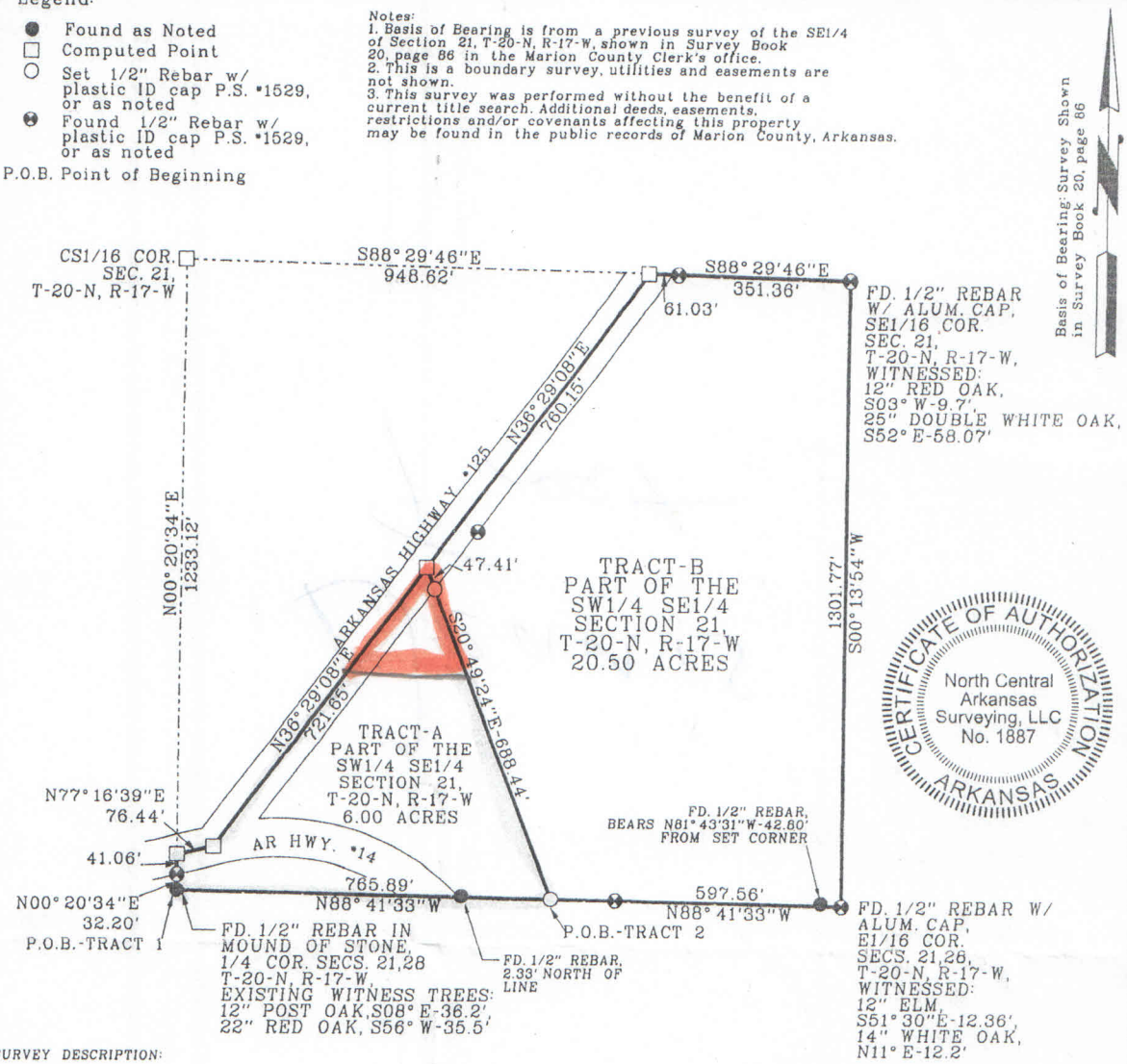
1 acre
$6,500

Legend:

- ● Found as Noted
- □ Computed Point
- ○ Set 1/2" Rebar w/ plastic ID cap P.S. #1529, or as noted
- ⊕ Found 1/2" Rebar w/ plastic ID cap P.S. #1529, or as noted

P.O.B. Point of Beginning

Notes:
1. Basis of Bearing is from a previous survey of the SE1/4 of Section 21, T-20-N, R-17-W, shown in Survey Book 20, page 86 in the Marion County Clerk's office.
2. This is a boundary survey, utilities and easements are not shown.
3. This survey was performed without the benefit of a current title search. Additional deeds, easements, restrictions and/or covenants affecting this property may be found in the public records of Marion County, Arkansas.




CERTIFICATE OF AUTHORIZATION
North Central Arkansas Surveying, LLC No. 1887
ARKANSAS

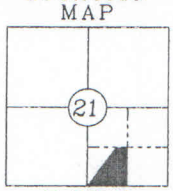
SURVEY DESCRIPTION:

TRACT-A:
A PART OF THE SW1/4 SE1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPLE MERIDIAN, MARION COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH REBAR AT THE 1/4 CORNER OF SECTIONS 21 AND 28; THENCE ALONG THE WEST LINE OF SAID SW1/4 SE1/4, N00°20'34"E, 73.26 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY #14; THENCE LEAVING SAID WEST LINE, AND ALONG THE CENTERLINE OF SAID HIGHWAY #14, N77°16'39"E, 76.44 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY #14 AND ARKANSAS STATE HIGHWAY #125; THENCE LEAVING THE CENTERLINE OF SAID HIGHWAY #14 AND ALONG THE CENTERLINE OF SAID HIGHWAY #125, N36°29'08"E, 721.65 FEET TO A POINT; THENCE LEAVING THE CENTERLINE OF SAID HIGHWAY #125, S20°49'24"E, 735.65 FEET TO A SET 1/2 INCH REBAR WITH A PLASTIC CAP (PS #1529) ON THE SOUTH LINE OF SAID SECTION 21; THENCE ALONG SAID SOUTH LINE, N88°41'33"W, 765.89 FEET TO THE POINT OF BEGINNING, CONTAINING 6.00 ACRES AS SURVEYED ON MAY 19, 2011, AND SUBJECT TO THE RIGHTS OF WAY OF ARKANSAS STATE HIGHWAY #14 AND ARKANSAS STATE HIGHWAY #125 ALONG WITH ANY OTHER RIGHTS OF WAY AND/OR EASEMENTS THAT MAY EXIST.

TRACT-2:
A PART OF THE SW1/4 SE1/4 OF SECTION 21, TOWNSHIP 20 NORTH, RANGE 17 WEST OF THE FIFTH PRINCIPLE MERIDIAN, MARION COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2 INCH REBAR AT THE 1/4 CORNER OF SECTIONS 21 AND 28; THENCE ALONG THE SOUTH LINE OF SAID SECTION 21, S88°41'33"E, 765.89 FEET TO A SET 1/2 INCH REBAR WITH A PLASTIC CAP (PS #1529), AND THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 21, N20°49'24"W, 735.65 FEET TO A POINT ON THE CENTERLINE OF ARKANSAS STATE HIGHWAY #125; THENCE ALONG THE CENTERLINE OF SAID HIGHWAY #125, N36°29'08"E, 760.15 FEET TO A POINT ON THE NORTH LINE OF SAID SW1/4 SE1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 SE1/4, S88°29'46"E, 412.39 FEET TO THE SE1/16 CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SAID SW1/4 SE1/4, S00°13'54"W, 1301.77 FEET TO THE E1/16 CORNER OF SECTIONS 21 AND 28 OF SAID TOWNSHIP 20 NORTH, RANGE 17 WEST; THENCE ALONG THE SOUTH LINE OF SAID SECTION 21, N88°41'33"W, 597.56 FEET TO THE POINT OF BEGINNING, CONTAINING 20.50 ACRES AS SURVEYED ON MAY 19, 2011, AND SUBJECT TO THE RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #125 ALONG WITH ANY OTHER RIGHTS OF WAY AND/OR EASEMENTS THAT MAY EXIST.

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1529
SIGNATURE
5/19/11
KEITH A. SULLIVAN

LOCATION MAP




T-20-N, R-17-W

REFERENCES

Survey Book 20, Page 86
Survey Book 11, Page 95
Survey Book 13, Page 141
Survey Book 17, Page 289
Survey Book 18, Page 33
Survey Book 19, Page 46
Survey Book 19, Page 205
Survey Book 19, Page 301
Corner Book 1, Page 95
Warranty Deed 2000-04030

STATE SURVEYOR'S CODE: 500-20N-17W-0-21-230-45-1529


NORTH CENTRAL ARKANSAS SURVEYING LLC
KEITH A. SULLIVAN P.S. #1529
3248 M.C. 6075
Yellville, AR 72687
870-449-2499 phone/fax
ksncas@yellville.net e-mail


300' 0' 300' 600'
GRAPHIC SCALE

Certification:
I, Keith A. Sullivan, certify that, under my supervision, the above platted and described property was surveyed, and the monuments were found and or set as shown, and said survey meets the standards set forth by the state of Arkansas for property and boundary surveys.

Preliminary Plat For:
Bill Baker,
United Country Realty
Crew: J. Hall, K. Sullivan
Date: 05/19/2011
Scale: 1" = 300'
Job #11-011A
Field Book #05 pgs. 71,72, 74
Drawn By: kas
Sheet: 1/1