

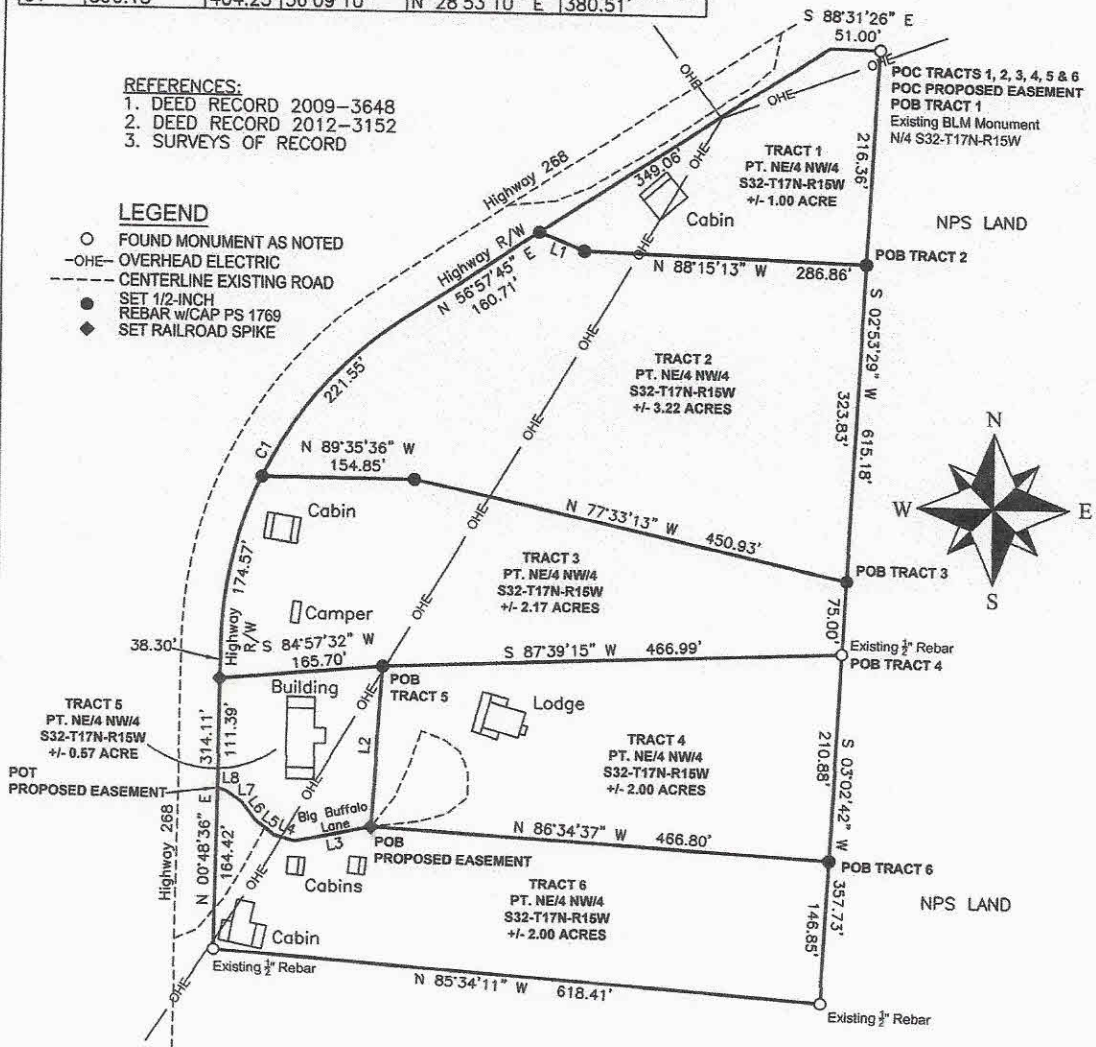
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	396.18'	404.25'	56°09'10"	N 28°53'10" E	380.51'

REFERENCES:

1. DEED RECORD 2009-3648
2. DEED RECORD 2012-3152
3. SURVEYS OF RECORD

LEGEND

- FOUND MONUMENT AS NOTED
- OHE- OVERHEAD ELECTRIC
- - - CENTERLINE EXISTING ROAD
- SET 1/2-INCH REBAR w/CAP PS 1769
- ◆ SET RAILROAD SPIKE



6948
Borack / Chinkapin
MLS 123625

LINE	BEARING	DISTANCE
L1	N 68°14'14" W	49.49'
L2	N 03°41'53" E	163.94'
L3	S 78°43'54" W	78.66'
L4	N 74°46'55" W	21.65'
L5	N 52°57'18" W	24.68'
L6	N 37°29'41" W	23.49'
L7	N 55°23'43" W	18.94'
L8	N 69°56'33" W	18.98'



BASIS OF BEARING

GRID NORTH
NAD83 NORTH ZONE
PER GPS OBSERVATION
SCALE FACTOR GRID TO GROUND: 1.00007254
CONVERGENCE ANGLE: -00° 21' 01"
DISTANCES SHOWN ARE GROUND DISTANCES

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



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

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SURVEYOR'S CERTIFICATION

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.

PLAT OF SURVEY

PT. NE/4 NW/4 OF
SECTION 32, T17N, R15W OF THE
FIFTH PRINCIPAL MERIDIAN,
MARION COUNTY, ARKANSAS.

STATE SURVEYOR'S FILE CODE NUMBER:
500-17N-15W-0-32-410-45-1769

SURVEY FOR: VAL MATTY

ELECTRONIC FILE NUMBER:
T17N15W15WSEC3222-083

DATE: 04-14-2022

SCALE: 1"=150'

DRAWN BY: A. TYLER

JOB NO: 22-083

SHEET 1 OF 2

MLS 123625

United Country 6948

LAND DESCRIPTIONS

TRACT 1

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 216.36 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 02° 53' 29" WEST 323.83 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID EAST LINE NORTH 88° 15' 13" WEST 286.86 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE NORTH 68° 14' 14" WEST 49.49 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, THENCE ALONG SAID RIGHT OF WAY NORTH 58° 57' 45" EAST 349.08 FEET TO A POINT ON THE NORTH LINE OF SAID NE¼ NW¼, THENCE LEAVING SAID RIGHT OF WAY SOUTH 88° 31' 26" EAST 51.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.

TRACT 2

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 216.36 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 02° 53' 29" WEST 323.83 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID EAST LINE NORTH 77° 33' 13" WEST 450.93 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE NORTH 86° 35' 36" WEST 154.85 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, SAID POINT ALSO BEING ON A CURVE CONCAVE EAST WITH A RADIUS OF 404.25 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 41° 11' 49" EAST 216.76 FEET, THEN ALONG ARC OF SAID CURVE AND SAID RIGHT OF WAY 221.55 FEET TO A POINT, THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 56° 57' 45" EAST 160.71 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID RIGHT OF WAY SOUTH 68° 14' 14" EAST 49.49 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE SOUTH 88° 15' 13" EAST 286.86 FEET TO THE POINT OF BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS.

TRACT 3

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 540.18 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 02° 53' 29" WEST 75.00 FEET TO AN EXISTING ONE-HALF INCH REBAR, THENCE LEAVING SAID EAST LINE SOUTH 87° 39' 15" WEST 466.99 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE SOUTH 94° 57' 32" WEST 155.70 FEET TO A SET RAILROAD SPIKE ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, THENCE ALONG SAID RIGHT OF WAY NORTH 00° 48' 36" EAST 38.30 FEET TO A POINT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE EAST AND HAVING A RADIUS OF 404.25 FEET, A CHORD BEARING AND DISTANCE OF NORTH 13° 15' 42" EAST 173.18 FEET, THEN ALONG ARC OF SAID CURVE AND SAID RIGHT OF WAY 174.57 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID RIGHT OF WAY SOUTH 88° 31' 26" EAST 154.85 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE SOUTH 77° 33' 13" EAST 450.93 FEET TO THE POINT OF BEGINNING, CONTAINING 2.17 ACRES, MORE OR LESS.

TRACT 4

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 615.18 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 03° 02' 42" WEST 210.88 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID EAST LINE NORTH 86° 34' 37" WEST 466.80 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF BIG BUFFALO LANE, THENCE LEAVING SAID CENTERLINE NORTH 03° 41' 53" EAST 183.94 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE NORTH 87° 39' 15" EAST 466.99 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF BIG BUFFALO LANE.

TRACT 5

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 615.18 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR, THENCE LEAVING SAID EAST LINE SOUTH 87° 39' 15" WEST 466.99 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 03° 02' 42" WEST 210.88 FEET TO A SET ONE-HALF INCH REBAR, THENCE LEAVING SAID EAST LINE NORTH 86° 34' 37" WEST 466.80 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF BIG BUFFALO LANE, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 78° 43' 54" WEST 78.66 FEET, NORTH 74° 46' 55" WEST 21.65 FEET, NORTH 52° 57' 18" WEST 24.68 FEET, NORTH 37° 29' 41" WEST 23.49 FEET, NORTH 55° 23' 43" WEST 18.94 FEET, NORTH 69° 56' 33" EAST 8.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, THENCE LEAVING SAID CENTERLINE AND ALONG SAID RIGHT OF WAY NORTH 00° 48' 36" EAST 111.39 FEET TO A SET RAILROAD SPIKE, THENCE LEAVING SAID RIGHT OF WAY NORTH 84° 57' 32" EAST 165.70 FEET TO THE POINT OF BEGINNING, CONTAINING 0.57 ACRE, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF BIG BUFFALO LANE.

TRACT 6

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 615.18 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 03° 02' 42" WEST 210.88 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 03° 02' 42" WEST 146.85 FEET TO AN EXISTING ONE-HALF INCH REBAR, THENCE LEAVING SAID EAST LINE NORTH 85° 34' 11" WEST 618.41 FEET TO AN EXISTING ONE-HALF INCH REBAR ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, THENCE ALONG SAID RIGHT OF WAY NORTH 00° 48' 36" EAST 164.42 FEET TO A POINT IN THE CENTERLINE OF BIG BUFFALO LANE, THENCE LEAVING SAID RIGHT OF WAY AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 69° 56' 33" EAST 8.98 FEET, SOUTH 55° 23' 43" EAST 18.94 FEET, SOUTH 37° 29' 41" EAST 23.49 FEET, SOUTH 52° 57' 18" EAST 24.68 FEET, SOUTH 74° 46' 55" EAST 21.65 FEET, NORTH 78° 43' 54" EAST 78.66 FEET TO A SET RAILROAD SPIKE, THENCE LEAVING SAID CENTERLINE SOUTH 86° 34' 37" EAST 466.80 FEET TO THE POINT OF BEGINNING, CONTAINING 2.00 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF BIG BUFFALO LANE.

CENTERLINE DESCRIPTION OF THIRTY (30) FEET INGRESS/EGRESS EASEMENT

AN EASEMENT CROSSING THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼ NW¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MARION COUNTY, ARKANSAS WITH THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE NORTHEAST CORNER OF THE NE¼ NW¼ OF SAID SECTION 32, THENCE ALONG THE EAST LINE OF SAID NE¼ NW¼ SOUTH 02° 53' 29" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 615.18 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR, THENCE CONTINUING ALONG SAID EAST LINE SOUTH 03° 02' 42" WEST 210.88 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID EAST LINE NORTH 86° 34' 37" WEST 466.80 FEET TO A SET RAILROAD SPIKE IN THE CENTERLINE OF BIG BUFFALO LANE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF EASEMENT BEING DESCRIBED, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 78° 43' 54" WEST 78.66 FEET, NORTH 74° 46' 55" WEST 21.65 FEET, NORTH 52° 57' 18" WEST 24.68 FEET, NORTH 37° 29' 41" WEST 23.49 FEET, NORTH 55° 23' 43" WEST 18.94 FEET, NORTH 69° 56' 33" WEST 8.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 268, SAID POINT ALSO BEING THE POINT OF TERMINATION OF EASEMENT BEING DESCRIBED.



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

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SURVEYOR'S CERTIFICATION

I, ANTHONY W. TYLER, CERTIFY THAT 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.

PLAT OF SURVEY

PT. NE¼ NW¼ OF
SECTION 32, T17N, R15W OF THE
FIFTH PRINCIPAL MERIDIAN,
MARION COUNTY, ARKANSAS.

STATE SURVEYOR'S FILE CODE NUMBER:
500-17N-15W-0-32-410-45-1769

SURVEY FOR: VAL MATTY

ELECTRONIC FILE NUMBER:
1717N15WSEC3222-003

DATE: 04-14-2022

SCALE: 1"=400'

DRAWN BY: A. TYLER

JOB NO: 22-083

SHEET 2 OF 2