owner –

I, the undersigned, registered agent on behalf of LTT, a Limited Liability Company, being the sole owner of the real estate shown and described hereon 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.

04/04/97
Date of Execution

Terry Murphy
Terry Murphy
Property of Agent, LTT,LLC

– Legal Description –

A tract of land situated in the Southwest Quarter of Section Thirteen and the Southeast Quarter of Section Fourteen, Township Seven North, Range Eight West of the Fifth Principal Meridian, (A pt. of the SW 1/4 Sec. 13 & pt. of the SE 1/4 Sec. 14, T.7 N., R.8 W., 5th P.M.), located in White County, Arkansas, being more particularly described as follows:

Commencing at a 1" iron pipe found at the Southwest Corner of said Section Thirteen, Township Seven North, Range Eight West of the Fifth Principal Meridian, (SW Cor. Sec. 13, T.7 N., R.8 W., 5th P.M.);

THENCE North 00 degrees 24 minutes 27 seconds East for a distance of 551.44 feet along the West line of said Section Thirteen to the POINT OF BEGINNING.

THENCE North 00 degrees 35 minutes 07 seconds West for a distance of 274.31 feet to a 3/8" rebar;
THENCE North 00 degrees 24 minutes 53 seconds East for a distance of 745.12 feet to a 3/8" rebar;
THENCE North 41 degrees 17 minutes 11 seconds West for a distance of 60.00 feet to a 3/8" rebar;
THENCE North 48 degrees 42 minutes 49 seconds East for a distance of 15.05 feet to a 3/8" rebar;
THENCE North 41 degrees 17 minutes 11 seconds West for a distance of 224.44 feet to a 3/8" rebar on the Southerly Boundary line of Skyview Estates;
THENCE North 48 degrees 38 minutes 38 seconds East for a distance of 21.02 feet along the Southerly Boundary line of Skyview Estates, to a 1/2" rebar found at the Southwest Corner of Lot Three, Skyview Estates;
THENCE North 48 degrees 43 minutes 33 seconds East for a distance of 250.10 feet along said Southerly Boundary line of Skyview Estates, to a 1/2" rebar found at the Southeast Corner of said Lot Three, Skyview Estates;
THENCE North 48 degrees 48 minutes 07 seconds East for a distance of 248.73 feet along said Southerly Boundary line of Skyview Estates, to a 5/8" rebar found at the Southeast Corner of Lot Two, Skyview Estates;
THENCE North 49 degrees 07 minutes 04 seconds East for a distance of 38.32 feet along said Southerly Boundary line of Skyview Estates, to a 1/2" rebar found at the Southeast Corner of Lot One, Skyview Estates;
THENCE South 89 degrees 23 minutes 07 seconds East for a distance of 3.68 feet to a point;
THENCE South 00 degrees 24 minutes 53 seconds West for a distance of 280.00 feet to a 3/4" rebar;
THENCE South 89 degrees 33 minutes 07 seconds East for a distance of 200.00 feet to a 3/8" rebar;
THENCE South 00 degrees 24 minutes 53 seconds West for a distance of 440.00 feet to a 3/8" rebar;
THENCE South 42 degrees 18 minutes 37 seconds East for a distance of 340.17 feet to a 3/8" rebar;
THENCE South 60 degrees 43 minutes 54 seconds East for a distance of 241.29 feet to a 3/8" rebar;
THENCE North 82 degrees 37 minutes 17 seconds East for a distance of 80.00 feet to a 3/8" rebar;
THENCE North 00 degrees 56 minutes 35 seconds East for a distance of 321.24 feet to a 3/8" rebar;
THENCE South 00 degrees 20 minutes 45 seconds East for a distance of 405.00 feet to a 3/8" rebar;
THENCE South 84 degrees 33 minutes 51 seconds West for a distance of 337.81 feet to a 3/8" rebar;
THENCE South 00 degrees 24 minutes 53 seconds West for a distance of 295.00 feet to a 3/8" rebar;
THENCE North 81 degrees 14 minutes 58 seconds West for a distance of 201.30 feet to a 3/8" rebar;
THENCE North 81 degrees 40 minutes 42 seconds West for a distance of 278.01 feet to a 3/8" rebar;
THENCE South 00 degrees 24 minutes 53 seconds West for a distance of 14.81 feet to a 3/8" rebar;
THENCE North 82 degrees 35 minutes 07 seconds West for a distance of 3.49 feet to the POINT OF BEGINNING.

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

Said property contains 21.22 acres more or less.

– Certificate of Recording –

This document, number 97-4 filed for record May 23 1997 in Plat Cabinet A page 145

Alice Barker
White County
Circuit Clerk

For Bill of Assurance see Misc. Record Book 174, page 371.

For Amended Bill of Assurance see Misc 1994 / 1998 Alice Barker Clerk Master Index D.C.

FILED FOR RECORD
THIS THE 23 DAY OF May
1997 AT 3:15 O'CLOCK P.M.
ALICE BARKER, Circuit Clerk & Recorder
By Alice Barker D.C.

A Boundary Subdivision Plat of

Club West Estates, Phase VI

Lots 1 – 22

A Part of the SW 1/4 Section 13, T.7 N., R.8 W
& Part of the SE 1/4 Section 14, T.7 N., R.8 W
White County, Arkansas

Prepared for: LTT, LLC.
3020 West Country Club Road
Searcy, Arkansas 72143

Gerald Steven Parish
Professional Land Surveyor
15 Blackberry Cove
Cabot, Arkansas 72023
Telephone: 501-843-6172

Drawn By: GSP
Certification: FLS7674
Scale: 1" = 100'
Field Book: 18
Date: April 3, 1997

Point Filed: Note
Plat Filed: LTT96

Job No.: 97-021

Revisions:

Sheet 1 of 1

Cooney House