



SURVEYOR'S NOTES:

- (1.) BASIS OF BEARINGS SPCS NAD83 ARKANSAS NORTH ZONE, DERIVED FROM USING ARDOT CORS STATIONS
- (2.) THE SURVEY WAS CONDUCTED BY MYSELF AND RESULTS THAT ARE REPRESENTED ARE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.
- (3.) SUBJECT TO EASEMENTS OF RECORD
- (4.) THERE ARE NO KNOWN OBSERVABLE GROUND ENCROACHMENTS OTHER THAN THOSE AS SHOWN ON THE PLAT
- (5.) A MORE ACCURATE TITLE SEARCH MAY PROVIDE ADDITIONAL INFORMATION NOT SHOWN ON PLAT

LEGEND

These standard symbols will be found in the drawing.

- ◆ FOUND MONUMENT
(1/2" REBAR W/CAP UNLESS NOTED)
- SET IRON PIN
(1/2" REBAR W/CAP UNLESS NOTED)
- △ CALCULATED CORNER (NOT SET)
- ⊙ SET MAG NAIL
- ⊕ SEWER MANHOLE

- PROPERTY LINE
- - - UNDERGROUND SEWER LINE
- - - SECTION LINE
- - - HIGHWAY RIGHT OF WAY

PROPERTY DESCRIPTION (AS SURVEYED)

TRACT 'A'

A PART OF THE NW 1/4 NE 1/4 OF SECTION 25 AND A PART OF THE SW 1/4 SE 1/4 OF SECTION 24 T16N R3W OF FIFTH PRINCIPAL MERIDIAN LAWRENCE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SECTION 25 T16N R3W, A POINT BEING REPRESENTED BY A 1/2" REBAR; THENCE N 89°29'25" W A DISTANCE OF 1512.53' ALONG THE NORTH SECTION LINE OF SECTION 25 TO THE POINT OF BEGINNING THE INTERSECTION OF WEST RIGHT OF WAY OF ARKANSAS HIGHWAY 25 AND NORTH LINE OF SECTION 25; THENCE N 89°29'25" W A DISTANCE OF 22.38' ALONG THE NORTH SECTION LINE OF SAID SECTION 25 TO THE INTERSECTION OF SAID SECTION TO THE CENTERLINE OF SMITHVILLE ROAD; THENCE N 71°43'22" W A DISTANCE OF 21.96' ALONG CENTERLINE OF SMITHVILLE ROAD TO A POINT BEING REPRESENTED BY A COTTON PICKER SPINDLE; THENCE S 32°39'47" W A DISTANCE OF 56.24' TO A POINT BEING REPRESENTED BY PUNCH MARK IN CONCRETE; THENCE N 57°19'00" W A DISTANCE OF 31.87' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH A PLASTIC CAP; THENCE N 32°29'41" E A DISTANCE OF 45.17' TO A POINT BEING REPRESENTED BY A COTTON PICKER SPINDLE; THENCE N 80°34'47" W A DISTANCE OF 69.63' ALONG CENTERLINE OF SMITHVILLE ROAD TO A POINT BEING REPRESENTED BY A MAG NAIL; THENCE S 25°32'38" W A DISTANCE OF 114.46' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH PLASTIC CAP; THENCE S 63°56'57" E A DISTANCE OF 50.76' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH PLASTIC CAP; THENCE N 69°39'34" E A DISTANCE OF 4.81' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH PLASTIC CAP; THENCE N 35°51'31" E A DISTANCE OF 37.20' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH PLASTIC CAP; THENCE S 64°00'39" E A DISTANCE OF 53.75' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH PLASTIC CAP; THENCE N 39°08'27" E A DISTANCE OF 117.19' TO THE POINT OF BEGINNING CONTAINING .29 ACRES MORE OR LESS

TRACT 'B'

A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 25 T16N R3W OF THE FIFTH PRINCIPAL MERIDIAN LAWRENCE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SECTION 25 T16N R3W SAID POINT BEING REPRESENTED BY A COTTON PICKER SPINDLE; THENCE S 89°29'25" E A DISTANCE OF 3559.09' ALONG NORTH SECTION LINE OF SAID SECTION 25 TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH CAP; THENCE S 25°32'38" W A DISTANCE OF 88.95' TO THE POINT OF BEGINNING A POINT BEING REPRESENTED BY 1/2" REBAR WITH CAP; THENCE S 63°56'57" E A DISTANCE OF 50.76' TO A POINT BEING REPRESENTED BY 1/2" REBAR WITH CAP; THENCE S 69°39'34" W A DISTANCE OF 29.42' TO A POINT BEING REPRESENTED BY 1/2" REBAR WITH CAP; THENCE S 34°57'22" W A DISTANCE OF 17.34' TO A POINT BEING REPRESENTED BY 1/2" REBAR WITH CAP; THENCE N 57°19'32" W A DISTANCE OF 27.56' TO A POINT BEING REPRESENTED BY A 1/2" REBAR WITH CAP; THENCE N 25°32'38" E A DISTANCE OF 35.24' TO THE POINT OF BEGINNING CONTAINING .03 ACRES MORE OR LESS



PG	1	OF	1
DRAWN BY: BRIAN GAWF			
DATE: 08/11/2025			
STATE PLAT CODE: 600-16N-03W-0-34-240-38-1947			
600-16N-03W-0-34-140-38-1947			

GAWF LAND SURVEYING LLC.
41 HWY 25N
LYNN AR 72440
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CLIENT: HENRYETTA TYLER
PURPOSE OF SURVEY: TO CREATE NEW PARCELS
LOCATION: T16N-R3W-S24 S-25 LAWRENCE COUNTY

