

LAND DESCRIPTIONS

TRACT 1

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) 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 #1786 MARKING THE NORTHWEST CORNER OF THE NW/4 NE/4 OF SAID SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE SOUTH 87° 48' 21" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 1323.99 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING FIVE-EIGHTHS INCH REBAR MARKING THE NORTHEAST CORNER OF SAID NW/4 NE/4, THENCE SOUTH 01° 45' 32" WEST (CROSSING A SET ONE-HALF INCH REBAR WITH ID CAP #1769 AT 1301.77 FEET) 1323.55 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID NW/4 NE/4, THENCE NORTH 87° 49' 34" WEST (CROSSING AN EXISTING ONE-HALF INCH PIPE AT 12.50 FEET) 1322.00 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING THE SOUTHEAST CORNER OF THE NE/4 NW/4 OF SAID SECTION 34, THENCE NORTH 87° 46' 18" WEST 1321.89 FEET TO AN EXISTING BLM MONUMENT MARKING THE SOUTHWEST CORNER OF SAID NE/4 NW/4, THENCE NORTH 01° 32' 14" EAST 1318.06 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #675 MARKING THE NORTHWEST CORNER OF SAID NE/4 NW/4, THENCE SOUTH 88° 01' 53" EAST 1324.97 FEET TO THE POINT OF BEGINNING, CONTAINING 80.34 ACRES AGGREGATE, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF NC# 2900.

TRACT 2

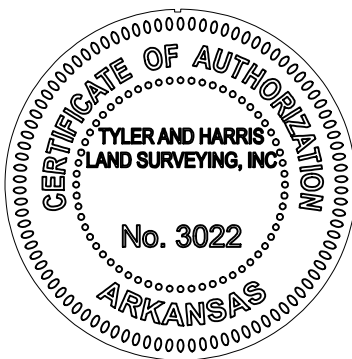
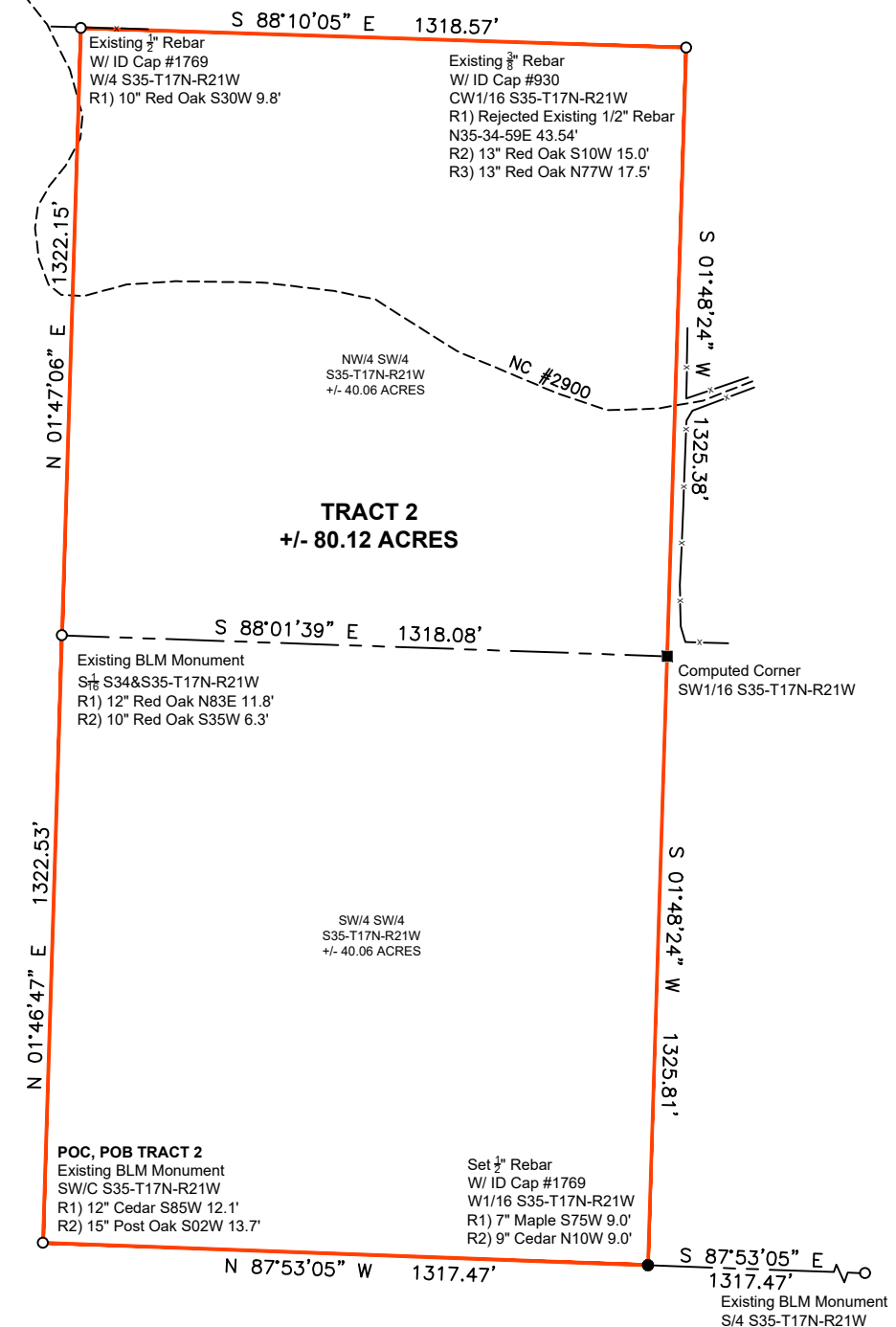
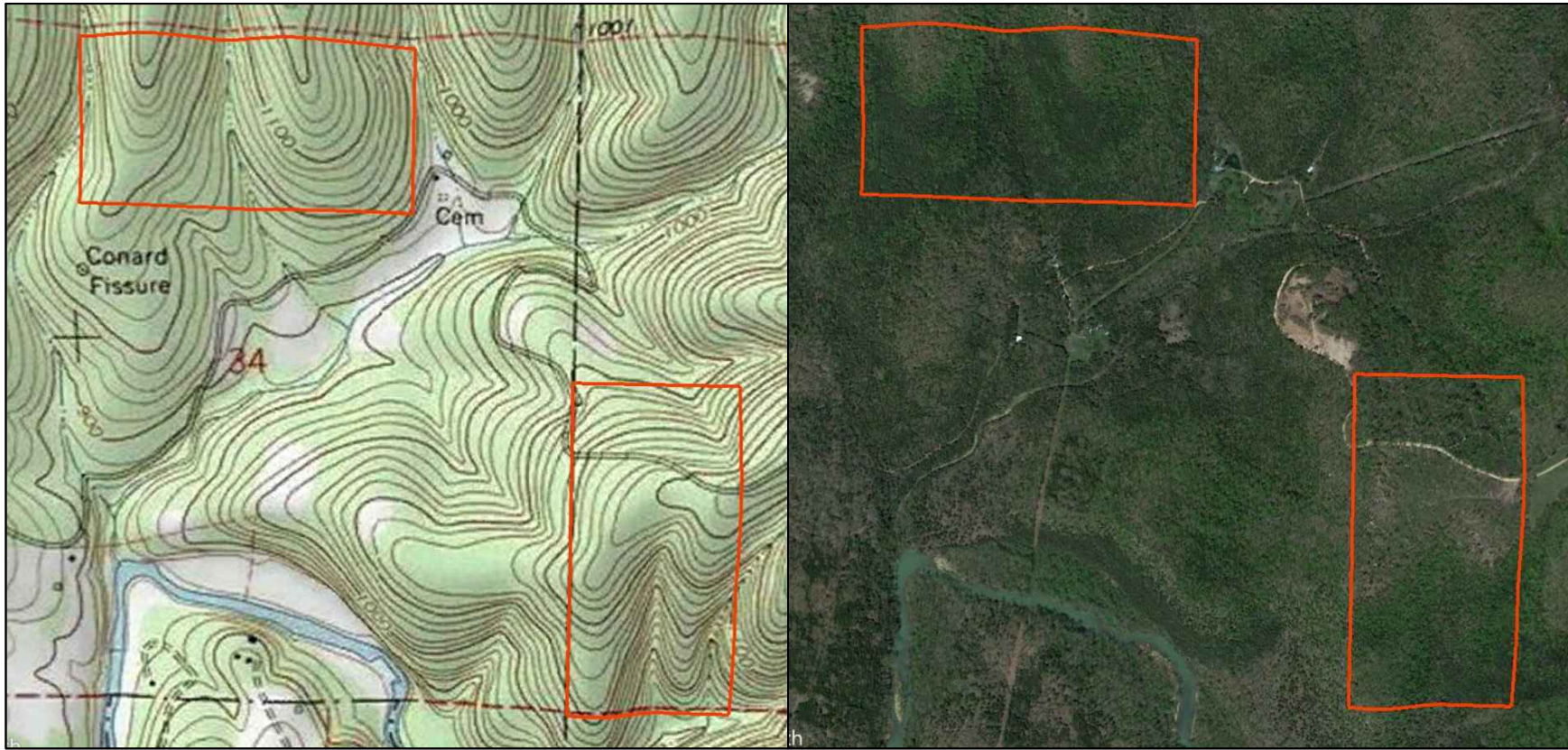
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING BLM MONUMENT MARKING THE SOUTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 35, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE NORTH 01° 46' 47" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 1322.53 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING BLM MONUMENT MARKING THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 35, THENCE NORTH 01° 47' 06" EAST 1322.15 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHWEST CORNER OF SAID NW/4 SW/4, THENCE SOUTH 88° 10' 05" EAST 1318.57 FEET TO AN EXISTING THREE-EIGHTHS INCH REBAR WITH ID CAP #930 MARKING THE NORTHEAST CORNER OF SAID NW/4 SW/4, THENCE SOUTH 01° 48' 24" WEST 1325.38 FEET TO THE COMPUTED NORTHEAST CORNER OF SAID SW/4 SW/4, THENCE SOUTH 01° 48' 24" WEST 1325.81 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHEAST CORNER OF SAID NW/4 SW/4, THENCE NORTH 87° 53' 05" WEST 1317.47 FEET TO THE POINT OF BEGINNING, CONTAINING 80.12 ACRES AGGREGATE, MORE OR LESS, SUBJECT TO THE RIGHT OF WAY OF NC# 2900.

REFERENCES:

1. DEED RECORD 129A/736

2. SURVEYS OF RECORD



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

BASIS OF BEARING
GRID NORTH
NAD83 NORTH ZONE
PER GPS OBSERVATION
SCALE FACTOR GRID TO GROUND: 1.00007329
CONVERGENCE ANGLE: -00°41'48"
DISTANCES SHOWN ARE GROUND DISTANCES

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

0 400 800 1200

LEGEND

● SET 1/2-INCH
REBAR w/CAP PS 1769

○ FOUND MONUMENT AS NOTED

■ COMPUTED POINT

-X- FENCING

--- CENTERLINE EXISTING ROAD

**TYLER AND HARRIS
LAND SURVEYING, INC**

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MARSHALL, AR 72650
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atylert1099@gmail.com
halendharris@gmail.com

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

NW/4 NE/4 & NE/4 NW/4 OF
SECTION 34, W/2 SW/4 SECTION
35; TOWNSHIP 17N, RANGE 21W
OF THE FIFTH PRINCIPAL
MERIDIAN, NEWTON COUNTY,
ARKANSAS

STATE SURVEYOR'S FILE CODE NUMBER: 500-17N-21W-0-34-104-51-1769 500-17N-21W-0-35-300-51-1769	DATE: 08-24-2021
SURVEY FOR: BRUCE PETTITT	SCALE: 1"=400'
ELECTRONIC FILE NUMBER: 117N/R21W/SECS34&35/21-309	DRAWN BY: A. TYLER
	JOB NO: 21-309
	SHEET 1 OF 1