

LINE	BEARING	LENGTH
L1	S11°10'14"W	80.69'
L2	N87°19'05"W	125.61'
L3	N38°40'08"E	196.58'
L4	N24°56'28"W	29.40'

NW Corner
NW 1/4 NW 1/4
Sec. 33, Twp 20 N,
Rg 29 W,
Plats 14-262,
20-245, 20-219

N 747335.9991
E 699844.3846
2'x9' Sandstone in pile of rocks
N11°30'W 8.2' to a 6" Dogwood tree
S84°53'W 13.8' to a 14" Oak tree

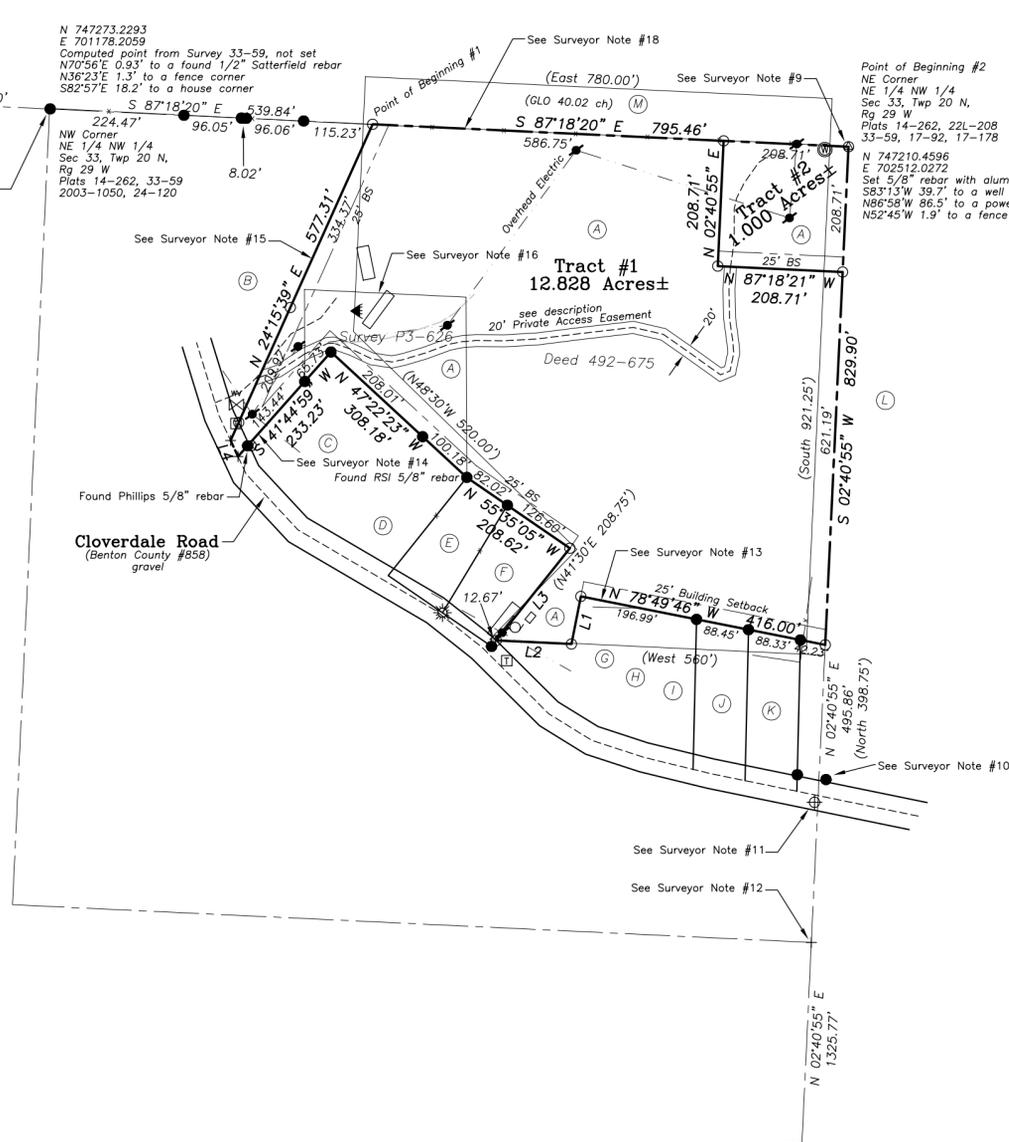
N 747273.2293
E 701178.2059
Computed point from Survey 33-59, not set
N70°56'E 0.93' to a found 1/2" Satterfield rebar
N36°23'E 1.3' to a fence corner
S82°57'E 18.2' to a house corner

Point of Beginning #2
NE Corner
NE 1/4 NW 1/4
Sec. 33, Twp 20 N,
Rg 29 W
Plats 14-262, 22L-208
33-59, 17-92, 17-178

N 747210.4596
E 702512.0272
Set 5/8" rebar with aluminum cap
S85°13'W 39.7' to a well
N86°58'W 86.5' to a power pole
N52°45'W 1.9' to a fence corner

Adjoining Owners

- A Parcel #18-05163-000
Nora Swadley
13848 Cloverdale Road
13.9 Acres±
- B Parcel #18-05159-000
Melanie D. Speed
13838 Cloverdale Road
1.00 Acres±
- C Parcel #18-05160-000
Harold J. Arnoldus and
Valerie Canada
13858 Cloverdale Road
0.96 Acres±
- D Parcel #18-5160-002
Jesus and Mary A.
Escalada
13864 Cloverdale Road
0.65 Acres±
- E Parcel #18-5161-001
Esmail J. and Wanda A.
Escalada
13888 Cloverdale Road
0.46 Acres±
- F Parcel #18-5161-000
Jesse R. Hurst
14896 Cloverdale Road
0.54 Acres±
- G Parcel #18-5156-000
W.L. and Lucy Pyles
13926 Cloverdale Road
0.50 Acres±
- H Parcel #18-5154-000
W.L. Pyles
Cloverdale Road
0.50 Acres±
- I Parcel #180515-000
W.L. and Lucy Pyles
14107 Cloverdale Road
0.50 Acres±
- J Parcel #18-5153-000
James Crites
13998 Cloverdale Road
0.50 Acres±
- K Parcel #18-5157-000
Buddy and Gladys Martin
13982 Cloverdale Road
0.50 Acres±
- L Parcel #18-05147-010
Collier Inc.
Cloverdale Road
5.10 Acres±
- M Parcel #18-04980-000
Delbert B. and Dorothy
M. Siaco
Andrew Ct.
21.52 Acres±



Surveyor's Notes:

- In providing this survey, no attempt has been made to show data concerning size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
- No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by the client and are noted hereon. There may exist other documents of record that affect this surveyed parcel.
- Ramsey Surveying, Inc. has made no additional investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Basis of bearings is Grid North according to the Arkansas Coordinate System, North Zone, derived from GPS rapid static method. Record bearings in parentheses are according to Deed Record 492 page 675.
- This plat represents a survey of Deed Record 492 page 675.
- The purpose of this survey is to locate the boundary lines as determined by various court cases, to show visible improvements and to split out a one acre parcel for the son of the owner.
- Horizontal coordinates shown on this survey were established by GPS rapid static method and are based on NAD 83 datum.
- Plat Record 2003-1050 shows this monument as found, but according to Clovis Satterfield, the monument was set. Apparently, the intent was to reset the monument at the location as shown on Phillips survey, Plat Record 33-59, but the actual location of the monument was about 1 foot too far to the East. This survey did not yield to the found rebar, but recomputed the location of the corner.
- On October 23, 2007, on my initial visit to this project, the client showed me a 5/8" rebar at this location. On November 8, 2007, the rebar had been removed. The dirt left by the rebar matched the distance and angle computed from Phillips survey, Plat Record 33-59, so I reset a 5/8" rebar with an aluminum cap at this location.
- Plat Records W-122 and 17-178 show this rebar as being on the East line of the NE 1/4 of the NW 1/4. This survey did not yield to this rebar.
- A 1" pipe was found at this location 5.57 feet West of the East line of the NE 1/4 of the NW 1/4.
- No monuments were found at this location.
- Mary Ellen Crites owned the NE 1/4 of the NW 1/4 lying North of Cloverdale Road until she sold a parcel, Deed Record 404 page 578, to Stover in February of 1969. In May of 1969, Crites sold to Swadley a parcel, Deed Record 407 page 194 (which was corrected by Deed Record 492 page 675). This deed to Swadley created an overlap. The description of the parcel on the deed to Swadley was somewhat ambiguous. After considering the language of the deed, the adjoining deeds, the possession lines on the ground and Plat Record X-162, it appears that the intent of the deed was to describe the portion of a parcel roughly 250 feet by 416 feet that lies North of Cloverdale Road. This survey yielded to found rebars along the North line of Plat Record X-162 and extended this line to the East line of the NE 1/4 of the NW 1/4 and extended the line West for a total length of 416 feet. This line also generally matches the location of a fence line, with no other signs of possession to the North. The Swadley boundary line continues from this point along the West line of Deed Record 404 page 578 until it intersects the South line of the parent tract deed, 407 page 194. The boundary line then runs West until it intersects the right-of-way of Cloverdale Road and the East boundary of a survey by Ramsey Surveying, Inc., Job #99043, Plat Record unknown.
- This boundary line and the line with the length of 308.18 feet were resolved by quiet title as decreed by Case 49 I 2090? #E 89-1301-2 in March of 1990.
- This boundary line was resolved by Case #E 2000-1497-5, which granted quiet title to Swadley from Speed. The distance call on this line was too short, but called for the line to extend to Cloverdale Road. The legal also called for the boundary line to extend farther Southeast along the centerline of Cloverdale Road, but the West boundary line of the adjoining had already been established by Case #E 89-1301-2, as previously mentioned. Case #E 2000-1497-5 also established an ingress/egress easement for both Speed and Swadley.
- Plat Record P3-626 was a Tract Split approved by the Benton County Planning Commission for Swadley, however, apparently title never changed hands. This plat also dedicated access easements, the centerlines being shown on this survey.
- This plat is dedicating a new Private Access Easement as described and shown hereon to access Tract #2.
- This boundary line was resolved by Case #E 90-713-2 and again by Case #CA 90-542. The court ruled that the line shown on Plat Record 14-262 was the actual boundary line and that the plaintiff did not prove evidence of adverse possession.

Owner's Certification and Dedication

We, the undersigned, do hereby certify that we are the sole owners of the hereon platted property, that I have caused the land described to be surveyed, divided, platted and do hereby dedicate all streets and utility easements for the use of the general public and for installation of utilities, and all access easements for private use.

Date _____ Owner _____
Date _____ Owner _____

State of Arkansas
County of _____
Subscribed and sworn before me this _____ day of _____, 20____.

Notary Public _____

My commission expires _____

Approval

Approved and recommended for acceptance by the Benton County Planning Commission this _____ day of _____, 20____.

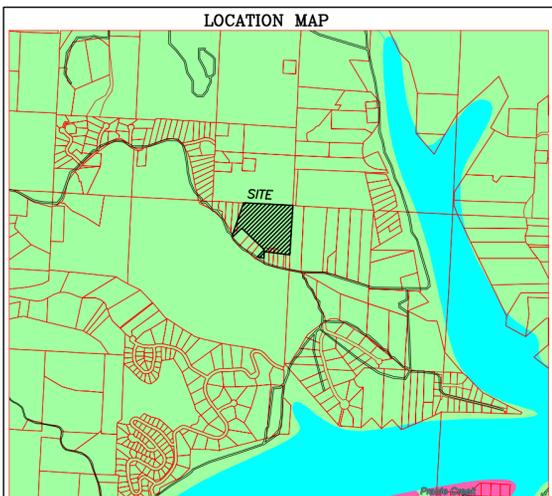
Chairman _____

County Court's Certification

Lands dedicated for easements, rights-of-way and other public uses are accepted for the public by the County of Benton. This certificate is not an acceptance of the responsibility to maintain roads which are constructed in rights-of-way.

County Judge _____

NOTE: Approval of this plat does not carry any assurances that the lot or lots will qualify for a septic system permit from the County Health Department.



Survey Description of Tract #1

Located in a part of the NE 1/4 of the NW 1/4 of Section 33, Township 20 North, Range 29 West in Benton County, Arkansas, more precisely described as follows: Starting at the Northwest Corner of the NE 1/4 of the NW 1/4 of Section 33; thence along the North line of the NE 1/4 of the NW 1/4, South 87 degrees 18 minutes 20 seconds East, 539.84 feet to a set 5/8" rebar and the true POINT OF BEGINNING; thence continue along said line, South 87 degrees 18 minutes 20 seconds East 586.75 feet to a set 5/8" rebar; thence South 02 degrees 40 minutes 55 seconds West, 208.71 feet to a set 5/8" rebar; thence South 87 degrees 18 minutes 21 seconds East, 208.71 feet to a set 5/8" rebar; thence along the East line of the NE 1/4 of the NW 1/4, South 02 degrees 40 minutes 55 seconds West, 621.19 feet to a set 5/8" rebar; thence North 78 degrees 49 minutes 46 seconds West, 416.00 feet to a set 5/8" rebar; thence South 11 degrees 10 minutes 14 seconds West, 80.69 feet to a set 5/8" rebar; thence North 87 degrees 19 minutes 05 seconds East, 125.61 feet to a set 5/8" rebar; thence North 38 degrees 40 minutes 08 seconds East, 196.58 feet to a set 5/8" rebar; thence North 55 degrees 35 minutes 05 seconds East, 208.62 feet to a found Ramsey 5/8" rebar; thence North 47 degrees 22 minutes 23 seconds West, 308.18 feet to a found 1/2" rebar; thence South 41 degrees 44 minutes 59 seconds West, 233.23 feet; thence along the centerline of Cloverdale Road (Benton County #858), North 24 degrees 56 minutes 28 seconds West, 29.40 feet; thence North 24 degrees 15 minutes 39 seconds East, 577.31 feet to a set 5/8" rebar and the true POINT OF BEGINNING containing 12.828 acres more or less and being subject to the right-of-way of Cloverdale Road (Benton County #858) and any easements of record.

Survey Description of Tract #2

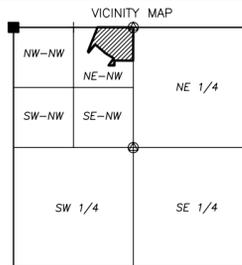
Located in a part of the NE 1/4 of the NW 1/4 of Section 33, Township 20 North, Range 29 West in Benton County, Arkansas, more precisely described as follows: Starting at a set 5/8" rebar with an aluminum cap at the Northeast Corner of the NE 1/4 of the NW 1/4 of Section 33 for the true POINT OF BEGINNING; thence along the East line of the NE 1/4 of the NW 1/4, South 02 degrees 40 minutes 55 seconds West, 208.71 feet to a set 5/8" rebar; thence North 87 degrees 18 minutes 21 seconds West, 208.71 feet to a set 5/8" rebar; thence North 02 degrees 40 minutes 55 seconds East, 208.71 feet to a set 5/8" rebar; thence along the North line of the NE 1/4 of the NW 1/4, South 87 degrees 18 minutes 20 seconds East, 208.71 feet to a set 5/8" rebar and the true POINT OF BEGINNING containing 1.000 acres more or less and being subject to any easements of record.

Survey Description of Private Access Easement

Located in a part of the NE 1/4 of the NW 1/4 of Section 33, Township 20 North, Range 29 West in Benton County, Arkansas, more precisely described as follows: Starting at the Northwest Corner of the NE 1/4 of the NW 1/4 of Section 33; thence South 87 degrees 18 minutes 20 seconds East, 539.84 feet to a set 5/8" rebar; thence South 24 degrees 15 minutes 39 seconds West, 462.17 feet to the true POINT OF BEGINNING; thence along the centerline of a 20 foot wide private access easement as dedicated by this plat the following courses:
North 72 degrees 03 minutes 16 seconds East, 34.63 feet;
thence North 56 degrees 50 minutes 20 seconds East, 52.97 feet;
thence North 65 degrees 36 minutes 54 seconds East, 41.13 feet;
thence North 86 degrees 56 minutes 49 seconds East, 9.82 feet;
thence South 70 degrees 43 minutes 54 seconds East, 32.79 feet;
thence South 65 degrees 04 minutes 59 seconds East, 36.39 feet;
thence South 81 degrees 14 minutes 34 seconds East, 34.14 feet;
thence North 77 degrees 50 minutes 56 seconds East, 19.89 feet;
thence North 73 degrees 36 minutes 50 seconds East, 37.36 feet;
thence North 69 degrees 48 minutes 30 seconds East, 42.76 feet;
thence North 78 degrees 38 minutes 02 seconds East, 20.68 feet;
thence North 85 degrees 21 minutes 26 seconds East, 24.84 feet;
thence South 89 degrees 29 minutes 42 seconds East, 46.98 feet;
thence North 86 degrees 42 minutes 21 seconds East, 55.27 feet;
thence North 82 degrees 53 minutes 24 seconds East, 70.19 feet;
thence North 83 degrees 24 minutes 29 seconds East, 91.21 feet;
thence South 77 degrees 02 minutes 13 seconds East, 51.51 feet;
thence South 55 degrees 05 minutes 29 seconds East, 48.41 feet;
thence South 54 degrees 32 minutes 11 seconds East, 68.35 feet;
thence North 67 degrees 42 minutes 00 seconds East, 17.33 feet;
thence North 11 degrees 44 minutes 20 seconds East, 30.17 feet;
thence North 04 degrees 14 minutes 19 seconds West, 15.53 feet;
thence North 07 degrees 44 minutes 08 seconds West, 43.22 feet;
thence North 01 degrees 13 minutes 40 seconds West, 48.13 feet;
thence North 03 degrees 42 minutes 12 seconds East, 31.78 feet;
thence North 07 degrees 37 minutes 45 seconds East, 5.70 feet;
to the end of said easement and the South boundary line of Tract #2 as shown on this survey plat.

Surveyor's Certification

To Rick Swadley: This is to certify that an accurate survey was made of the hereon-described property and that this plat is the result of that survey. The land was surveyed under the supervision of Jim Ramsey, P.S. #6227, with a part of said survey filed with the Arkansas State Land Surveyor's Office in Little Rock, Arkansas.
FLOOD CERTIFICATION: According to this survey, no part of the above described land appears to lie in a known flood area, according to FIRM Community Panel number 05007C0280 J, effective date, September 28, 2007. The property surveyed is located in Zone X. This survey and plat was completed on November 19, 2007.



LEGEND

- Found 5/8" Rebar
- Set 5/8" Rebar
- Lake Monument
- Found Pipe
- Stone
- Gas Meter
- Telephone Pedestal
- Power Pole
- Water Meter
- Computed Cotton Spindle
- Light Pole
- Propane Tank
- Well
- Property Boundary
- Centerline
- Overhead Electric
- Quarter-quarter line
- Building Setback
- Fence



Jim F. Ramsey RLS #1227
1729 West Poplar Street
Rogers, Ar. 72758
www.ramseysurveying.com

Job: Family Tract Split For
Rick Swadley

Scale 1"=200'
Date: 11/19/07

Drawn By: JFR
Rev: _____

Location: Pt. of the NE 1/4 NW 1/4
Sec. 33, Twp. 20 N, Rg. 29 W

500-20N-29W-33-33-410-04-1227

RAMSEY SURVEYING, INC.
479-631-6663 479-692-4977 Fax 479-693-4428 07143