533

C-1-2

— Basis of Bearings —

Astronomic North as determined by Solar Observation

100 0 100 200 300

GRAPHIC SCALE – FEET

— Notes —

1) Lots One (1) through Seventeen (17) 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 radii on the right of way are Twenty Five Feet (25.0'), unless otherwise indicated.
4) 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.
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) This survey is considered valid, unless it contains the original seal of the Surveyor, and a signature in Ink.

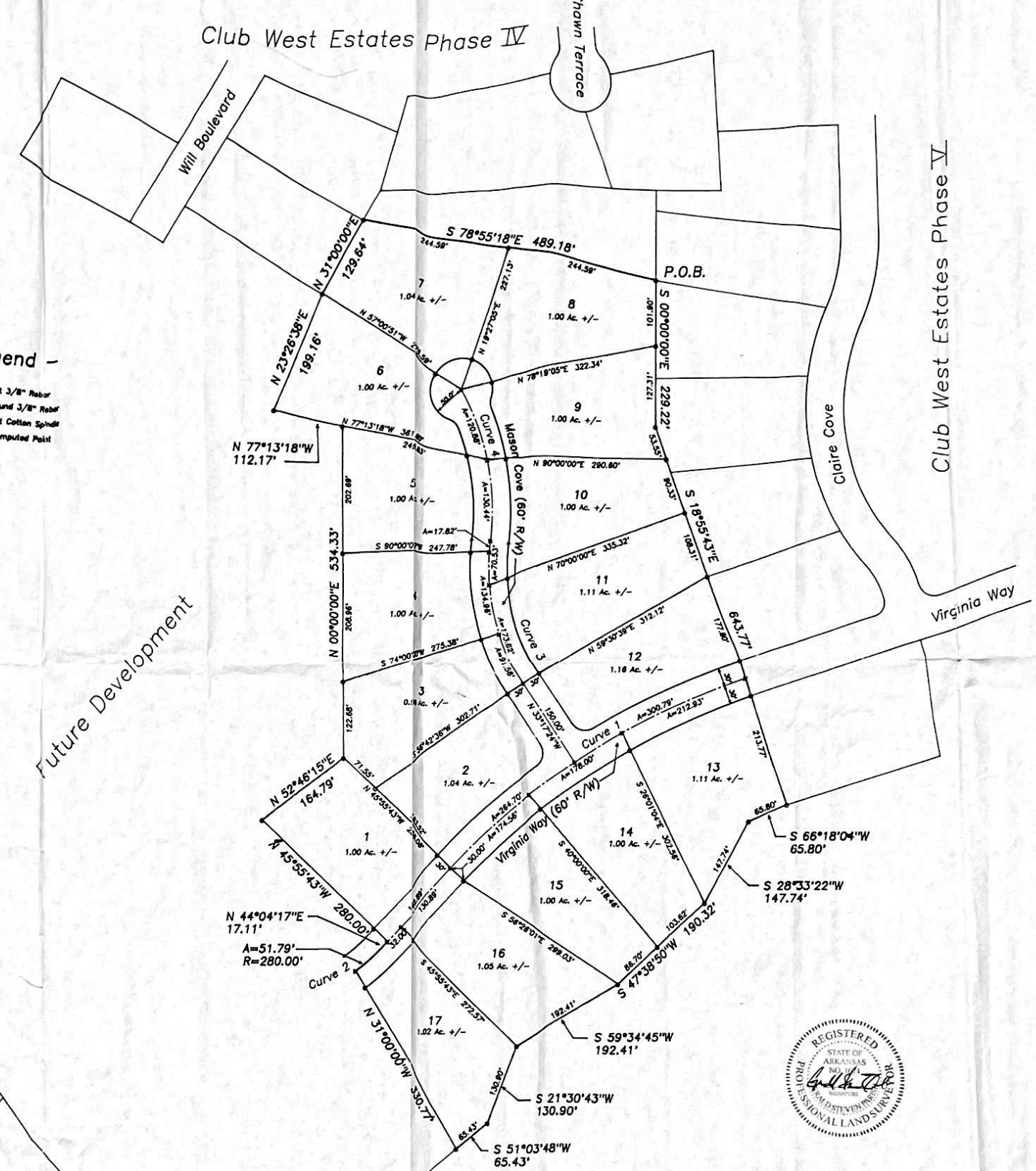
— Curve Data —

(Centerline Information)

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
C-1	1200.00'	286.09'	565.48'	27°00'00"	4°46'29"	560.27'	S 57°34'17"W
C-2	280.00'	23.87'	51.79'	10°33'53"	20°27'48"	51.72'	S 49°22'13"W
C-3	350.00'	127.39'	244.35'	40°00'00"	16°22'13"	239.41'	N 13°17'24"W
C-4	400.00'	128.97'	251.33'	36°00'00"	14°19'26"	247.21'	N 11°17'24"W

— Legend —

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



— 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 — NO. 1074 — GERALD STEVEN PARISH

— Legal Description —

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

BEGINNING at a 3/8" rebar found at the Southwest Corner of Lot 90, Club West Estates, Phase V, said point being 1788.83 feet North of and 1127.33 feet West of the Southeast Corner of Section Thirteen, Township Seven North, Range Eight West;

THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 229.22 feet along the West line of said Club West Estates, Phase V, to a 3/8" rebar;

THENCE South 18 degrees 55 minutes 43 seconds East for a distance of 643.77 feet along said West line of Club West Estates, Phase V, to a 3/8" rebar found at the Southwest Corner of Lot 127, Club West Estates, Phase V;

THENCE South 66 degrees 18 minutes 04 seconds West for a distance of 65.80 feet to a 3/8" rebar;

THENCE South 28 degrees 33 minutes 22 seconds West for a distance of 147.74 feet to a 3/8" rebar;

THENCE South 47 degrees 38 minutes 50 seconds West for a distance of 190.32 feet to a 3/8" rebar;

THENCE South 59 degrees 34 minutes 45 seconds West for a distance of 192.41 feet to a 3/8" rebar;

THENCE South 21 degrees 30 minutes 43 seconds West for a distance of 130.90 feet to a 3/8" rebar;

THENCE South 51 degrees 03 minutes 48 seconds West for a distance of 65.43 feet to a 3/8" rebar;

THENCE North 31 degrees 00 minutes 00 seconds West for a distance of 330.77 feet to a point 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 51.79 feet, being subtended by a chord of North 49 degrees 22 minutes 13 seconds East for a distance of 51.72 feet along the centerline of Virgina Way to the Point of Tangency;

THENCE North 44 degrees 04 minutes 17 seconds East for a distance of 17.11 feet along the centerline of Virginia Way, to a point;

THENCE North 45 degrees 55 minutes 43 seconds West for a distance of 280.00 feet leaving said centerline to a 3/8" rebar;

THENCE North 52 degrees 46 minutes 15 seconds East for a distance of 164.79 feet to a 3/8" rebar;

THENCE North 00 degrees 00 minutes 00 seconds East for a distance of 534.33 feet to a 3/8" rebar;

THENCE North 77 degrees 13 minutes 18 seconds West for a distance of 112.17 feet to a 3/8" rebar;

THENCE North 23 degrees 26 minutes 38 seconds East for a distance of 199.16 feet to a 3/8" rebar found at the Southeast Corner of Lot 70, Club West Estates, Phase IV;

THENCE North 31 degrees 00 minutes 00 seconds East for a distance of 129.64 feet to a 3/8" rebar found at the Northeast Corner of said Lot 70, Club West Estates, Phase IV;

THENCE South 78 degrees 55 minutes 18 seconds East for a distance of 489.18 feet to the POINT OF BEGINNING.

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

Said property contains 17.49 acres more or less.

— Certificate of Owner —

I, the undersigned, 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.

7-11-03
Date of Execution

Terry Murphy
Terry Murphy
Registered Agent, LTT, LLC.

— Certificate of Recording —

This document, number _____, filed for record _____.
20____, in Plat Cabinet_____, Sleeve_____.

_____
White County
Circuit Clerk

For Bill of Assurance see Misc. Record Book 2003 ~~Page~~ 5817.
Cabinet C-1 Sleeve 2

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 7-11-03 TIME 2:35 p.m.
BOOK _____ PAGE _____
ALICE BARKER WHITE COUNTY CIRCUIT CLERK and EX-OFFICIO Recorder, WHITE COUNTY
By _____ D.C.

A Boundary Subdivision Plat of

Club West Estates Phase VII
Lots 1–17

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

Prepared for: LTT, LLC.
107 Marcus Shane Lane
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.18
Date: July 11, 2003

Point File: Rollo
Plot File: Club7b

Job No.: 02-061

Revisions:

Sheet 1 of 1