LAND DESCRIPTIONS:

TRACT A

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-THREE (23) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1399 MARKING THE NORTHEAST CORNER OF THE NW/4 NW/4 OF SAID SECTION 19, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE SOUTH 01° 49' 25" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 1307.30 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1399 MARKING THE SOUTHEAST CORNER OF SAID NW/4 NW/4, THENCE NORTH 88° 40' 40" WEST 1310.84 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHWEST CORNER OF SAID NW/4 NW/4, THENCE SOUTH 01° 58' 26" WEST 4.56 FEET TO AN EXISTING THREE-QUARTER INCH REBAR WITH ID CAP #930 MARKING THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE ALONG THE SOUTH LINE OF SAID SECTION 24 NORTH 87° 20' 03" WEST 67.04 FEET TO A POINT IN THE CENTERLINE OF POSSUM TROT ROAD, THENCE LEAVING SAID SOUTH LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 01° 10' 25" WEST 14.68 FEET, NORTH 25° 51' 19" EAST 150.53 FEET, NORTH 30° 15' 55" EAST 95.39 FEET, NORTH 41° 30' 10" EAST 87.24 FEET, NORTH 45° 37' 54" EAST 70.60 FEET, NORTH 22° 27' 25" EAST 56.36 FEET, NORTH 02° 16' 06" EAST 234.10 FEET, NORTH 07° 12' 20" EAST 162.41 FEET, NORTH 06° 49' 05" WEST 129.26 FEET, NORTH 11° 13' 33" WEST 81.75 FEET, NORTH 20° 24' 18" WEST 137.45 FEET, NORTH 13° 23' 20" WEST 53.04 FEET, NORTH 04° 08' 02" WEST 61.17 FEET, NORTH 04° 10' 58" EAST 12.57 FEET TO A POINT ON THE NORTH LINE OF SAID NW/4 NW/4, THENCE LEAVING SAID CENTERLINE SOUTH 88° 38' 54" EAST 1251.31 FEET TO THE POINT OF BEGINNING, CONTAINING 36.55 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF POSSUM TROT ROAD.

TRACT B

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-THREE (23) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

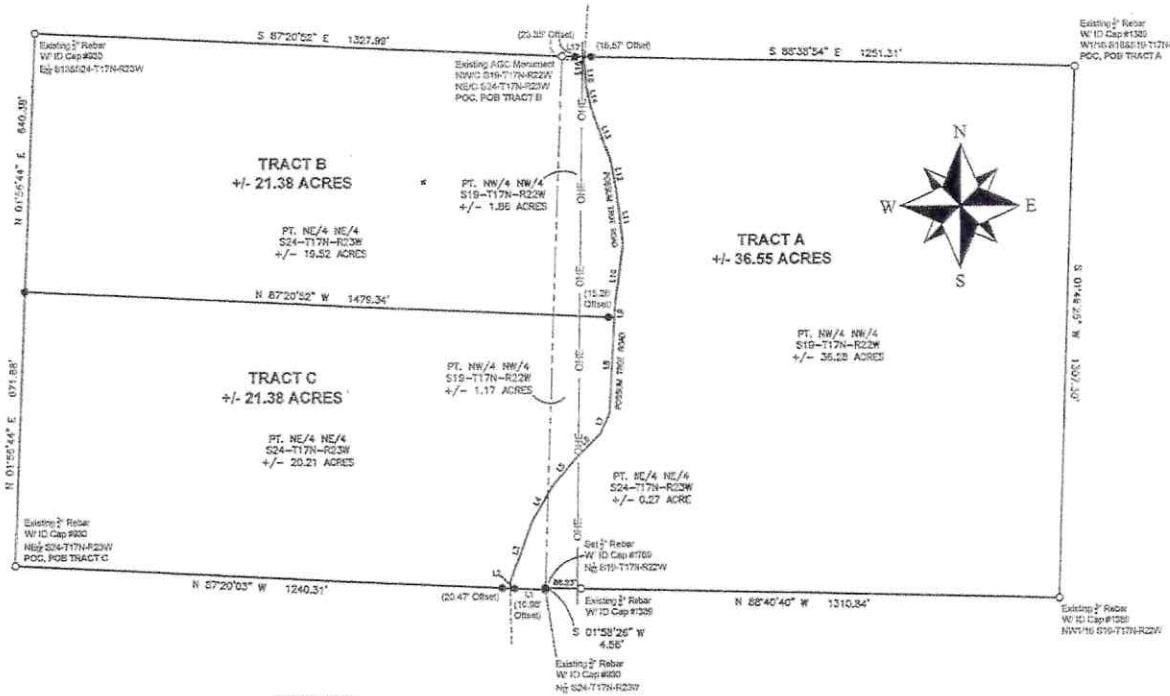
COMMENCING AT AN EXISTING AGC MONUMENT MARKING THE NORTHWEST CORNER OF THE NW/4 NW/4 OF SAID SECTION 19, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE ALONG THE NORTH LINE OF SAID SECTION 19, SOUTH 88° 38' 54" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 50.09 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF POSSUM TROT ROAD, THENCE LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 04° 10' 58" WEST 12.57 FEET, SOUTH 04° 08' 02" EAST 61.17 FEET, SOUTH 13° 23' 20" EAST 53.04 FEET, SOUTH 20° 24' 18" EAST 137.45 FEET, SOUTH 11° 13' 33" EAST 81.75 FEET, SOUTH 06° 49' 05" EAST 129.26 FEET, SOUTH 07° 12' 20" WEST 162.41 FEET, SOUTH 02° 16' 06" WEST 234.10 FEET, SOUTH 22° 27' 25" WEST 56.36 FEET, SOUTH 45° 37' 54" WEST 70.60 FEET, SOUTH 30° 15' 55" WEST 95.39 FEET, SOUTH 25° 51' 19" WEST 150.53 FEET, SOUTH 01° 10' 25" EAST 14.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4 NW/4, THENCE LEAVING SAID CENTERLINE NORTH 87° 20' 03" WEST 1240.31 FEET TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF POSSUM TROT ROAD.

Subject property

TRACT C

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-THREE (23) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING THREE-QUARTER INCH REBAR WITH ID CAP #930 MARKING THE SOUTHWEST CORNER OF THE NE/4 NE/4 OF SAID SECTION 24, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE ALONG THE WEST LINE OF SAID NE/4 NE/4 NORTH 01° 56' 44" EAST 671.88 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID WEST LINE SOUTH 87° 20' 52" EAST 1479.34 FEET TO A POINT IN THE CENTERLINE OF POSSUM TROT ROAD, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 03° 10' 06" WEST 231.86 FEET, SOUTH 32° 27' 25" WEST 59.56 FEET, SOUTH 45° 37' 54" WEST 70.60 FEET, SOUTH 41° 30' 10" WEST 97.24 FEET, SOUTH 30° 15' 55" WEST 96.39 FEET, SOUTH 20° 51' 19" WEST 150.53 FEET, SOUTH 01° 10' 25" EAST 14.68 FEET TO A POINT ON THE SOUTH LINE OF SAID NE/4 NE/4, THENCE LEAVING SAID CENTERLINE NORTH 87° 20' 03" WEST 1240.31 FEET TO THE POINT OF BEGINNING, CONTAINING 21.38 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF POSSUM TROT ROAD.



REFERENCES:
1. DEED BOOK 120A PAGE 01
2. SURVEYS OF RECORD

LEGEND
- ● SET 1/2-INCH REBAR w/CAP PS 1769
- ○ FOUND MONUMENT AS NOTED
- —OHE— OVERHEAD ELECTRIC
- ———— CENTERLINE EXISTING ROAD

LINE	BEARING	DISTANCE
L1	N 87°20'03" W	67.04'
L2	N 01°10'25" W	14.68'
L3	N 25°51'19" E	150.53'
L4	N 30°15'55" E	95.39'
L5	N 41°30'10" E	97.24'
L6	N 45°37'54" E	70.60'
L7	N 32°27'25" E	59.56'
L8	N 02°16'06" E	231.86'
L9	N 07°12'20" E	234.14'
L10	N 06°49'05" W	162.41'
L11	N 06°49'05" W	129.26'
L12	N 11°13'33" W	81.75'
L13	N 20°24'18" W	137.45'
L14	N 13°23'20" W	53.04'
L15	N 04°08'02" W	61.17'
L16	N 04°10'58" E	12.57'
L17	S 88°38'54" E	50.09'

BASIS OF BEARING
GRID NORTH
NAD83 NORTH ZONE
PER GPS OBSERVATION
SCALE FACTOR GRID TO GROUND:1.00011497
CONVERGENCE ANGLE: -00°46'31"
DISTANCES SHOWN ARE GROUND DISTANCES

SURVEY IS SUBJECT TO ANY WRITTEN AND/OR UNWRITTEN EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS

0 300 600 900

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1769
SIGNATURE
05/20/21
ANTHONY W. TYLER

CERTIFICATE OF AUTHORIZATION
TYLER AND HARRIS LAND SURVEYING, INC.
No. 3022
ARKANSAS

ANTHONY W. TYLER
ARKANSAS REGISTERED
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 1769

TYLER AND HARRIS LAND SURVEYING, INC
712 NORTH HWY 65
MARSHALL, AR 72650
(870) 504-1099 (501) 733-1187
atyler1099@gmail.com
halendharris@gmail.com

SURVEYOR'S CERTIFICATION	PLAT OF SURVEY	STATE SURVEYOR'S FILE CODE NUMBER: 500-17N-22W/0-10-440-51-1769 500-17N-23W/0-24-110-51-1769	DATE: 05-20-2021
I, ANTHONY W. TYLER, CERTIFY THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION, AND THE CORNERS WERE MONUMENTED AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.	NW/4 NW/4 OF S19, T17N, R22W & NE/4 NE/4 S24, T17N, R23W OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS		SCALE: 1"=300'
		SURVEY FOR: MILDRED HALL & GEORGE GILLESPIE	DRAWN BY:A. TYLER
		ELECTRONIC FILE NUMBER: T17N/R22W/SEC19/21-207	JOB NO: 21-207
			SHEET 1 OF 1