

SERATT'S ADDITION
TO AVOCA, ARKANSAS

LEGAL DESCRIPTION

A PART OF THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 SECTION 16, TOWNSHIP 20 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N 01° 23' 09" E 357.78 FEET AND N 88° 36' 51" W 545.88 FEET FROM THE SOUTHEAST CORNER OF THE NE 1/4, SW 1/4 OF SAID SECTION 16, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD;

THENCE N 33° 57' 15" E 377.10 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 27° 10' 13" E 206.41 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 18° 50' 18" E 280.84 FEET ALONG SAID RIGHT-OF-WAY;
THENCE N 09° 55' 01" E 188.62 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 88° 36' 51" E 140.90 FEET TO THE EAST LINE OF SE 1/4, NW 1/4 SAID SECTION 16;
THENCE N 01° 23' 09" E 608.00 FEET WITH SAID EAST LINE;
THENCE N 89° 12' 05" W 361.88 FEET TO EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62;
THENCE S 10° 20' 00" W 1361.77 FEET ALONG SAID RIGHT-OF-WAY;
THENCE S 20° 07' 58" W 162.55 FEET ALONG SAID RIGHT-OF-WAY;
THENCE ALONG A CURVE TO THE RIGHT 65.67 FEET, SAID CURVE HAVING A CHORD BEARING OF S 16° 56' 08" W, A CHORD DISTANCE OF 65.66 FEET AND A RADIUS OF 1677.1469 FEET, TO THE CENTERLINE OF AN EXISTING 60 FOOT STREET; THENCE S 88° 36' 51" E 97.62 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING, CONTAINING 11.0 ACRES MORE OR LESS, SUBJECT TO THE RIGHTS-OF-WAY OF SAID EXISTING 60 FOOT STREET AND THE ST. LOUIS AND SAN FRANCISCO RAILROAD.

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE SOLE OWNERS OF THE HEREON PLATTED PROPERTY AND DO HEREBY DEDICATE ALL STREETS AND EASEMENTS FOR THE USE OF THE GENERAL PUBLIC AND FOR INSTALLATION OF UTILITIES.

Calvin Seratt

STATE OF ARKANSAS
COUNTY OF BENTON

SUBSCRIBED AND SWORN BEFORE ME THIS 16TH DAY OF NOVEMBER, 1971.

Joe B. Johnson
NOTARY PUBLIC

MY COMMISSION EXPIRES July 18, 1974.

ACCEPTANCE

THIS PLAT OF SERATT'S ADDITION TO AVOCA, ARKANSAS IS HEREBY ACCEPTED BY THE CITY OF AVOCA:

Herbert Ross Nichols
MAYOR

FILED FOR RECORD

At 10 O'Clock A.M.

DEC 29 1971

JOSEPHINE R. HEYLAND
Clerk and Recorder
BENTON COUNTY, ARK.

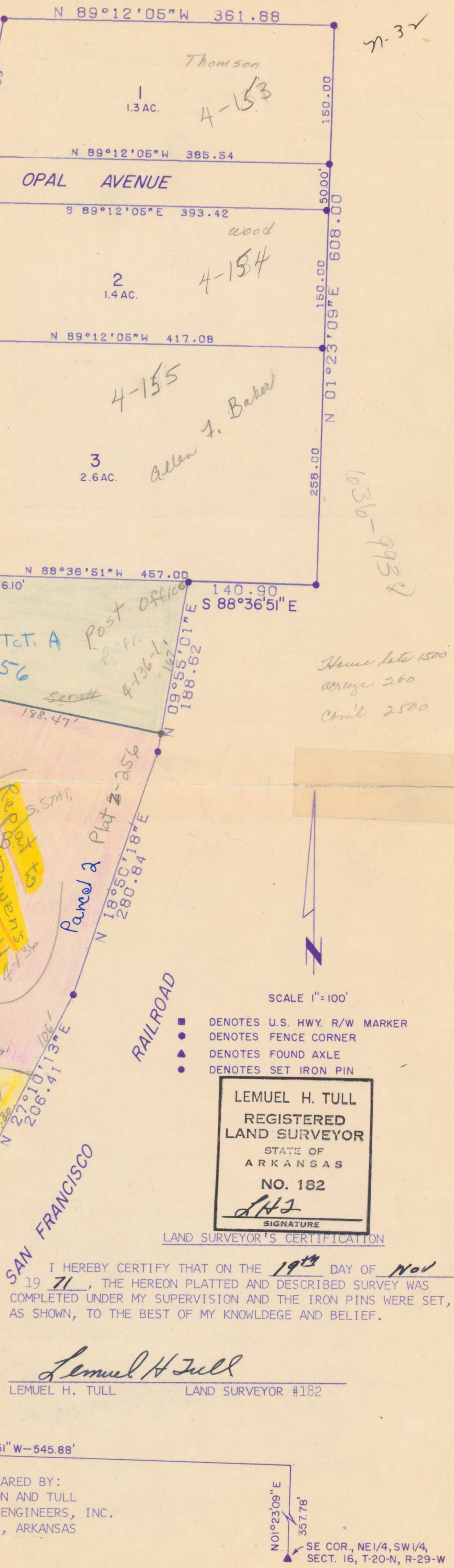
CURVE DATA

RADIUS = 1677.1469'

CHORD BRG. S 16° 56' 08" W
CHORD DIST. 65.66'
ARC LENGTH 65.67'

EXISTING 60' ST.

PREPARED BY:
CRAFTON AND TULL
CONSULTING ENGINEERS, INC.
ROGERS, ARKANSAS



7-3 ✓
1036-9932
House lots 1500
acres 260
cont 2500

- DENOTES U.S. HWY. R/W MARKER
- DENOTES FENCE CORNER
- ▲ DENOTES FOUND AXLE
- DENOTES SET IRON PIN

LEMUEL H. TULL
REGISTERED
LAND SURVEYOR
STATE OF
ARKANSAS
NO. 182
LHT
SIGNATURE

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ON THE 19TH DAY OF Nov 19 71, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Lemuel H Tull
LEMUEL H. TULL LAND SURVEYOR #182

N 01° 23' 09" E
357.78'
SE COR., NE1/4, SW1/4,
SECT. 16, T-20-N, R-29-W