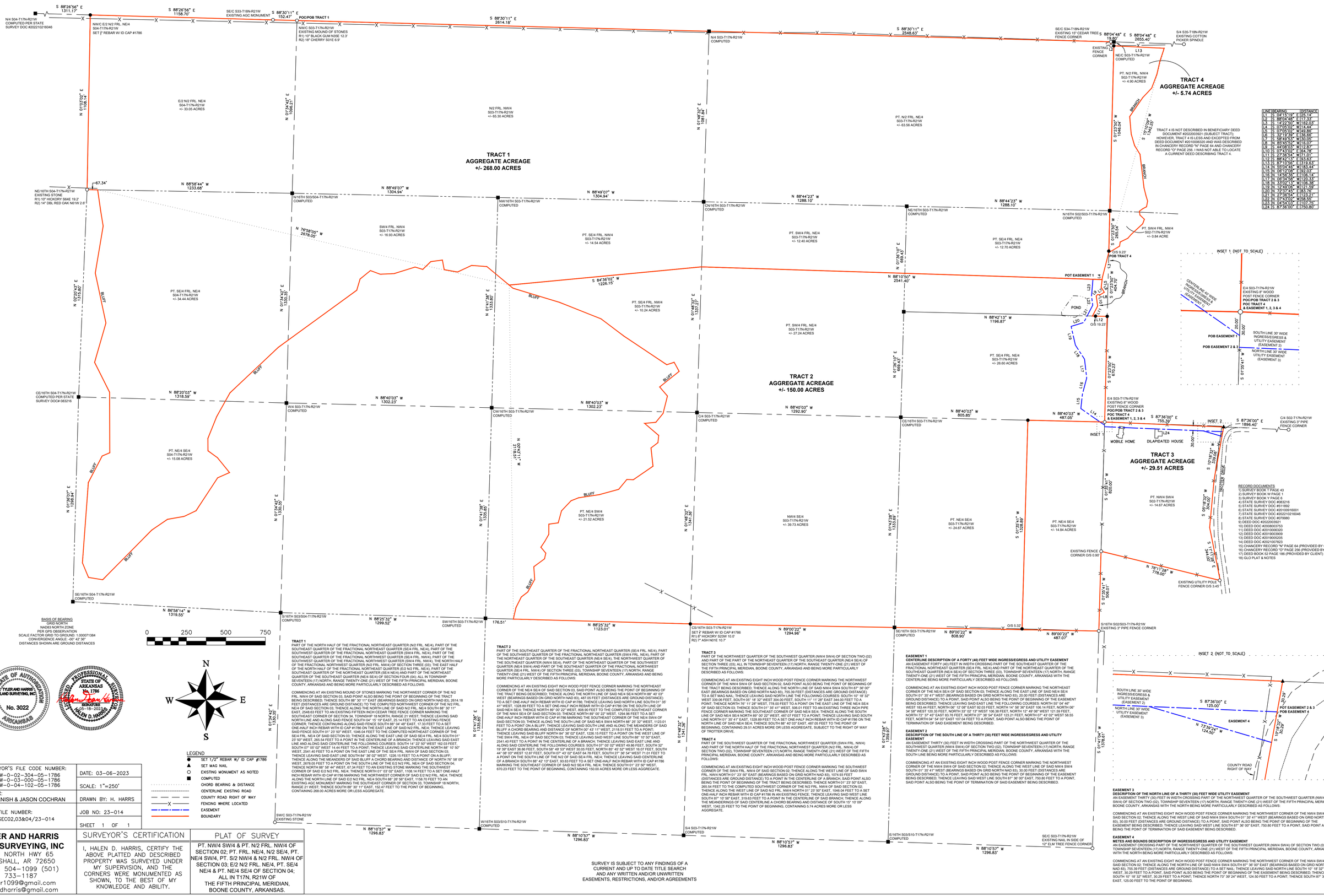
N/4 S04-T17N-R21W
COMPUTED PER STATE
SURVEY DOC #202210216046
S 88°26'56" E
1311.17'
S 88°26'56" E
1158.70'
SE/C S33-T18N-R21W
EXISTING AGC MONUMENT
S 88°30'11" E
152.47'
POC/POB TRACT 1
NW/C E/2 N/2 FRL. NE/4
S04-T17N-R21W
SET 2" REBAR W/ ID CAP #1786
NW/C S03-T17N-R21W
EXISTING MOUND OF STONES
R1) 10" BLACK GUM N30E 12.3'
R2) 18" CHERRY S01E 6.9'
S 88°30'11" E
2614.18'
N/4 S03-T17N-R21W
COMPUTED
S 88°30'11" E
2548.63'
SE/C S34-T18N-R21W
EXISTING 15" CEDAR TREE
FENCE CORNER
S 88°04'48" E
19.80'
S 88°04'48" E
2655.40'
S/4 S35-T18N-R21W
EXISTING COTTON
PICKER SPINDLE
EXISTING
FENCE
CORNER
L13
NE/C S03-T17N-R21W
COMPUTED
N 01°03'02" E
1108.14'
E/2 N/2 FRL. NE/4
S04-T17N-R21W
+/- 33.05 ACRES
N 01°34'42" E
1094.21'
N/2 FRL. NW/4
S03-T17N-R21W
+/- 65.30 ACRES
N 01°48'32" E
1581.84'
PT. N/2 FRL. NE/4
S03-T17N-R21W
+/- 63.56 ACRES
PT. N/2 FRL. NW/4
S02-T17N-R21W
+/- 4.90 ACRES
TRACT 4
AGGREGATE ACREAGE
+/- 5.74 ACRES
S 01°23'50" W
1046.04'
BRANCH
S 15°10'58" W
1342.28'
TRACT 4 IS NOT DESCRIBED IN BENEFICIARY DEED
DOCUMENT #2032003921 (SUBJECT TRACT).
HOWEVER, TRACT 4 IS LESS AND EXCEPTED FROM
DEED DOCUMENT #2019006320 AND WAS DESCRIBED
IN CHANCERY RECORD "N" PAGE 64 AND CHANCERY
RECORD "O" PAGE 256. I WAS NOT ABLE TO LOCATE
A CURRENT DEED DESCRIBING TRACT 4.
LINE BEARING DISTANCE
L1 S 04°13'18" E 26.14'
L2 S 89°04'48" E 117.33'
L3 S 14°24'50" W 162.03'
L4 S 07°05'05" W 14.44'
L5 S 07°05'05" W 49.88'
L6 S 32°19'39" E 136.66'
L7 S 58°49'53" W 30.05'
L8 N 85°43'52" W 116.07'
L9 S 44°08'05" W 112.87'
L10 S 07°43'02" E 64.78'
L11 S 27°38'54" W 71.01'
L12 S 88°42'13" E 93.63'
L13 S 87°10'56" E 1319.63'
L14 N 55°04'46" W 183.44'
L15 N 06°12'08" E 92.03'
L16 N 14°56'56" E 106.14'
L17 N 06°34'58" W 120.33'
L18 N 33°03'13" W 106.38'
L19 N 12°49'06" W 121.59'
L20 N 79°13'45" E 83.16'
L21 S 27°38'54" E 123.23'
L22 N 07°43'02" E 58.53'
L23 N 04°24'05" E 107.75'
L24 S 87°36'00" E 750.80'
N 01°03'02" E
1108.14'
67.34'
NE/16TH S04-T17N-R21W
EXISTING STONE
R1) 10" HICKORY S64E 19.2'
R2) 14" DBL RED OAK N61W 2.6'
N 88°58'44" W
1233.68'
N 88°49'07" W
1304.94'
N 88°49'07" W
1304.94'
N 88°44'23" W
1288.10'
N 88°44'23" W
1288.10'
NW/16TH S03/S04-T17N-R21W
COMPUTED
NW/16TH S03-T17N-R21W
COMPUTED
CN/16TH S03-T17N-R21W
COMPUTED
NE/16TH S03-T17N-R21W
COMPUTED
N/16TH S02/S03-T17N-R21W
COMPUTED
N 76°58'05" W
2678.05'
SW/4 FRL. NW/4
S03-T17N-R21W
+/- 16.93 ACRES
PT. SE/4 FRL. NW/4
S03-T17N-R21W
+/- 14.54 ACRES
PT. SW/4 FRL. NE/4
S03-T17N-R21W
+/- 12.40 ACRES
PT. SE/4 FRL. NE/4
S03-T17N-R21W
+/- 12.70 ACRES
PT. SW/4 FRL. NW/4
S02-T17N-R21W
+/- 0.64 ACRE
N 01°36'10" E
669.43'
S 01°23'50" W
665.54'
N/S 9.23'
POB TRACT 4
POT EASEMENT 1
L23
L22
L21
L20
L19
L18
L17
L16
L15
L14
L12
O/S 19.23'
N 88°10'50" W
2541.40'
S 84°36'02" W
1226.15'
BLUFF
BLUFF
BLUFF
BLUFF
POND
BRANCH
N 88°42'13" W
1196.87'
PT. SE/4 FRL. NE/4
S04-T17N-R21W
+/- 34.44 ACRES
PT. SE/4 FRL. NW/4
S03-T17N-R21W
+/- 10.24 ACRES
PT. SW/4 FRL. NE/4
S03-T17N-R21W
+/- 27.24 ACRES
PT. SE/4 FRL. NE/4
S03-T17N-R21W
+/- 26.60 ACRES
N 01°35'41" E
1315.80'
N 01°34'42" E
1330.35'
N 01°41'38" E
1333.85'
N 01°41'38" E
1335.85'
N 01°35'27" E
1337.23'
N 01°36'10" E
669.43'
S 01°23'50" W
672.25'
INSET 1 (NOT TO SCALE)
CENTERLINE 60' WIDE
INGRESS/EGRESS &
UTILITY EASEMENT
(EASEMENT 1)
E/4 S03-T17N-R21W
EXISTING 8" WOOD
POST FENCE CORNER
POC/POB TRACT 2 & 3
POC TRACT 4
& EASEMENT 1, 2, 3 & 4
20.00'
30.00'
POB EASEMENT 1
POB EASEMENT 2 & 3
SOUTH LINE 30' WIDE
INGRESS/EGRESS &
UTILITY EASEMENT
(EASEMENT 2)
NORTH LINE 30' WIDE
UTILITY EASEMENT
(EASEMENT 3)
S 01°35'41" W
CE/16TH S04-T17N-R21W
COMPUTED PER STATE
SURVEY DOC# 083216
N 88°30'03" W
1318.59'
N 88°40'03" W
1302.23'
N 88°40'03" W
1302.23'
N 88°40'03" W
1292.90'
N 88°40'03" W
805.85'
N 88°40'03" W
487.05'
E/4 S03-T17N-R21W
EXISTING 8" WOOD
POST FENCE CORNER
POC/POB TRACT 2 & 3
POC TRACT 4
& EASEMENT 1, 2, 3 & 4
S 87°36'00" E
755.39'
INSET 1
MOBILE HOME
L24
DILAPIDATED HOUSE
S 87°36'00" E
1896.40'
INSET 2
C/4 S02-T17N-R21W
EXISTING 3" PIPE
FENCE CORNER
TRACT 2
AGGREGATE ACREAGE
+/- 150.00 ACRES
TRACT 3
AGGREGATE ACREAGE
+/- 29.51 ACRES
S 01°35'41" W
820.00'
S 05°18'32" W
1314.00'
S 01°41'38" W
1335.85'
S 01°41'38" W
1335.85'
S 01°48'32" E
1581.84'
S 01°48'32" E
1581.84'
N 01°45'28" E
1333.69'
N 01°45'28" E
1335.97'
S 01°41'38" W
1378.61'
BRISTER BRANCH
PT. NE/4 SW/4
S03-T17N-R21W
+/- 21.52 ACRES
NW/4 SE/4
S03-T17N-R21W
+/- 39.73 ACRES
PT. NE/4 SE/4
S03-T17N-R21W
+/- 24.67 ACRES
PT. NE/4 SE/4
S03-T17N-R21W
+/- 14.84 ACRES
PT. NW/4 SW/4
S02-T17N-R21W
+/- 14.67 ACRES
EXISTING FENCE
CORNER O/S 0.90'
N 76°11'28" W
778.00'
EXISTING UTILITY POLE
FENCE CORNER O/S 3.45'
S 05°18'32" W
1314.00'
S 01°05'41" W
996.01'
RECORD DOCUMENTS
1) SURVEY BOOK T PAGE 43
2) SURVEY BOOK W PAGE 1
3) SURVEY BOOK Y PAGE 6
4) STATE SURVEY DOC #083216
5) STATE SURVEY DOC #5111002
6) STATE SURVEY DOC #2010091600 1
7) STATE SURVEY DOC #2022102216046
8) STATE SURVEY DOC #079980
9) DEED DOC #2022003921
10) DEED DOC #2008003753
11) DEED DOC #2010006320
12) DEED DOC #2019003909
13) DEED DOC #2019005205
14) DEED DOC #2021007923
15) CHANCERY RECORD "N" PAGE 64 (PROVIDED BY CLIENT)
16) CHANCERY RECORD "O" PAGE 256 (PROVIDED BY CLIENT)
17) DEED BOOK 52 PAGE 186 (PROVIDED BY CLIENT)
18) GLO PLAT & NOTES
PT. NE/4 SE/4
S04-T17N-R21W
+/- 15.08 ACRES
BLUFF
BLUFF
BLUFF
N 01°03'02" E
1298.97'
N 01°34'42" E
1330.35'
N 01°41'38" E
1335.85'
N 01°48'32" E
1581.84'
N 01°45'28" E
1335.97'
SE/16TH S04-T17N-R21W
COMPUTED
S/16TH S03/S04-T17N-R21W
COMPUTED
SW/16TH S03-T17N-R21W
COMPUTED
CS/16TH S03-T17N-R21W
SET 5" REBAR W/ ID CAP #1786
R1) 8" HICKORY S25W 10.0'
R2) 7" ASH N01E 10.7'
SE/16TH S03-T17N-R21W
COMPUTED
S/16TH S02/S03-T17N-R21W
EXISTING 3" PIPE FENCE CORNER
N 86°58'14" W
1319.55'
N 88°25'32" W
1299.52'
176.51'
N 88°25'32" W
1123.01'
N 89°00'22" W
1294.96'
N 89°00'22" W
808.90'
O/S 5.32'
N 89°00'22" W
487.07'
W/16TH S03/S10-T17N-R21W
EXISTING STONE
N 88°10'57" W
1296.83'
S/4 S03-T17N-R21W
COMPUTED
E/16TH S03/S10-T17N-R21W
COMPUTED
N 88°10'57" W
1296.83'
SE/C S03-T17N-R21W
EXISTING NAIL IN SIDE OF
12" ELM TREE FENCE CORNER
N 88°10'57" W
1296.83'
INSET 2 (NOT TO SCALE)
SOUTH LINE 30' WIDE
INGRESS/EGRESS &
UTILITY EASEMENT
(EASEMENT 2)
NORTH LINE 30' WIDE
UTILITY EASEMENT
(EASEMENT 3)
S 87°36'00" E
125.00'
POT EASEMENT 2 & 3
POB EASEMENT 4
30.00'
30.00'
EASEMENT 4
N 73°39'57" W
124.50'
COUNTY ROAD
RIGHT OF WAY
BASIS OF BEARING
GRID NORTH
NAD83 NORTH ZONE
PER GPS OBSERVATION
SCALE FACTOR GRID TO GROUND IND: 1.000071384
CONVERGENCE ANGLE: -00° 42' 36"
DISTANCES SHOWN ARE GROUND DISTANCES
0
250
500
750
N
W
E
S
LEGEND
SET 1/2" REBAR W/ ID CAP #1786
SET MAG NAIL
EXISTING MONUMENT AS NOTED
COMPUTED
CHORD BEARING & DISTANCE
CENTERLINE EXISTING ROAD
COUNTY ROAD RIGHT OF WAY
FENCING WHERE LOCATED
EASEMENT
BOUNDARY
EASEMENT 1
CENTERLINE 60' WIDE INGRESS/EGRESS & UTILITY EASEMENT (EASEMENT 1)
DESCRIPTION OF A FORTY (40) FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT
AN EASEMENT FORTY (40) FEET IN WIDTH CROSSING PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SE/4 FRL. NE/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION THREE (03), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS WITH THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHEAST CORNER OF THE NE/4 SE/4 OF SAID SECTION 03; THENCE ALONG THE EAST LINE OF SAID NE/4 SE/4 SOUTH 01° 35' 41" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 755.39 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET MAG NAIL; THENCE LEAVING SAID EAST LINE THE FOLLOWING COURSES: SOUTH 10° 18' 32" WEST 339.06 FEET, SOUTH 05° 18' 32" WEST 304.00 FEET, SOUTH 11° 11' 28" EAST 344.00 FEET TO A POINT; THENCE NORTH 76° 11' 28" WEST, 778.00 FEET TO A POINT ON THE EAST LINE OF THE NE/4 SE/4 OF SAID SECTION 03; THENCE SOUTH 01° 35' 41" WEST, 506.01 FEET TO AN EXISTING THREE INCH PIPE FENCE CORNER MARKING THE SOUTHEAST CORNER OF SAID NE/4 SE/4; THENCE ALONG THE SOUTH LINE OF SAID NE/4 SE/4 NORTH 89° 00' 22" WEST, 487.07 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE NORTH 01° 35' 41" EAST, 1328.89 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE NORTH LINE OF SAID NE/4 SE/4; THENCE SOUTH 88° 40' 03" EAST, 487.05 FEET TO THE POINT OF BEGINNING, CONTAINING 29.51 ACRES MORE OR LESS AGGREGATE, SUBJECT TO THE RIGHT OF WAY OF TROTTER DRIVE.
TRACT 4
PART OF THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER (SW/4 FRL. NW/4) AND PART OF THE NORTH HALF OF THE FRACTIONAL NORTHWEST QUARTER (N/2 FRL. NW/4) OF SECTION TWO (02), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE SOUTHWEST CORNER OF THE SW/4 FRL. NW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID SW/4 FRL. NW/4 NORTH 01° 23' 50" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 1074.93 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF A BRANCH, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE NORTH 01° 23' 50" EAST, 265.54 FEET TO THE SOUTHWEST CORNER OF THE N/2 FRL. NW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID N/2 FRL. NW/4 NORTH 01° 35' 41" EAST, 1342.25 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES MORE OR LESS AGGREGATE.
EASEMENT 2
DESCRIPTION OF THE SOUTH LINE OF A THIRTY (30) FEET WIDE INGRESS/EGRESS AND UTILITY EASEMENT
AN EASEMENT THIRTY (30) FEET IN WIDTH CROSSING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWO (02), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS WITH THE SOUTH LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID NW/4 SW/4 SOUTH 01° 35' 41" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 30.00 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE LEAVING SAID WEST LINE SOUTH 87° 36' 00" EAST, 750.80 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF TERMINATION OF SAID EASEMENT BEING DESCRIBED.
EASEMENT 3
DESCRIPTION OF THE NORTH LINE OF A THIRTY (30) FEET WIDE UTILITY EASEMENT
AN EASEMENT CROSSING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWO (02), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS WITH THE NORTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID NW/4 SW/4 SOUTH 01° 35' 41" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 30.00 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE LEAVING SAID WEST LINE SOUTH 87° 36' 00" EAST, 750.80 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF TERMINATION OF SAID EASEMENT BEING DESCRIBED.
EASEMENT 4
METES AND BOUNDS DESCRIPTION OF INGRESS/EGRESS AND UTILITY EASEMENT
AN EASEMENT CROSSING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWO (02), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS WITH THE NORTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 02; THENCE ALONG THE NORTH LINE OF SAID NW/4 SW/4 SOUTH 87° 36' 00" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 755.39 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET NAIL; THENCE LEAVING SAID NORTH LINE SOUTH 10° 18' 32" WEST, 30.29 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE SOUTH 10° 18' 32" WEST, 30.29 FEET TO A POINT; THENCE NORTH 73° 39' 24" WEST, 124.50 FEET TO A POINT; THENCE SOUTH 87° 36' 00" EAST, 125.00 FEET TO THE POINT OF BEGINNING.
TRACT 1
PART OF THE NORTH HALF OF THE FRACTIONAL NORTHEAST QUARTER (N/2 FRL. NE/4), PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SE/4 FRL. NE/4), PART OF THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SW/4 FRL. NE/4), PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER (SE/4 FRL. NW/4), PART OF THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER (SW/4 FRL. NW/4), THE NORTH HALF OF THE FRACTIONAL NORTHWEST QUARTER (N/2 FRL. NW/4) OF SECTION THREE (03), THE EAST HALF OF THE NORTH HALF OF THE FRACTIONAL NORTHEAST QUARTER (E/2 N/2 FRL. NE/4), PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SE/4 NE/4) AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION FOUR (04); ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING MOUND OF STONES MARKING THE NORTHWEST CORNER OF THE N/2 FRL. NW/4 OF SAID SECTION 03, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE SOUTH 88° 30' 11" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 2614.18 FEET (DISTANCES ARE GROUND DISTANCE) TO THE COMPUTED NORTHWEST CORNER OF THE N/2 FRL. NE/4 OF SAID SECTION 03; THENCE ALONG THE NORTH LINE OF SAID N/2 FRL. NE/4 SOUTH 88° 30' 11" EAST, 2548.63 FEET TO AN EXISTING FIFTEEN INCH CEDAR TREE FENCE CORNER MARKING THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 21 WEST; THENCE LEAVING SAID NORTH LINE AND ALONG SAID FENCE SOUTH 04° 15' 19" EAST, 25.14 FEET TO AN EXISTING FENCE CORNER; THENCE CONTINUING ALONG SAID FENCE SOUTH 88° 04' 48" EAST, 17.33 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE EAST LINE OF SAID N/2 FRL. NE/4; THENCE LEAVING SAID FENCE SOUTH 01° 23' 50" WEST, 1046.04 FEET TO THE COMPUTED NORTHEAST CORNER OF THE SE/4 FRL. NE/4 OF SAID SECTION 03; THENCE ALONG THE EAST LINE OF SAID SE/4 FRL. NE/4 SOUTH 01° 23' 50" WEST, 265.54 FEET TO A POINT IN THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 14° 22' 50" WEST 162.03 FEET, SOUTH 07° 05' 02" WEST 14.44 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 88° 10' 50" WEST, 2541.40 FEET TO A POINT ON THE EAST LINE OF THE SE/4 FRL. NW/4 OF SAID SECTION 03; THENCE LEAVING SAID EAST LINE SOUTH 84° 36' 02" WEST, 1226.15 FEET TO A POINT ON A BLUFF; THENCE ALONG THE MEANDERS OF SAID BLUFF A CHORD BEARING AND DISTANCE OF NORTH 76° 58' 05" WEST, 2678.05 FEET TO A POINT ON THE SOUTH LINE OF THE E/2 N/2 FRL. NE/4 OF SAID SECTION 04; THENCE NORTH 88° 58' 44" WEST, 67.34 FEET TO AN EXISTING STONE MARKING THE SOUTHWEST CORNER OF SAID E/2 N/2 FRL. NE/4; THENCE NORTH 01° 03' 02" EAST, 1108.14 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 MARKING THE NORTHWEST CORNER OF SAID E/2 N/2 FRL. NE/4; THENCE ALONG THE NORTH LINE OF SAID E/2 N/2 FRL. NE/4 SOUTH 88° 26' 56" EAST, 1158.70 FEET TO AN EXISTING AGC MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 21 WEST; THENCE SOUTH 88° 30' 11" EAST, 152.47 FEET TO THE POINT OF BEGINNING, CONTAINING 268.00 ACRES MORE OR LESS AGGREGATE.
TRACT 2
PART OF THE SOUTHEAST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SE/4 FRL. NE/4), PART OF THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHEAST QUARTER (SW/4 FRL. NE/4), PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4), THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4), PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THREE (03), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHEAST CORNER OF THE NE/4 SE/4 OF SAID SECTION 03, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID NE/4 SE/4 NORTH 88° 40' 03" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 487.05 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE LEAVING SAID NORTH LINE SOUTH 01° 35' 41" WEST, 1328.89 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE SOUTH LINE OF SAID NE/4 SE/4; THENCE NORTH 89° 00' 22" WEST, 808.90 FEET TO THE COMPUTED SOUTHEAST CORNER OF THE NW/4 SE/4 OF SAID SECTION 03; THENCE NORTH 89° 00' 22" WEST, 1294.96 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 MARKING THE SOUTHEAST CORNER OF THE NE/4 SW/4 OF SAID SECTION 03; THENCE ALONG THE SOUTH LINE OF SAID NE/4 SW/4 NORTH 89° 25' 32" WEST, 1123.01 FEET TO A POINT ON A BLUFF; THENCE LEAVING SAID SOUTH LINE AND ALONG THE MEANDERS OF SAID BLUFF A CHORD BEARING AND DISTANCE OF NORTH 00° 40' 11" WEST, 2118.51 FEET TO A POINT; THENCE LEAVING SAID BLUFF NORTH 84° 36' 02" EAST, 1226.15 FEET TO A POINT ON THE WEST LINE OF THE SW/4 FRL. NE/4 OF SAID SECTION 03; THENCE LEAVING SAID WEST LINE SOUTH 88° 10' 50" EAST, 2541.40 FEET TO A POINT IN THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID EAST LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 07° 05' 02" WEST 49.88 FEET, SOUTH 32° 19' 39" EAST 36.66 FEET, SOUTH 58° 49' 53" WEST 30.05 FEET, NORTH 85° 43' 52" WEST 16.07 FEET, SOUTH 44° 08' 03" WEST 12.87 FEET, SOUTH 07° 43' 02" EAST 64.78 FEET, SOUTH 27° 38' 54" WEST 71.01 FEET TO A POINT ON THE SOUTH LINE OF THE N/2 OF SAID SE/4 FRL. NE/4; THENCE LEAVING SAID CENTERLINE OF A BRANCH SOUTH 88° 42' 13" EAST, 93.63 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 MARKING THE SOUTHEAST CORNER OF SAID N/2 SE/4 FRL. NE/4; THENCE SOUTH 01° 23' 50" WEST, 670.23 FEET TO THE POINT OF BEGINNING, CONTAINING 150.00 ACRES MORE OR LESS AGGREGATE.
TRACT 3
PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWO (02) AND PART OF THE PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION THREE (03), ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE NORTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 02, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID NW/4 SW/4 SOUTH 87° 36' 00" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 755.39 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET MAG NAIL; THENCE LEAVING SAID NORTH LINE THE FOLLOWING COURSES: SOUTH 10° 18' 32" WEST 339.06 FEET, SOUTH 05° 18' 32" WEST 304.00 FEET, SOUTH 11° 11' 28" EAST 344.00 FEET TO A POINT; THENCE NORTH 76° 11' 28" WEST, 778.00 FEET TO A POINT ON THE EAST LINE OF THE NE/4 SE/4 OF SAID SECTION 03; THENCE SOUTH 01° 35' 41" WEST, 506.01 FEET TO AN EXISTING THREE INCH PIPE FENCE CORNER MARKING THE SOUTHEAST CORNER OF SAID NE/4 SE/4; THENCE ALONG THE SOUTH LINE OF SAID NE/4 SE/4 NORTH 89° 00' 22" WEST, 487.07 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE NORTH 01° 35' 41" EAST, 1328.89 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE NORTH LINE OF SAID NE/4 SE/4; THENCE SOUTH 88° 40' 03" EAST, 487.05 FEET TO THE POINT OF BEGINNING, CONTAINING 29.51 ACRES MORE OR LESS AGGREGATE, SUBJECT TO THE RIGHT OF WAY OF TROTTER DRIVE.
TRACT 4
PART OF THE SOUTHWEST QUARTER OF THE FRACTIONAL NORTHWEST QUARTER (SW/4 FRL. NW/4) AND PART OF THE NORTH HALF OF THE FRACTIONAL NORTHWEST QUARTER (N/2 FRL. NW/4) OF SECTION TWO (02), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-ONE (21) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING EIGHT INCH WOOD POST FENCE CORNER MARKING THE SOUTHWEST CORNER OF THE SW/4 FRL. NW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID NW/4 SW/4 FRL. NW/4 NORTH 01° 23' 50" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 1074.93 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF A BRANCH, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE NORTH 01° 23' 50" EAST, 265.54 FEET TO THE SOUTHWEST CORNER OF THE N/2 FRL. NW/4 OF SAID SECTION 02; THENCE ALONG THE WEST LINE OF SAID N/2 FRL. NW/4 NORTH 01° 35' 41" EAST, 1342.25 FEET TO THE POINT OF BEGINNING, CONTAINING 5.74 ACRES MORE OR LESS AGGREGATE.
TYLER AND HARRIS LAND SURVEYING, INC.
No. 3022
ARKANSAS
CERTIFICATE OF AUTHORIZATION
PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
1786
SIGNATURE
05-18-2023
HALEN D. HARRIS
REGISTERED
STATE SURVEYOR'S FILE CODE NUMBER:
500-17N-21W-0-02-304-05-1786
500-17N-21W-0-03-000-05-1786
500-17N-21W-0-04-102-05-1786
DATE: 03-06-2023
SCALE: 1"=250'
SURVEY FOR:
KRISTIN CORNISH & JASON COCHRAN
DRAWN BY: H. HARRIS
ELECTRONIC FILE NUMBER:
T17N/R21W/SEC02,03&04/23-014
JOB NO: 23-014
SHEET 1 OF 1
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LAND SURVEYING, INC
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MARSHALL, AR 72650
(870) 504-1099 (501)
733-1187
atyler1099@gmail.com
halendharris@gmail.com
SURVEYOR'S CERTIFICATION
I, HALEN D. HARRIS, 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. NW/4 SW/4 & PT. N/2 FRL. NW/4 OF SECTION 02; PT. FRL. NE/4, N/2 SE/4, PT. NE/4 SW/4, PT. S/2 NW/4 & N/2 FRL. NW/4 OF SECTION 03; E/2 N/2 FRL. NE/4, PT. SE/4 NE/4 & PT. NE/4 SE/4 OF SECTION 04; ALL IN T17N, R21W OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY, ARKANSAS.
SURVEY IS SUBJECT TO ANY FINDINGS OF A CURRENT AND UP TO DATE TITLE SEARCH AND ANY WRITTEN AND/OR UNWRITTEN EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS