



**LEGAL DESCRIPTION**

A PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, BOTH IN TOWNSHIP 5 NORTH, RANGE 14 WEST, AND A PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 13 WEST, ALL IN FAULKNER COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PHASE I OF THE VILLAGE AT HENDRIX, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF STEEL AVENUE; THENCE NORTH 81°56'41" EAST, 152.01 FEET; THENCE 260.68 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2030.36 FEET, THROUGH A CENTRAL ANGLE OF 07°21'22", AND HAVING A CHORD WHICH BEARS NORTH 78°12'26" EAST, 260.50 FEET; THENCE NORTH 71°44'49" EAST, 10.96 FEET; THENCE SOUTH 15°12'55" EAST, 75.43 FEET; THENCE 87.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 15°38'19", AND HAVING A CHORD WHICH BEARS SOUTH 07°23'47" EAST, 87.07 FEET; THENCE SOUTH 00°25'22" WEST, 180.76 FEET; THENCE SOUTH 89°53'38" WEST, 146.80 FEET; THENCE SOUTH 89°24'38" WEST, 180.10 FEET; THENCE SOUTH 00°34'51" EAST, 63.65 FEET; THENCE SOUTH 87°38'47" WEST, 177.76 FEET; THENCE 200.03 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 529.00 FEET, THROUGH A CENTRAL ANGLE OF 21°39'55", AND HAVING A CHORD WHICH BEARS SOUTH 05°38'20" WEST, 198.84 FEET; THENCE SOUTH 16°28'17" WEST, 75.55 FEET; THENCE 52.01 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 371.00 FEET, THROUGH A CENTRAL ANGLE OF 08°01'53", AND HAVING A CHORD WHICH BEARS SOUTH 12°27'20" WEST, 51.96 FEET; THENCE NORTH 81°33'36" WEST, 5.50 FEET; THENCE 50.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 376.50 FEET, THROUGH A CENTRAL ANGLE OF 07°44'51", AND HAVING A CHORD WHICH BEARS SOUTH 04°33'58" WEST, 50.87 FEET; THENCE SOUTH 00°41'33" WEST, 89.37 FEET; THENCE 70.96 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 73.50 FEET, THROUGH A CENTRAL ANGLE OF 55°9'07", AND HAVING A CHORD WHICH BEARS SOUTH 28°21'07" WEST, 68.24 FEET; THENCE SOUTH 86°00'40" WEST, 48.23 FEET TO THE EASTERLY RIGHT-OF-WAY OF HARKRIDER ST. (ALSO KNOWN AS U.S. HWY 65B); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FIFTEEN (15) CALLS: 1) NORTH 25°24'35" WEST 21.73 FEET; 2) NORTH 50°20'58" WEST 32.32 FEET; 3) NORTH 50°21'22" WEST 29.59 FEET; 4) NORTH 58°27'06" WEST 12.70 FEET; 5) NORTH 46°29'07" WEST 183.53 FEET; 6) NORTH 35°31'24" WEST 48.62 FEET; 7) NORTH 25°21'29" WEST 21.42 FEET; 8) NORTH 27°07'43" WEST 101.03 FEET; 9) NORTH 25°42'40" WEST 67.21 FEET; 10) NORTH 14°24'47" WEST 30.19 FEET; 11) NORTH 20°44'55" WEST 25.76 FEET; 12) NORTH 20°45'12" WEST 258.66 FEET; 13) NORTH 01°34'53" WEST 48.71 FEET; 14) NORTH 21°54'09" EAST 37.60 FEET; AND 15) NORTH 21°44'06" WEST 51.62 FEET TO A POINT ON THE SOUTH LINE OF PHASE I OF THE VILLAGE AT HENDRIX; THENCE ALONG SAID SOUTH LINE THE FOLLOWING SIX (6) CALLS: 1) NORTH 73°16'43" EAST 115.80 FEET; 2) THENCE 30.31 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.00 FEET, 30.31 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°01'26", AND HAVING A CHORD WHICH BEARS SOUTH 75°42'34" EAST 28.85 FEET; 3) THENCE 81.02 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 87.00 FEET, THROUGH A CENTRAL ANGLE OF 53°21'28", AND HAVING A CHORD WHICH BEARS SOUTH 71°22'35" EAST 78.12 FEET; 4) NORTH 81°56'41" EAST 244.07 FEET; 5) NORTH 86°00'27" EAST 70.57 FEET; AND 6) NORTH 81°56'41" EAST 97.70 FEET TO THE POINT OF BEGINNING, CONTAINING 11.44 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- THIS SURVEY REPRESENTS A SUBDIVISION OF THE LANDS OWNED BY HENDRIX COLLEGE, LOCATED IN THE CITY OF CONWAY, FAULKNER COUNTY, ARKANSAS.
- THE FOLLOWING DOCUMENTS (DEEDS/MAPS/PLATS) WERE USED IN THE CONSTRUCTION OF THIS SURVEY:  
A. PLAT OF SURVEY BY MCLELLAND CONSULTING ENGINEERS INC. FOR THE VILLAGE AT HENDRIX - PHASE I DATED JUNE 30, 2009.  
B. ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT-OF-WAY PLANS FOR HARKRIDER ST. (HWY. 65B) JOB 080199, FAULKNER COUNTY, ARKANSAS.  
C. PLAT OF SURVEY BY AMI ENGINEERING, INC. (DELBERT VANLANDINGHAM PLS NO. 732) FOR HENDRIX COLLEGE DATED JUNE 18, 1997.  
D. ALL DEEDS REFERENCED HEREON.
- BASIS OF BEARINGS IS THE ARKANSAS STATE PLANE COORDINATE SYSTEM NAD 83 (1997) HARN, NORTH ZONE, BASED ON CAGIS MONUMENTS 1004 AND 1022.
- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD 88.
- BASIS OF ACCEPTANCE OF PLSS CORNERS:  
A. COMPUTED POSITIONS ACCEPTED POSITION BASED ON THE FOREMENTIONED PLAT OF SURVEY BY AMI ENGINEERING, INC., REFERENCED IN NOTE NO. 2C.  
B. WATER AND SEWER UTILITY SERVICES TO BE PROVIDED BY CONWAY CORPORATION.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 05045C0277H AND MAP NO. 05045C0281H, BOTH DATED DECEMBER 19, 2006.
- SURVEYED PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF CONWAY, ARKANSAS, AND THEREFORE MUST MEET ZONING REQUIREMENTS FOR ZONE-TND.
- ALL SET CORNERS SHOWN HEREON ARE TO BE SET AFTER FINAL PLAT APPROVAL.
- THE RELATIVE POSITIONAL ACCURACY FOR THE BOUNDARY MONUMENTS SET ON THIS SURVEY IS LESS THAN 0.25 FEET, MEETING THE CLASS A REQUIREMENTS FROM THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS, DATED MAY 21, 2009.
- ALL OF LOT D-1 IS TO BE DEDICATED AS A UTILITY EASEMENT AND A 100 YEAR FLOODWAY AND DRAINAGE EASEMENT BY THIS PLAT.
- FIELD WORK COMPLETED ON NOVEMBER 14, 2012.

**CERTIFICATE OF OWNER**

WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAD OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE (STREETS, ALLEYS, DRIVES, EASEMENTS, ETC.) AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: 11-20-13

ELLIS ARNOLD  
HENDRIX COLLEGE  
1600 WASHINGTON  
CONWAY, AR 72032

SOURCE OF TITLE: DEED BOOK 83 PAGE 335

**CERTIFICATE OF SURVEY ACCURACY**

I, JONATHAN B. HAMNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: 11-19-13

JONATHAN B. HAMNER  
ARKANSAS REGISTERED LAND SURVEYOR NO. 1524

**CERTIFICATE OF FINAL PLAT APPROVAL**

PURSUANT TO THE CONWAY SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: 11-15-2014

CONWAY PLANNING DIRECTOR

**CERTIFICATE OF RECORDING**

THIS DOCUMENT FILED FOR RECORD

DATE: 11-15-14  
at 1:57 o'clock P.M.  
RHONDA WHARTON, CLERK  
By M. Williams D.C.

**OWNER**  
HENDRIX COLLEGE  
1600 WASHINGTON  
CONWAY, AR 72032

**ACREAGE TABLE**

SECTION	1/4	NE 1/4	AC±
SECTION 1, T5N-R14W	SE 1/4	NE 1/4	3.30 AC±
SECTION 6, T5N-R13W	SW 1/4	NW 1/4	0.03 AC±
	NE 1/4	NE 1/4	0.48 AC±

**LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/CAP NO. 1524
- SET CAGIS MONUMENT
- △ COMPUTED/CALCULATED CORNER
- EASEMENT PI POINT
- PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE
- EXISTING EASEMENT AREA
- CROSS ACCESS EASEMENT AREA
- UTILITY EASEMENT AREA
- 100 YEAR FLOODWAY & DRAINAGE EASEMENT