

# ALTA/NSPS LAND TITLE SURVEY

## (PAGE 2 OF 2)



NW CORNER  
LOT 3, BLOCK 8  
PER SURVEYS 2012-3761 & 2003-17032

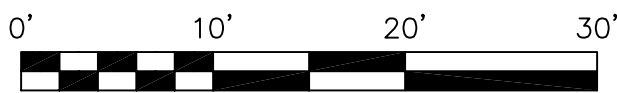
EXISTING FENCE LINE ON THE  
WEST SIDE OF PROPERTY IS  
GENERALLY 1.6' - 2.3' WEST OF  
THE PROPERTY LINE.

EXISTING 379.47 SQ. FT. GARAGE:  
\*WESTERN HALF VESTED TO WELLERMAN TRUST PER  
QUITCLAIM DEED 2022-29314  
\*EASTERN HALF VESTED TO LUCY MCNAIR JONES  
FAMILY TRUST PER QUITCLAIM DEED 2022-21434

TOTAL ACREAGE  
PARCEL #765-07994-000  
4116.64 SQ. FT.  
0.09 ACRES +/-

EXISTING  
1804.89 SQ. FT.  
HOUSE  
220 EAST SUTTON STREET

EXISTING HOUSE



GRAPHIC SCALE (IN FEET)  
1 Inch = 10ft.

POC  
SW CORNER  
LOT 3, BLOCK 8  
PER SURVEY 2012-3761

PLATTED R/W

CLOSURE PRECISION AT SW  
PROPERTY CORNER: 1 IN 80458.3  
CONVERGENCE ANGLE: -01° 15' 14.76"  
SCALE FACTOR: 0.99997142

EAST SUTTON STREET (RESIDENTIAL LINK)  
23' ASPHALT - 45' MIN. 52' MAX. R/W (MAX. SHOWN)  
44' PLATTED R/W PER

FOR USE AND BENEFIT OF:  
**FLINTLOCK ARCHITECTURE  
& LANDSCAPE**  
ADDRESS:  
220 EAST SUTTON STREET  
FAYETTEVILLE, AR  
DATE: 01/11/23 SCALE: 1"=10'  
SURVEYED: DRAFTED:  
CLAY CH  
REVIEWED: DT  
COA #1335

**Bates & Associates, Inc.**  
Engineers - Surveyors  
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- LEGEND:**  
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.  
(R) RECORD BEARING & DISTANCE  
(M) MEASURED BEARING & DISTANCE  
● FOUND 5/8" REBAR  
○ SET 5/8" REBAR/CAP  
● FOUND PIPE  
○ FOUND 1/2" REBAR  
△ COMPUTED POINT  
⊕ WATER METER  
⊕ AC CONDENSER UNIT  
⊕ SPOT ELEVATION  
⊕ WALL ELEVATION  
⊕ FINISHED FLOOR ELEV. (FFE)  
⊕ GAS METER  
⊕ IRRIG. CONT. VALVE  
⊕ ADJ. LAND OWNER  
⊕ SANITARY SEWER MH  
⊕ POWER POLE  
⊕ GUY ANCHOR

- BOUNDARY LINE (MEASURED)  
--- PARCEL LINE (EXISTING)  
--- TIE LINE  
--- CENTERLINE OF ROAD  
--- RIGHT-OF-WAY  
--- WATER LINE  
--- WS WATER SERVICE LINE  
--- S-S SEWER LINE  
--- OVERHEAD POWER LINE  
--- GUY WIRE  
--- GAS LINE  
--- FENCE  
--- INGRESS & EGRESS EASEMENT  
--- BUILDING SETBACK

RECORDING NUMBER/DATE