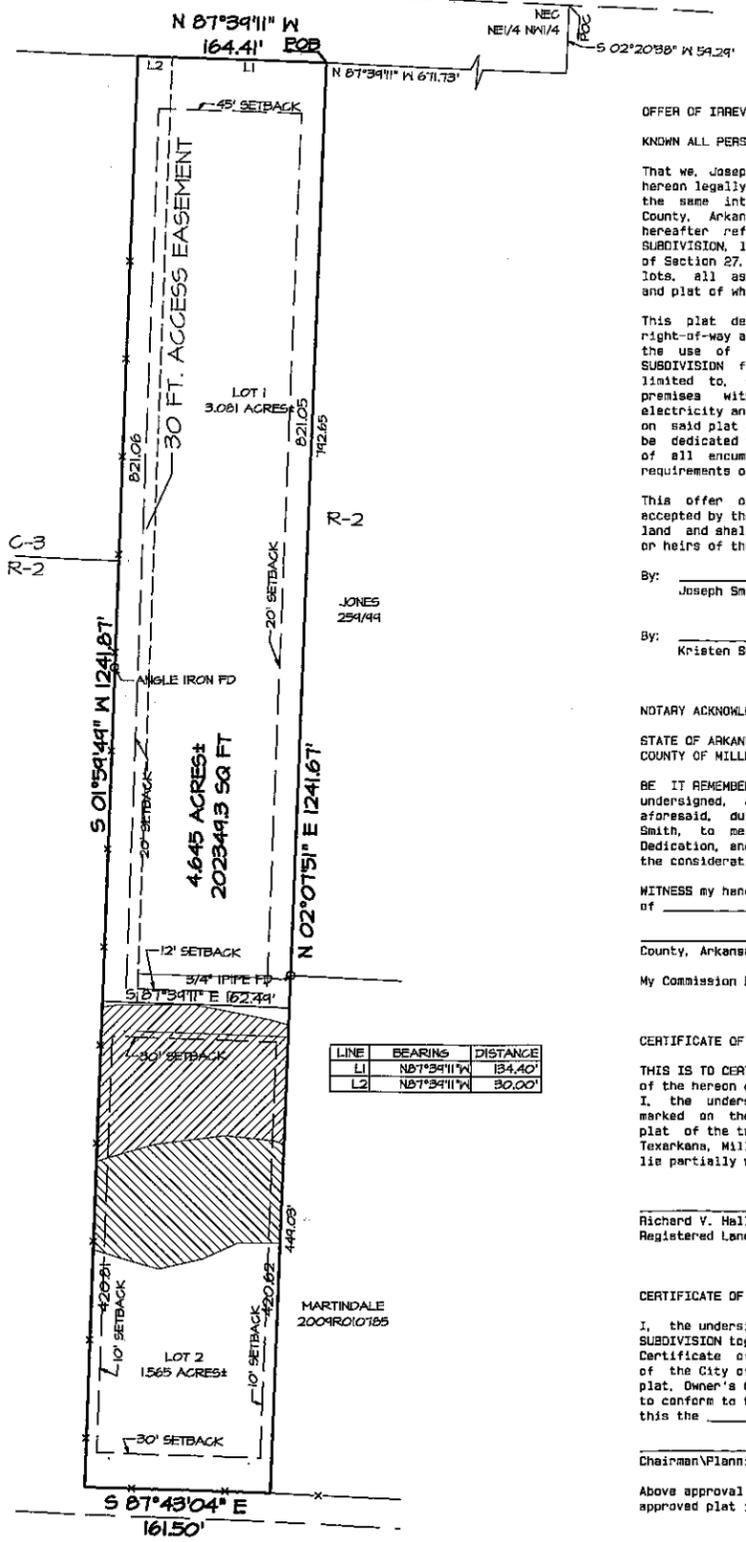


U.S. HIGHWAY NO. 82



LINE	BEARINGS	DISTANCE
L1	N 87°39'11\" W	164.40'
L2	N 87°39'11\" W	80.00'

OFFER OF IRREVOCABLE DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That we, Joseph Smith and Kristen Smith, being the owners of the hereon legally described tract of land, do hereby plat and layout the same into a subdivision of the City of Texarkana, Miller County, Arkansas, said subdivision to be known, designated and hereafter referred to by its subdivision name, KY ACRES SUBDIVISION, legally described as part of the NE1/4 of the NW1/4 of Section 27, T. 15 S., R. 28 W., same being composed of two (2) lots, all as more particularly set out in detail on the survey and plat of which this dedication is a part.

This plat designates certain improvements consisting of street right-of-way as shown upon the said plat. We further dedicate to the use of the present and future owners of said KY ACRES SUBDIVISION for obtaining utilities (including without being limited to, utilities and utility companies providing said premises with water, sewage service, telephone service, electricity and gas) serving said premises, the easements located on said plat and designated as utility and/or guy easements, to be dedicated to the City of Texarkana, Arkansas, free and clear of all encumbrances and liens, pursuant to the regulations and requirements of the City of Texarkana, Arkansas.

This offer of dedication is irrevocable and can be formally accepted by the City at any time. This offer shall run with the land and shall be binding on all assignees, grantees, successors or heirs of the developer.

By: _____
Joseph Smith

By: _____
Kristen Smith

NOTARY ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF MILLER

BE IT REMEMBERED, that on this day same appeared before me, the undersigned, a Notary Public within and for the County of aforesaid, duly commissioned and acting, Joseph and Kristen Smith, to me well known as the grantors in the foregoing Dedication, and acknowledged that they had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public, on this ____ day of _____, 2024.

Notary Public, Miller County, Arkansas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY: that the plat hereon is a true representation of the hereon described property as determined by survey and that I, the undersigned, Richard V. Hall, Jr., have surveyed and marked on the ground the boundaries and corners shown on said plat of the two (2) lots of KY ACRES SUBDIVISION of the City of Texarkana, Miller County, Arkansas. This property does appear to lie partially within a designated Flood Plain Area.

Richard V. Hall, Jr.
Registered Land Surveyor # 820

CERTIFICATE OF APPROVAL BY PLANNING ADMINISTRATOR

I, the undersigned, do hereby certify that the plat of KY ACRES SUBDIVISION together with the Owner's Certificate and Surveyor's Certificate of same were presented to the Planning Administrator of the City of Texarkana, Arkansas, for its approval; that said plat, Owner's Certificate and Surveyor's Certificate, being found to conform to the requirements in all aspects are in all approved this the ____ day of _____, 2024.

Chairman/Planning Administrator
Above approval shall expire 121 days after approval unless the approved plat is legally recorded prior to such.

NOTE: CONVEYANCE TO OWNER BY WARRANTY DEED (TRUSTEE) RECORDED AS DOCUMENT 2023R007547 OF THE RECORDS OF MILLER COUNTY, ARKANSAS.

DESCRIPTION OF PROPERTY:

All that certain tract or parcel of land being a part of the NE1/4 of the NW1/4 of Section 28, T. 15 S. R. 28 W., Miller County, Arkansas lying South of U. S. Highway No. 82, said tract of land being part of that certain 4.79 acre tract conveyed to Joseph Smith and wife, Kristen Smith by Warranty Deed (Trustee) recorded as Document 2023R007547 in the Records of Miller County, Arkansas; and being more particularly described by metes and bounds as follows:

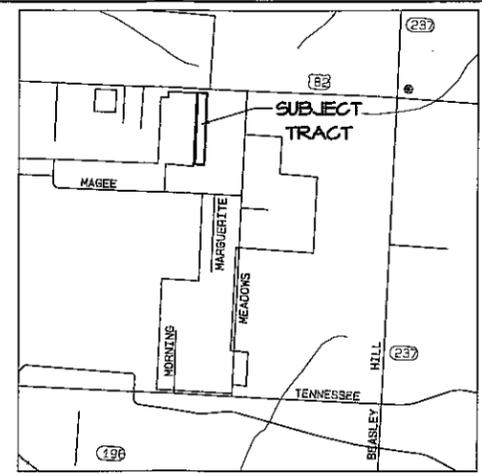
COMMENCING at the Northeast corner of the NE1/4 of the NW1/4 of Section 28, T. 15 S. R. 28 W., Miller County, Arkansas; THENCE - S. 02° 20' 38\" W., 59.29 ft. with the East boundary line of said NE1/4 of the NW1/4 to the South right-of-way line of U. S. Highway No. 82 as established by AHTD Job 030348; THENCE - N. 87° 39' 11\" W., 671.73 ft. with said South right-of-way line to a 5/8\" reinf. steel with 2\" alum. cap found in place at the Southeast corner of that certain 0.03 acre tract conveyed to the Arkansas State Highway Commission by Trustee Warranty Deed recorded as Document No. 2009R004684 in the Records of Miller County, Arkansas; the POINT OF BEGINNING of the herein described tract of land;

THENCE - N. 87° 39' 11\" W., 164.40 ft. with the above mentioned South right-of-way line of U. S. Highway No. 82 to a 1/2\" reinf. steel set for corner on the projection of an existing fence line;

THENCE - S. 01° 58' 49\" W., 1241.87 ft. with the above mentioned projection of an existing fence line to a 1/2\" reinf. steel set for corner at an existing cross-tie fence corner post;

THENCE - S. 87° 43' 04\" E., 161.50 ft. with an old fence line to a 1/2\" reinf. steel set for corner on the West boundary line of a certain 4.79 acre tract being Tract II as described in Fiduciary's Deed to Linda Jane Martindale recorded as Document No. 2009R010785 in the Records of Miller County, Arkansas;

THENCE - N. 02° 07' 51\" E., with the above mentioned West boundary line of 4.79 acre tract passing at 449.03 ft. to a 3/4\" iron pipe found in place at the Southwest corner of a certain 3.00 acre tract conveyed to Raymond Jones by Deed recorded in Volume 259, Page 99 of the Deed Records of Miller County, Arkansas; and continuing 792.84 ft. for a total distance of 1241.67 ft., to the POINT OF BEGINNING; basis of bearings is AHTD Job 030348. The above described property being surveyed by Richard V. Hall, Jr. contains 4.645 acres of land, more or less.



VICINITY MAP
2000 0 2000
GRAPHIC SCALE IN FEET

NOTE: APPROXIMATE FLOOD ZONE AREAS FOR SUBJECT TRACT ONLY FROM DIGITIZATION



FINAL SUBDIVISION PLAT

KY ACRES SUBDIVISION

PART OF THE NE1/4 NW1/4
SECTION 28, T 15 S, R 28 W
TEXARKANA, MILLER COUNTY, ARKANSAS

Drawn: ADM	Checked: RVHjr
Cert.: 820	FB: DATA COLL.
Date: 04/03/24	File: 2016-014.prj
Revisions:	

PREPARED FOR: JOSEPH & KRISTEN SMITH

DRAWING NO. 2016-014-02-01C

HALL SURVEYING & ENGINEERING, INC.
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