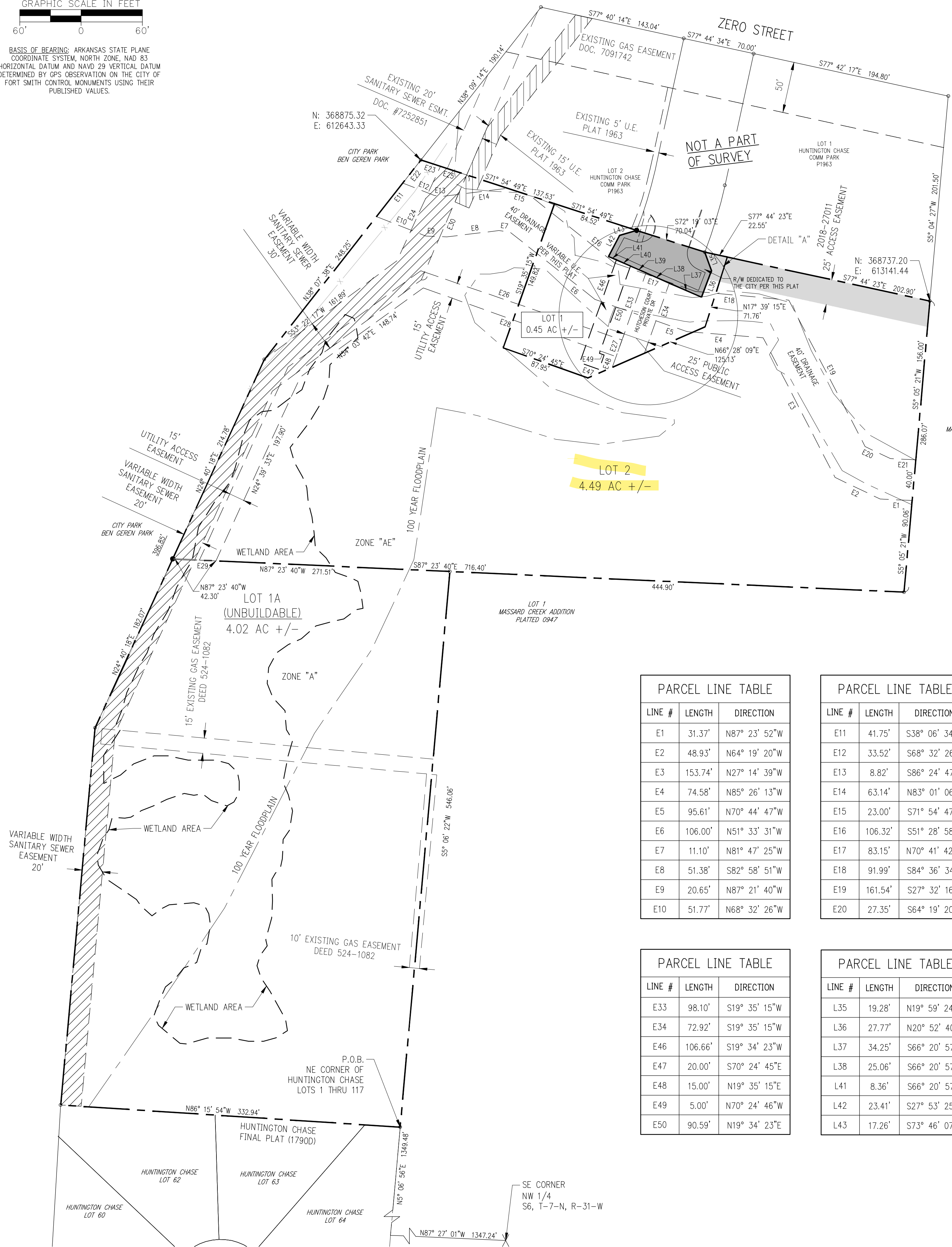


BASIS OF BEARING: ARKANSAS STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD 83
HORIZONTAL DATUM AND NAVD 29 VERTICAL DATUM
DETERMINED BY GPS OBSERVATION ON THE CITY OF
FORT SMITH CONTROL MONUMENTS USING THEIR
PUBLISHED VALUES.



THE LANDING AT HUNTINGTON CHASE COMMERCIAL PARK

PROPERTY DESCRIPTION

SURVEY DESCRIPTION

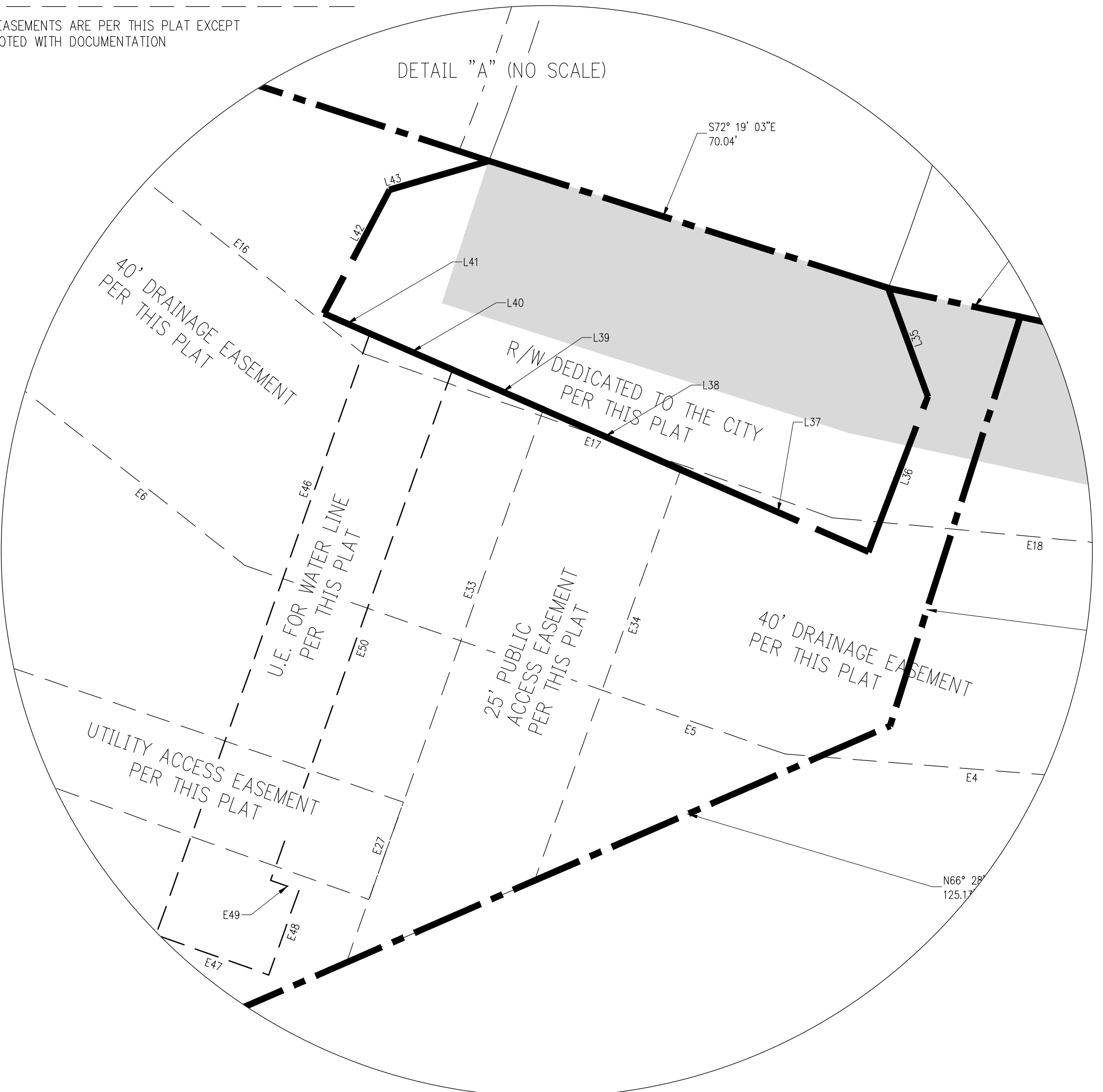
A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 31 WEST, FORT SMITH, SEBASTIAN COUNTY, ARKANSAS, ALSO KNOWN AS A PART OF LOTS 1 AND 2 OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 7 NORTH, FORT SMITH ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87°27'01" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1347.24 FEET; THENCE NORTH 05°06'56" EAST A DISTANCE OF 1349.48 FEET TO THE POINT OF BEGINNING AND THE NORTH BOUNDARY LINE OF HUNTINGTON CHASE SUBDIVISION FINAL PLAT; THENCE ALONG SAID NORTH LINE NORTH 86°15'54" WEST A DISTANCE OF 332.94 FEET; THENCE LEAVING SAID NORTH LINE NORTH 05°12'08" EAST A DISTANCE OF 370.62 FEET; THENCE NORTH 24°40'18" EAST A DISTANCE OF 396.85 FEET; THENCE NORTH 38°07'38" EAST A DISTANCE OF 248.25 FEET TO THE SOUTH BOUNDARY LINE OF HUNTINGTON CHASE COMMERCIAL PARK, SURVEY P1963; THENCE ALONG THE SOUTH BOUNDARY LINE AS FOLLOWS: SOUTH 71°54'49" EAST A DISTANCE OF 222.05 FEET, SOUTH 72°19'03" EAST A DISTANCE OF 70.04 FEET, SOUTH 77°44'23" EAST A DISTANCE OF 225.45 FEET; THENCE LEAVING SAID SOUTH BOUNDARY LINE: SOUTH 05°05'21" WEST A DISTANCE OF 286.07 FEET; THENCE NORTH 87°23'40" WEST A DISTANCE OF 444.90 FEET; THENCE SOUTH 05°06'22" WEST A DISTANCE OF 546.06 FEET TO THE POINT OF BEGINNING. CONTAINING 9.06 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

LEGEND

- FOUND IRON PIN
- SET 5/8" REBAR W/ CAP

ALL EASEMENTS ARE PER THIS PLAT EXCEPT AS NOTED WITH DOCUMENTATION



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
E1	31.37'	N87° 23' 52"W
E2	48.93'	N64° 19' 20"W
E3	153.74'	N27° 14' 39"W
E4	74.58'	N85° 26' 13"W
E5	95.61'	N70° 44' 47"W
E6	106.00'	N51° 33' 31"W
E7	11.10'	N81° 47' 25"W
E8	51.38'	S82° 58' 51"W
E9	20.65'	N87° 21' 40"W
E10	51.77'	N68° 32' 26"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
E11	41.75'	S38° 06' 34"W
E12	33.52'	S68° 32' 26"E
E13	8.82'	S86° 24' 47"E
E14	63.14'	N83° 01' 06"E
E15	23.00'	S71° 54' 47"E
E16	106.32'	S51° 28' 58"E
E17	83.15'	N70° 41' 42"W
E18	91.99'	S84° 36' 34"E
E19	161.54'	S27° 32' 16"E
E20	27.35'	S64° 19' 20"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
E21	24.94'	S87° 19' 18"E
E22	28.73'	S38° 09' 10"W
E23	20.05'	S71° 54' 24"E
E24	101.71'	S24° 41' 51"W
E25	27.05'	N71° 55' 04"W
E26	208.22'	N71° 02' 14"W
E27	17.27'	N19° 35' 15"E
E28	200.30'	S70° 24' 28"E
E29	16.18'	S87° 23' 40"E
E30	112.03'	N23° 25' 57"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
E33	98.10'	S19° 35' 15"W
E34	72.92'	S19° 35' 15"W
E46	106.66'	S19° 34' 23"W
E47	20.00'	S70° 24' 45"E
E48	15.00'	N19° 35' 15"E
E49	5.00'	N70° 24' 46"W
E50	90.59'	N19° 34' 23"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L35	19.28'	N19° 59' 24"W
L36	27.77'	N20° 52' 40"E
L37	34.25'	S66° 20' 57"E
L38	25.06'	S66° 20' 57"E
L41	8.36'	S66° 20' 57"E
L42	23.41'	S27° 53' 25"W
L43	17.26'	S73° 46' 07"W

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 18883-0000-02887-00, EFFECTIVE DATE 1/08/2004.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

SURVEY DESCRIPTION:

"THE LANDING SUBDIVISION", AN ADDITION TO THE CITY OF FORT SMITH, SEBASTIAN COUNTY, ARKANSAS (FILED-_____)

PLANNING COMMISSION APPROVAL

DATE: _____

CHAIRMAN: _____

SECRETARY: _____

ALLOTTERS:

ERC HOLDINGS LLC / ROD COLEMAN MANAGER

STATE OF ARKANSAS

COUNTY OF SEBASTIAN

SWORN AND SUBSCRIBED

BEFORE ME THIS _____ DAY OF _____ 2021

NOTARY PUBLIC: _____

MY COMMISSION EXPIRED: _____

THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY FOR UTILITY, 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.

DETAIL "A" (NO SCALE)

CERTIFICATE OF SURVEYING ACCURACY

I, RODNEY D. WOODS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

CRAFTON, TULL & ASSOCIATES, INC.
BY RODNEY D. WOODS (AGENT)

SIGNED: _____

RODNEY D. WOODS
PROFESSIONAL LAND SURVEYOR
NO. 1559
STATE OF ARKANSAS

ALL COPIES THAT DO NOT BEAR AN ORIGINAL SEAL AND SIGNATURE MAY HAVE BEEN ALTERED.
THE ABOVE DECLARATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

500-07N-31W-0-06-400-65-1559

RECORD INFORMATION

THE LANDING
AT HUNTINGTON CHASE
COMMERCIAL PARK

PREPARED FOR:
ERC HOLDINGS LLC

ARKANSAS

FT SMITH

VICINITY MAP

DELTA	DESCRIPTION	DATE
PER CITY	03/04/2020	
LOT CONFIG / ADDED LOT 2	04/29/2020	
PER CITY	07/20/2020	
PER CITY	02/01/2021	
PER CITY	02/25/2021	

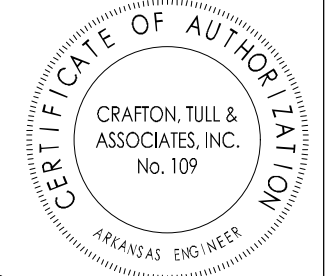
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901 N. 47th St., Suite 400
Rogers, Arkansas 72756

Crafton Tull
architecture | engineering | surveying

479.636.4838 f 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



PROJECT NO:	18108000
ISSUE DATE:	07/20/2020
CONTACT:	R. WOODS
CHECKED BY:	
SHEET NO:	