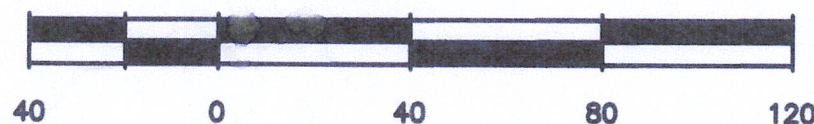


DEDICATIONS

The right-of-way as shown on this plat is hereby dedicated to the City of Fort Smith ("City") for the public use. The easements shown on this plat are hereby dedicated to the City for utility, drainage, access and other purposes. Any easement designated as a "utility easement" is dedicated to the City for the installation, operation and maintenance of City owned utilities and utilities, including cable TV, operated by utility companies having a franchise agreement with the City. The City and City franchised utility companies shall have access through and along designated easements for their personnel and equipment at all times with the authority to cut down and keep trimmed from the dedicated easements trees, hedges and shrubs that may interfere with or endanger such utilities. In the event that fencing of individual lots is desired, gates that provide free ingress and egress to, and within, the dedicated easement shall be provided.



SCALE IN FEET



BASIS OF BEARING: Assumed due North by Global Positioning System Data.

OWNER & DEVELOPER
BOSTON PROPERTIES, LLC
P.O. BOX 1356
FORT SMITH, AR 72902

NOTES:

1. This plat prepared for the purpose of recording Lots 2A thru 2C and easements.
2. Each lot corner will be marked by an existing survey monument or by a set rebar with a yellow cap stamped LS 988 or LS 1654.
3. All dimensions along curves are chord distances.

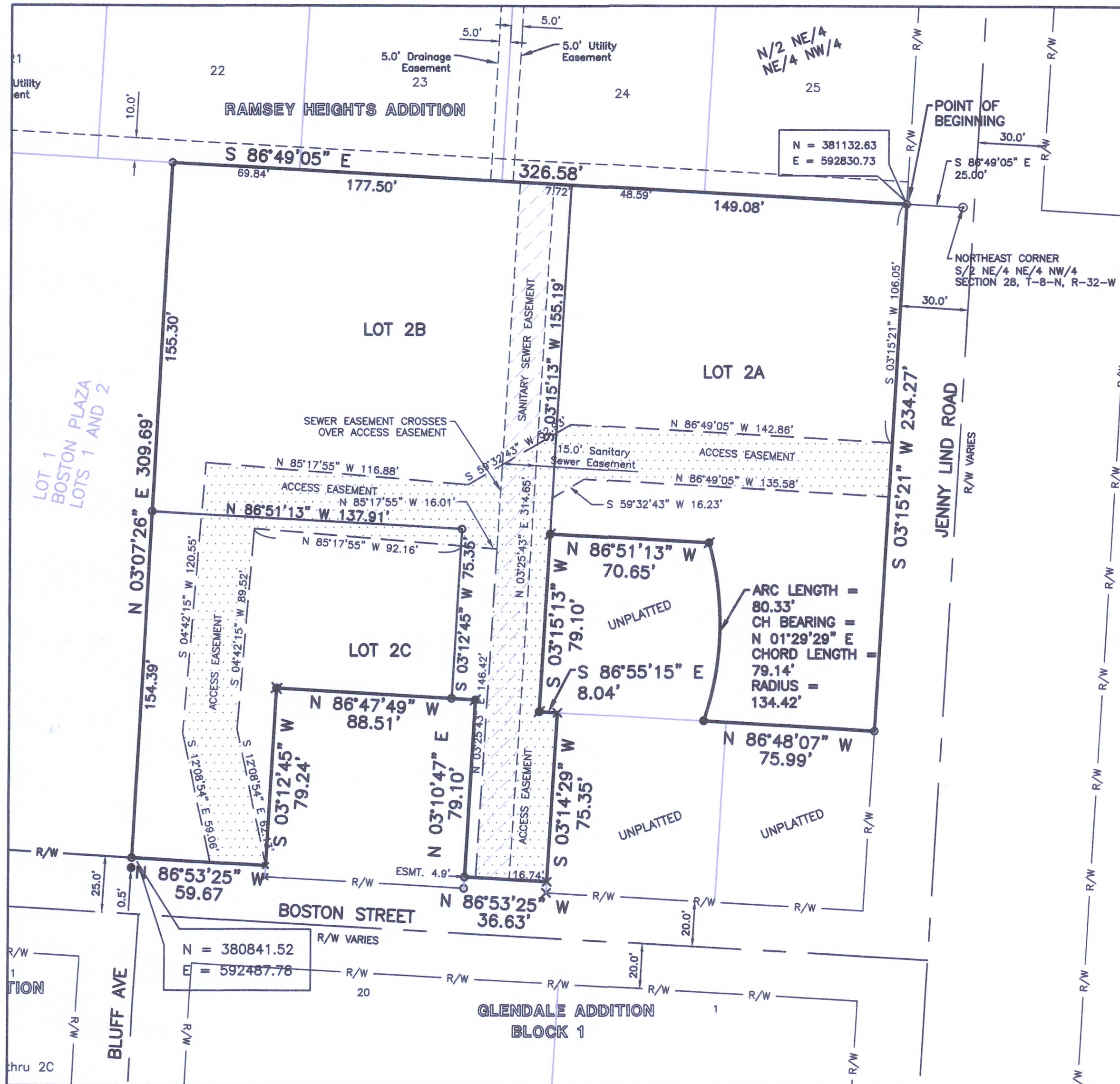


LEGEND	
Set Iron Pin	
Exist. Iron Pin	
Chiseled 'X' in Conc.	
Exist. PK Nail	

CERTIFICATION

I, Ronald Brixey, hereby certify by my signature and seal that to the best of my knowledge, this plan conforms to the standards of the City of Fort Smith, Arkansas Unified Development Ordinance (Ordinance No. 36-09) as adopted on May 19, 2009, including subsequent revisions and additions to date.

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BOSTON PLAZA LOTS 2A THRU 2C

BEING AN ADDITION TO THE CITY OF FORT SMITH
PART OF THE S/2 OF THE NE/4 OF THE NE/4 OF THE NW/4
SECTION 28, T-8-N, R-32-W
SEBASTIAN COUNTY, ARKANSAS

NOVEMBER 2023

Brixey Engineering & Land Surveying, Inc.
Land Surveyors - Consulting Engineers
P.O. Box 6180 Ft. Smith, Ark. 72906 (479)646-6394

Chairman *Dem Keefer* Date *November 30, 2023*
Secretary *Holly Wilson*

William Hanna
Boston Properties, LLC - William Hanna, Managing Partner

Sworn to and subscribed before me this day *11-28-23*
Notary Public *Marilyn L. Alley*
My Commission Expires *01-09-2030*



2023-23443
Certificate of Record
FORT SMITH DISTRICT
SEBASTIAN COUNTY, ARKANSAS
SHARON BROOKS, CO CLERK & RECORDER
11/30/2023 11:35:33 AM
PLAT SURV RECORDING FEE 15.00
Pages: 1



Ronald N. Brixey
Ronald N. Brixey
Registered Professional Engineer
Arkansas Reg. No. 4456



Ronald N. Brixey
Ronald N. Brixey
Registered Land Surveyor
Arkansas Reg. No. 988

ACCESS AND UTILITY SERVICE LINES AGREEMENT
All access drive isles existing on the property or which might be added at a later date are to be shared between all current or future owners without limitation. This agreement is binding on all current and future owners of any portion of the property.

UTILITY SERVICE LINES
The locations of all utility service lines are currently unknown. These lines are to be considered to lie in a blanket easement. All repairs to driveways or parking areas resulting from maintenance of said lines will be the responsibility of the owner of which ever lot that said service line serves

PROPERTY DESCRIPTION
Lot 2, Boston Plaza Lots 1 and 2, Fort Smith, Sebastian County, Arkansas, as filed for record on April 27, 2021.