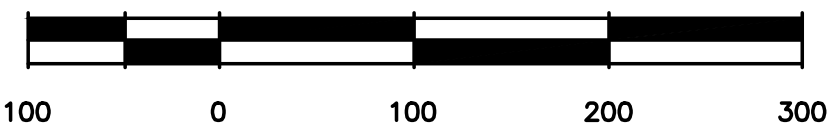




Northwest Corner
N/2 SW/4 SW/4
Sec. 21, 8N, 32W
(Corner location per Satterfield
Job 18,159 Date 01/16/1995)
References:
Exist. Iron Pin-S 52°06'09" E 45.19'
Exist. Iron Pin-S 73°53'27" E 112.15'
Exist. Iron Pin-N 58°03'22" E 43.53'



SCALE IN FEET



SURVEYOR'S NOTES:

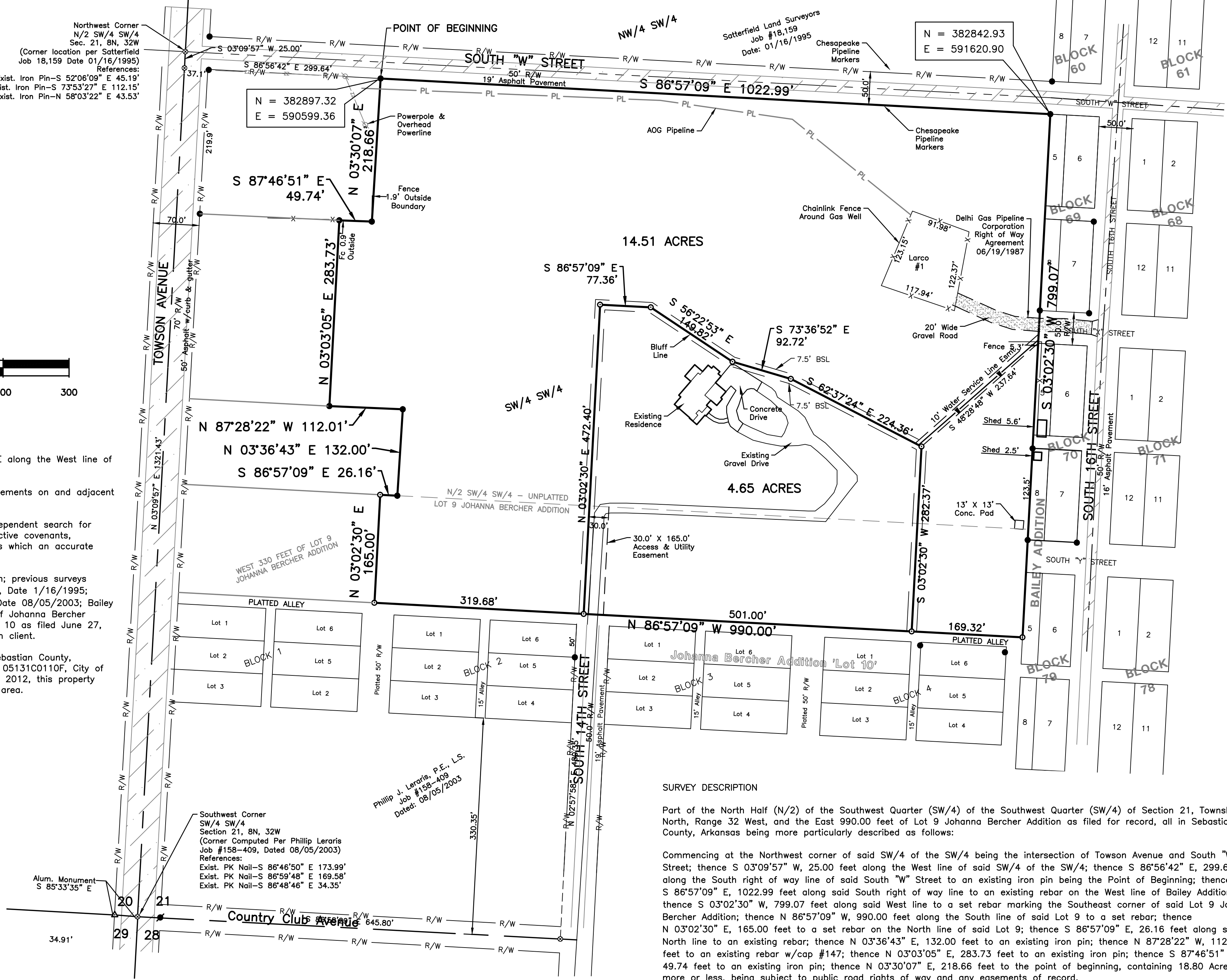
BASIS OF BEARING: Assumed N 03°09'57" E along the West line of Sec. 21, T-8-N, R-32-W.

All building, surface and subsurface improvements on and adjacent to the site are not necessarily shown.

Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership, title evidence or any other facts which an accurate and current title search may disclose.

SURVEY BASED UPON: found monumentation; previous surveys Satterfield Land Surveyors, Job No. 18,159, Date 1/16/1995; Phillip J. Leraris, P.E., L.S. Job 158-409 Date 08/05/2003; Bailey Addition as Filed January 15, 1908; Plat of Johanna Bercher Addition to Fort Smith, Arkansas being Lot 10 as filed June 27, 1939; acquired Deeds and instructions from client.

From the Flood Insurance Rate Map for Sebastian County, Arkansas and Incorporated Areas, Map No. 05131C0110F, City of Fort Smith No. 055013, Revised March 02, 2012, this property does not lie in a designated flood hazard area.



SURVEY DESCRIPTION

Part of the North Half (N/2) of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 32 West, and the East 990.00 feet of Lot 9 Johanna Bercher Addition as filed for record, all in Sebastian County, Arkansas being more particularly described as follows:

Commencing at the Northwest corner of said SW/4 of the SW/4 being the intersection of Towson Avenue and South "W" Street; thence S 03°09'57" W, 25.00 feet along the West line of said SW/4 of the SW/4; thence S 86°56'42" E, 299.64 feet along the South right of way line of said South "W" Street to an existing iron pin being the Point of Beginning; thence S 86°57'09" E, 1022.99 feet along said South right of way line to an existing rebar on the West line of Bailey Addition; thence S 03°02'30" W, 799.07 feet along said West line to a set rebar marking the Southeast corner of said Lot 9 Johanna Bercher Addition; thence N 86°57'09" W, 990.00 feet along the South line of said Lot 9 to a set rebar; thence N 03°02'30" E, 165.00 feet to a set rebar on the North line of said Lot 9; thence S 86°57'09" E, 26.16 feet along said North line to an existing rebar; thence N 03°36'43" E, 132.00 feet to an existing iron pin; thence N 87°28'22" W, 112.01 feet to an existing rebar w/cap #147; thence N 03°03'05" E, 283.73 feet to an existing iron pin; thence S 87°46'51" E, 49.74 feet to an existing iron pin; thence N 03°30'07" E, 218.66 feet to the point of beginning, containing 18.80 Acres more or less, being subject to public road rights of way and any easements of record.

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LEGEND

- Computed Point
- Set 1/2" Iron Pin
- Exist. 1/2" Iron Pin
- Set R.R. Spike
- Exist. R.R. Spike
- Set Nail
- Exist. Nail
- Exist. Stone
- Exist. Monument
- Exist. Fence

Revisions:



PROPERTY SURVEY
PART OF THE N/2 OF THE SW/4 OF THE SW/4
SECTION 21, T-8-N, R-32-W AND
LOTS 8 & 7, BLOCK 69, BAILEY ADDITION
FORT SMITH, ARKANSAS
Prepared For: Darrin and Crystal Bercher

Date: 05/13/2022
Drawn By: TMC/RJA
Computed By: DPB
Job No. 22-0192
Filed