

C/4 30-T19N-R20W
EXISTING NAIL IN
WOOD POST FENCE CORNER

S 88°23'43" E
918.04'

BASIS OF BEARING
GRID NORTH
NAD83 NORTH ZONE
PER GPS OBSERVATION
SCALE FACTOR GRID TO GROUND: 1.00005162
CONVERGENCE ANGLE -00° 38' 54"
DISTANCES SHOWN ARE GROUND DISTANCES



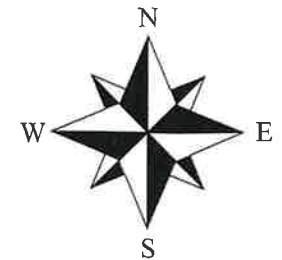
LAND DESCRIPTION

PART OF LOT FIVE (05) AND PART OF LOT SIX (06) OF CLAVEY SUBDIVISION, BOONE COUNTY, ARKANSAS; ALSO KNOWN AS PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION THIRTY (30), TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BOONE COUNTY ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING THREE-EIGHTHS INCH REBAR MARKING THE NORTHEAST CORNER OF LOT 05 OF SAID CLAVEY SUBDIVISION, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THENCE ALONG THE EAST LINE OF SAID LOT 05 SOUTH 01° 36' 17" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 170.60 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET MAG NAIL IN ASPHALT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY #65; THENCE LEAVING SAID EAST LINE AND ALONG SAID RIGHT OF WAY NORTH 54° 00' 02" WEST, 302.01 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE NORTH LINE OF LOT 06 OF SAID CLAVEY SUBDIVISION; THENCE LEAVING SAID RIGHT OF WAY SOUTH 88° 23' 43" EAST, 149.21 FEET TO AN EXISTING THREE-QUARTER INCH PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 06; THENCE SOUTH 88° 23' 43" EAST, 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.49 ACRE MORE OR LESS.

FRANCIS STREET
S 88°23'43" E 249.21'
NE/C LOT 6
EXISTING 3" PIPE
BUILDING
CONCRETE BLOCK WALL
OFFICE
PT LOT 5
+/- 0.31 ACRE
N 54°00'02" W 302.01'
U.S. HWY #65
22.74'

AGGREGATE ACREAGE
+/- 0.49 ACRE



LEGEND

These standard symbols will
be found in the drawing.

- SET 1/2" REBAR W/ ID CAP #1786
- ▲ SET MAG NAIL
- EXISTING MONUMENT AS NOTED
- CONCRETE BLOCK WALL
- - - EXISTING ROAD OR PARKING LOT
- SUBDIVISION LINE
- BOUNDARY

RECORD DOCUMENTS

- 1) PLAT OF CLAVEY SUBDIVISION
- 2) DEED BOOK 198 PAGE 73
- 3) AHTD RIGHT OF WAY PLANS



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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. LOT 5 AND PT. LOT 6 OF
CLAVEY SUBDIVISION,
BOONE COUNTY, ARKANSAS.

STATE SURVEYOR'S FILE CODE NUMBER:
500-19N-20W-0-30-240-05-1786

SURVEY FOR: Danny Roth

ELECTRONIC FILE NUMBER:
T19N/R20W/SEC30/24-339

DATE: 09-04-2024

SCALE: 1"=50'

DRAWN BY: H. HARRIS

JOB NO: 24-339

SHEET 1 OF 1