



BASIS OF BEARINGS
 STATE PLANE COORDINATE SYSTEM,
 ARKANSAS NORTH ZONE, NAD 83
 U.S. SURVEY FOOT
 BEARINGS: GRID
 DISTANCES: GROUND
 SCALE FACTOR: 0.999938440336
 CONVERGENCE ANGLE: 0° 03' 58.54066312"
 VALUES TAKEN AT THE P.O.C.

FLOOD ZONE NOTE
 BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE AE (ZONE AE ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED) AND ZONE AE SHADED (ZONE AE SHADED ARE AREAS OF THE DESIGNATED FLOODWAY PER FEMA REGULATION), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05023C0285D, DATED FEBRUARY 16, 2006, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

DRAWING LEGEND

PROPERTY LINE
 ASPHALT/CONCRETE/GRAVEL
 EXISTING BUILDING LINES
 EXISTING FENCE LINES

○ SET 1/2" REBAR (W/CAP, PS#1547) (UNLESS OTHERWISE NOTED)
 △ CALCULATED POINT
 ● FOUND MONUMENT (AS NOTED)

LEGAL DESCRIPTION

TRACT 1:
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND ALUMINUM CAP; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N1°21'05"E A DISTANCE OF 24.23 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N75°00'00"W A DISTANCE OF 530.80 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY BANK OF THE LITTLE RED RIVER; THENCE ALONG SAID BANK, N39°26'15"E A DISTANCE OF 8.12 FEET TO A POINT; THENCE CONTINUE, N49°02'14"E A DISTANCE OF 186.90 FEET TO A POINT; THENCE LEAVING SAID BANK, S57°52'55"E A DISTANCE OF 433.62 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'05"W A DISTANCE OF 35.65 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS. SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

TRACT 2:
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND ALUMINUM CAP; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N1°21'05"E A DISTANCE OF 59.88 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N57°52'55"W A DISTANCE OF 433.62 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY BANK OF THE LITTLE RED RIVER; THENCE ALONG SAID BANK, N49°02'14"E A DISTANCE OF 63.37 FEET TO A POINT; THENCE CONTINUE, N51°44'33"E A DISTANCE OF 118.23 FEET TO A POINT; THENCE LEAVING SAID BANK, S43°48'52"E A DISTANCE OF 330.88 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'05"W A DISTANCE OF 106.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS. SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

TRACT 3:
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND ALUMINUM CAP; THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N1°21'05"E A DISTANCE OF 166.44 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, N43°48'52"W A DISTANCE OF 330.88 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY BANK OF THE LITTLE RED RIVER; THENCE ALONG SAID BANK, N51°44'33"E A DISTANCE OF 304.57 FEET TO A FOUND 1/2" REBAR, SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE LEAVING SAID BANK AND ALONG SAID EAST LINE, S1°21'05"W A DISTANCE OF 427.47 FEET TO THE POINT OF BEGINNING, CONTAINING 1.15 ACRES, MORE OR LESS. SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

55' ACCESS AND UTILITY EASEMENT:
 A 55 FOOT ACCESS AND UTILITY EASEMENT LYING IN PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 WEST, CLEBURNE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A FOUND ALUMINUM MONUMENT; THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, N88°40'21"W A DISTANCE OF 55.00 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE, N1°21'05"E A DISTANCE OF 221.14 FEET TO A POINT; THENCE S43°48'52"E A DISTANCE OF 77.56 FEET TO A SET 1/2" REBAR (W/CAP, PS# 1547), SAID POINT BEING ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ALONG SAID EAST LINE, S1°21'05"W A DISTANCE OF 166.44 FEET TO THE POINT OF BEGINNING.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF WP PARTNERS AND PROLAND TITLE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. NO ATTEMPT WAS MADE TO LOCATE UTILITIES ABOVE OR BELOW SURFACE. SUBJECT TO ANY EASEMENTS PRESCRIPTIVE AND NON-PRESCRIPTIVE. SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY REVEAL. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 07/17/2023.

DATE OF PLAT OR MAP: 08/08/2023



STATE PLAT CODE: 500-10N-08W-0-31-120-12-1547

RECORD INFORMATION

- GLO NOTES OF RECORD
- GLO PLATS OF RECORD
- BOUNDARY SURVEY BY PS 1269, DATED 08/12/2008
- EASEMENT SURVEY BY PS 1269, DATED 10/09/2009

BOUNDARY SURVEY
 PART OF THE SE1/4 NE1/4
 SECTION 31, TOWNSHIP 10 NORTH, RANGE 8 WEST

PREPARED FOR:
 WP PARTNERS

WILBURN, CLEBURNE COUNTY ARKANSAS

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 Conway, Arkansas 72034

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CERTIFICATE OF AUTHORIZATION
 CRAFTON, TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER

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PROJECT NO: CBSSV0170
 ISSUE DATE: 08/08/2023
 DRAWN BY: E.SIMPSON
 APPROVE BY: M.NGUYEN
 SHEET NO.:
 CONTACT: BRANDON FOILES (501) 339-2837

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