

# SURVEY FOR HOME BRIDGE REAL ESTATE LLC



**BASIS OF BEARING:**  
STATE PLANE GRID NORTH

**BASIS OF SURVEY:** THIS IS A SURVEY OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 16R01615, OF THE MONTGOMERY COUNTY RECORDS. SEE ALSO A PRIOR SURVEY BY PHILLIP SLOAN & ASSOCIATES, FOR BILLY & JEAN GREENLEE, ON 01-27-2015, JOB# 6343.

**FLOOD STATEMENT:** THE DESCRIBED PROPERTY LIES IN MONTGOMERY COUNTY UNINCORPORATED AREAS, AS PER FEMA.

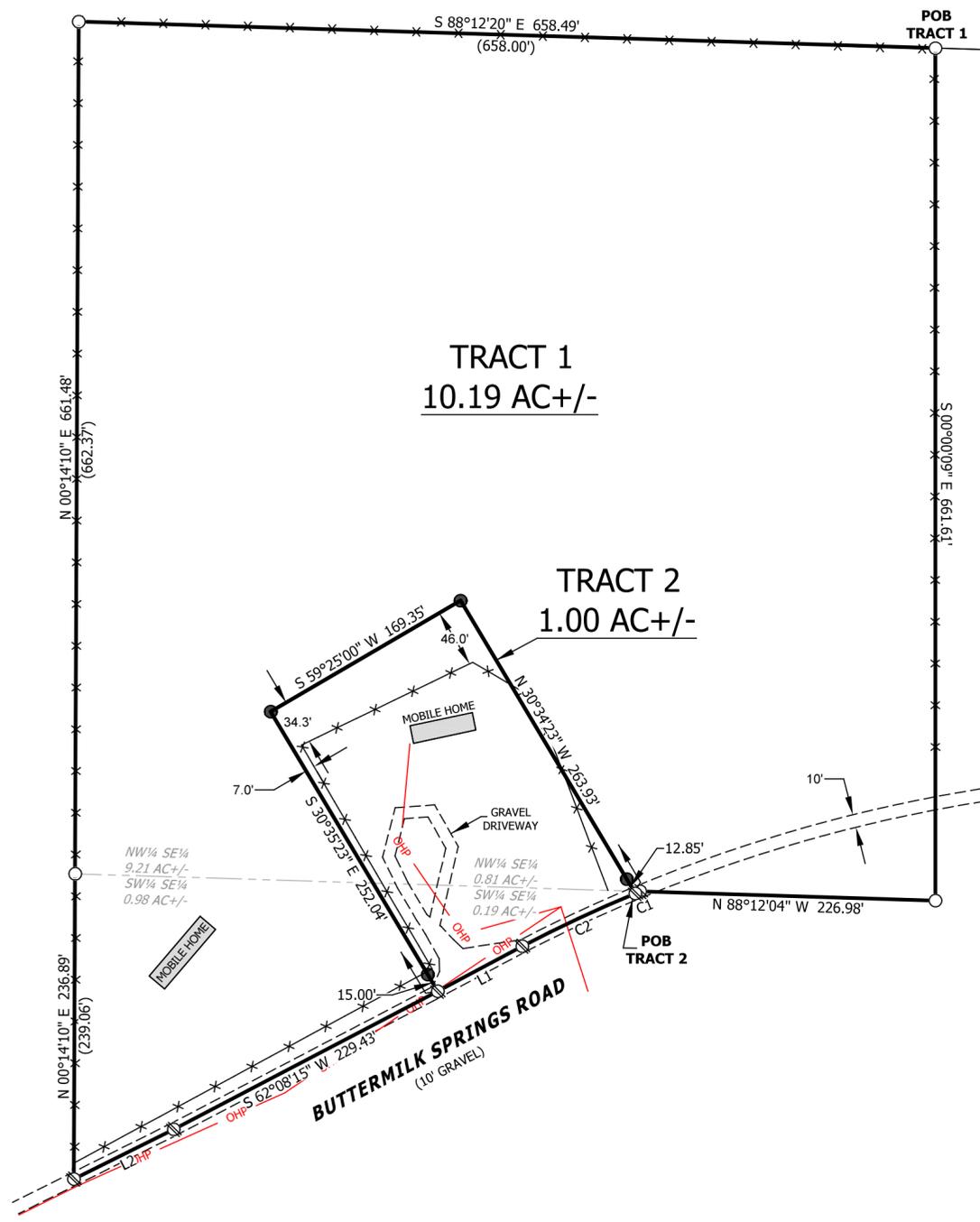


**TITLE RESEARCH NOTE:** IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACREAGE SHOWN.

**EASEMENTS:** EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONSULT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A., LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

**SURVEY CERTIFICATION:** THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE:

JAMES E. HIGBY, PS 1364 DATE 10-28-2025



NE CORNER  
NE 1/4 SE 1/4  
01-04S-25W  
S 00°00'09\"/>

**TRACT 1 SURVEY DESCRIPTION:** APPROXIMATELY 9.21 ACRES OF THE NW 1/4 SE 1/4, AND APPROXIMATELY 0.98 ACRES OF THE SW 1/4 SE 1/4, ALL IN SECTION 01, T-04-S, R-25-W, IN MONTGOMERY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR HOME BRIDGE REAL ESTATE LLC, ON 10-28-2025, JOB# 25-1233):

COMMENCING AT A FOUND MONUMENT FOR THE NE CORNER OF THE NE 1/4 SE 1/4 OF SAID SECTION 01, THENCE ALONG THE EAST LINE THEREOF S 00°00'09\"/>

**TRACT 2 SURVEY DESCRIPTION:** APPROXIMATELY 0.81 ACRES OF THE NW 1/4 SE 1/4, AND APPROXIMATELY 0.19 ACRES OF THE SW 1/4 SE 1/4, ALL IN SECTION 01, T-04-S, R-25-W, IN MONTGOMERY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR HOME BRIDGE REAL ESTATE LLC, ON 10-28-2025, JOB# 25-1233):

COMMENCING AT A FOUND MONUMENT FOR THE NE CORNER OF THE NE 1/4 SE 1/4 OF SAID SECTION 01, THENCE ALONG THE EAST LINE THEREOF S 00°00'09\"/>

LINE	BEARING	DISTANCE
L1	N 61°42'53\"/>	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1154.83'	4.05'	4.05'	S 67°14'20\"/>	

**CORNERSTONE SURVEYING**

3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

DATE	10-28-2025	DRAWN BY	B.HIGBY
SCALE	1" = 90'	JOB#	25-1233
STATE CODE	500-04S-25W-0-01-200-49-1364		
CLIENT	HOME BRIDGE REAL ESTATE LLC		

**LEGEND**

○ FOUND IRON PIN	⊗ FOR. SERV. MONUMENT	⊙ COMPUTED POINT	HVA/E HIGH VOLTAGE A/E	⊕ WATER METER
⊙ FOUND IRON PIPE	⊙ CORP MARKER	⊙ SET POST ON LINE	R/W RIGHT OF WAY	⊕ WATER VALVE
△ FOUND IRON SPIKE	⊗ FND. ALUM. CAP OR MON.	⊙ POINT OF BEGINNING	—G— UNDERGROUND GAS LINE	⊕ WATER LINE
□ FOUND SET STONE	■ FENCE CORNER POST	⊙ BROKEN SCALE	FO FIBER OPTIC LINE	⊕ GAS METER
⊙ R/W MARKER	● SET 1/2\"/>			