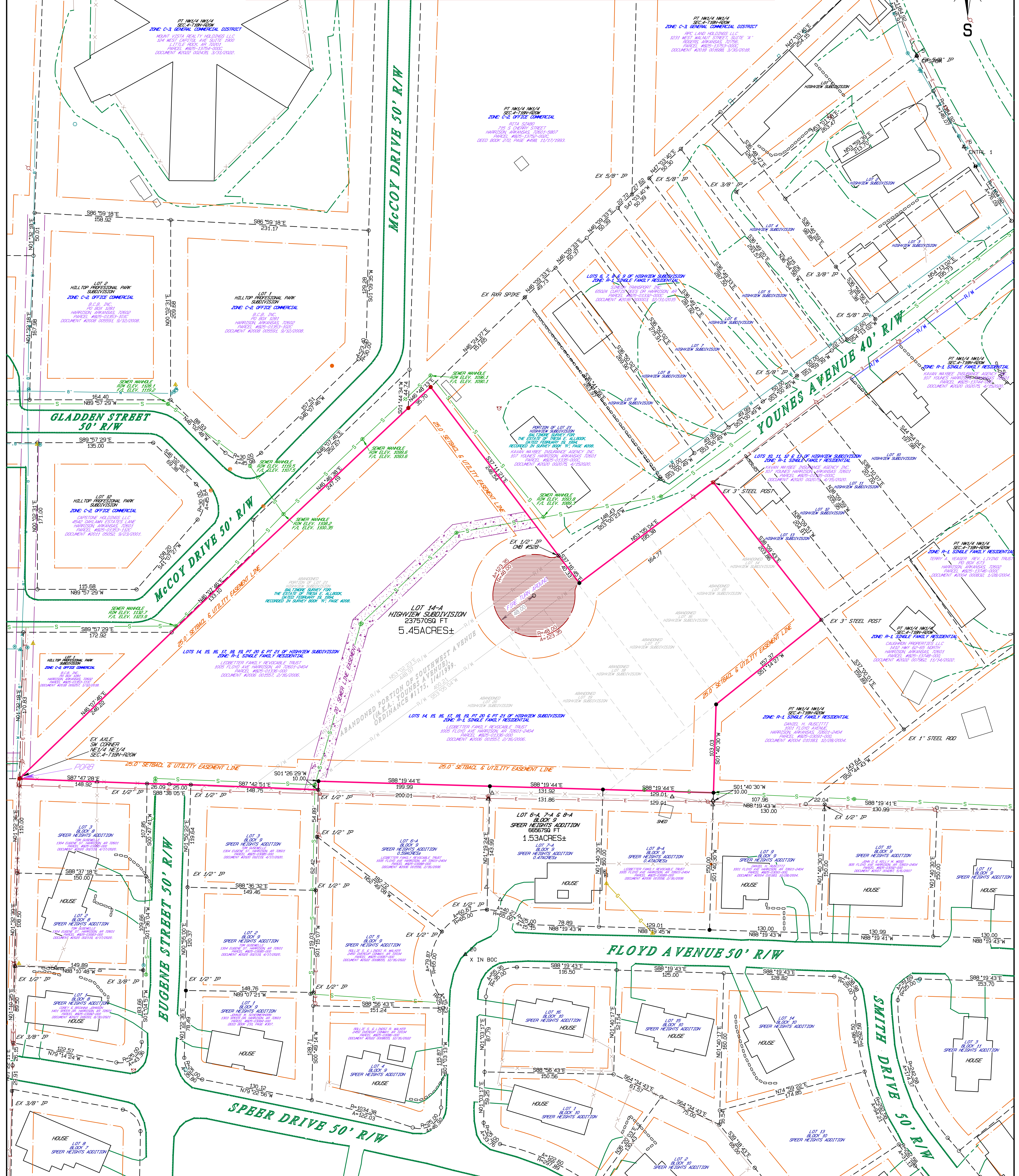
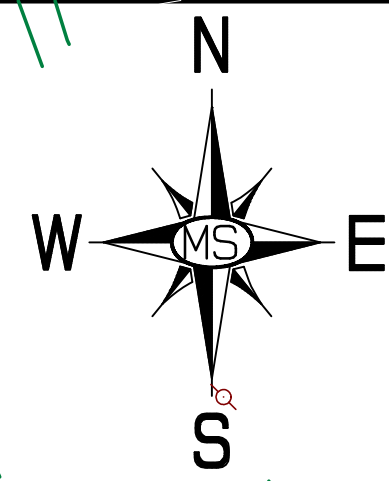


REVISED PLAT OF LOTS 14, 15, 16, 17, 18, 19, 20 & 21 HIGHVIEW SUBDIVISION A REVISION TO THE PLAT OF LOTS 1- 21 OF HIGHVIEW SUBDIVISION, DATED FEB. 25, 1945, TO THE CITY OF HARRISON



PROPERTY DESCRIPTION:
A PART OF THE NORTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP 128 NORTH RANGE NORTH (30) WEST BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF SAID CITY AND THE SOUTHWEST CORNER OF SAID QUARTER, THENCE ALONG THE NORTH LINE OF SAID HIGHVIEW SUBDIVISION NORTH 00°58'54" E 243.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 60°53'13" E 132.56 FEET TO A SET 5/8" IRON PIN WITH CAP #1899 FOR THE NORTH CORNER OF LOT TWENTY-ONE (21) OF HIGHVIEW SUBDIVISION; THENCE ALONG THE LINE BETWEEN LOT TWENTY-ONE (21) AND LOT TWENTY (20) SOUTH 97°11'11" E 243.17 FEET TO A 1/2" IRON PIN ON THE NORTH LINE OF SAID QUARTER; THENCE SOUTH 89°53'13" E 132.56 FEET TO THE SOUTHWEST CORNER OF SAID CITY AND THE SOUTHWEST CORNER OF SAID QUARTER. THENCE SOUTH 89°53'13" E 132.56 FEET TO A SET 5/8" IRON PIN WITH CAP #1899 FOR THE NORTH CORNER OF LOT TWENTY (20) OF HIGHVIEW SUBDIVISION; THENCE SOUTH 89°53'13" E 132.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES, MORE OR LESS.

SUBJECT TO:
A PART OF THE NORTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP 128 NORTH RANGE NORTH (30) WEST BOONE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF SAID CITY AND THE SOUTHWEST CORNER OF SAID QUARTER, THENCE SOUTH 89°53'13" E 132.56 FEET TO A SET 5/8" IRON PIN WITH CAP #1899 FOR THE NORTH CORNER OF LOT TWENTY (20) OF HIGHVIEW SUBDIVISION; THENCE SOUTH 89°53'13" E 132.56 FEET TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES, MORE OR LESS.

CERTIFICATE OF OWNER:
ME, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAYED OFF, PLATTED AND SUBMITTED, AND DO HEREBY LAY OFF, PLAT, AND SUBSCRIBE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

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

CERTIFICATE OF RECORDING:
THIS DOCUMENT FILED FOR RECORD ON THIS DATE OF: MARCH 22, 2023, PLAT CABINET A, SLEEVE # []

DATE OF EXECUTION: MARCH 22, 2023

SIGNED: [Signature]

DATE: 4/14/2023

SIGNED: [Signature]

OWNER:
LEDBETTER FAMILY REVOCABLE TRUST
1025 FLOYD AVENUE
HARRISON, ARKANSAS 72601-2404

1 LOT TOTAL
ZONE: C-2 OFFICE COMMERCIAL

LOT SIZE:
TOTAL LOT SIZE: 5.45 ACRES
MINIMUM LOT SIZE: 0.2 ACRES
MAXIMUM LOT SIZE: 5.45 ACRES
MINIMUM SETBACK: 5.0 ACRES
MAXIMUM SETBACK: 5.45 ACRES

SETBACKS:
ALL SETBACKS ARE UTILITY EASEMENTS FROM: 25.0 FEET

UTILITY NOTES:
PROPERTY BETWEEN ALL LOT LINES AND SETBACK LINES ARE UTILITY EASEMENTS.

UTILITY NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYORS CERTIFICATION:
THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED LAND HAS BEEN SURVEYED. THE CORNERS ARE MARKED AS SHOWN AND ARE IN ACCORDANCE WITH EXISTING MONUMENTS IN THE VICINITY. THIS CERTIFICATION IS FOR AND LIMITED TO THE PARTIES SHOWN HEREON.

LINE LEGEND:

- 8.0" C.E. ASPHALT / C.C. ECT. (BOLD)
- EASEMENTS (THIN)
- SETBACKS (THIN)
- PROPERTY LINES (BOLD)
- ACCESSORY BOUNDARY LINES (MEDIUM)
- CONTOUR LINES (THIN)
- INDEX LINES (MEDIUM)
- 6" GAS LINE
- 4" WATER LINE
- 12" WATER LINE
- 18" WATER LINE
- 12" WATER LINE
- 18" WATER LINE

VICINITY MAP

GRAPHIC SCALE 1"=50'

REGISTERED PROFESSIONAL LAND SURVEYOR
Charles A. McCutcheon
STATE OF ARKANSAS
No. 1389
SIGNATURE

ARKANSAS ONE CALL REFERENCE # NONE

McCutcheon Surveying, Inc.
CHARLES A. McCUTCHEON PLS. PRES. JOB #006-0123
CARL McCUTCHEON PLS. DATE: 4/APRIL/2023
6221 RIDGLE DRIVE
HARRISON, ARKANSAS 72601
500-18N-20W-0-04-440-05-1389
STATE SURVEYORS INDEX NO.