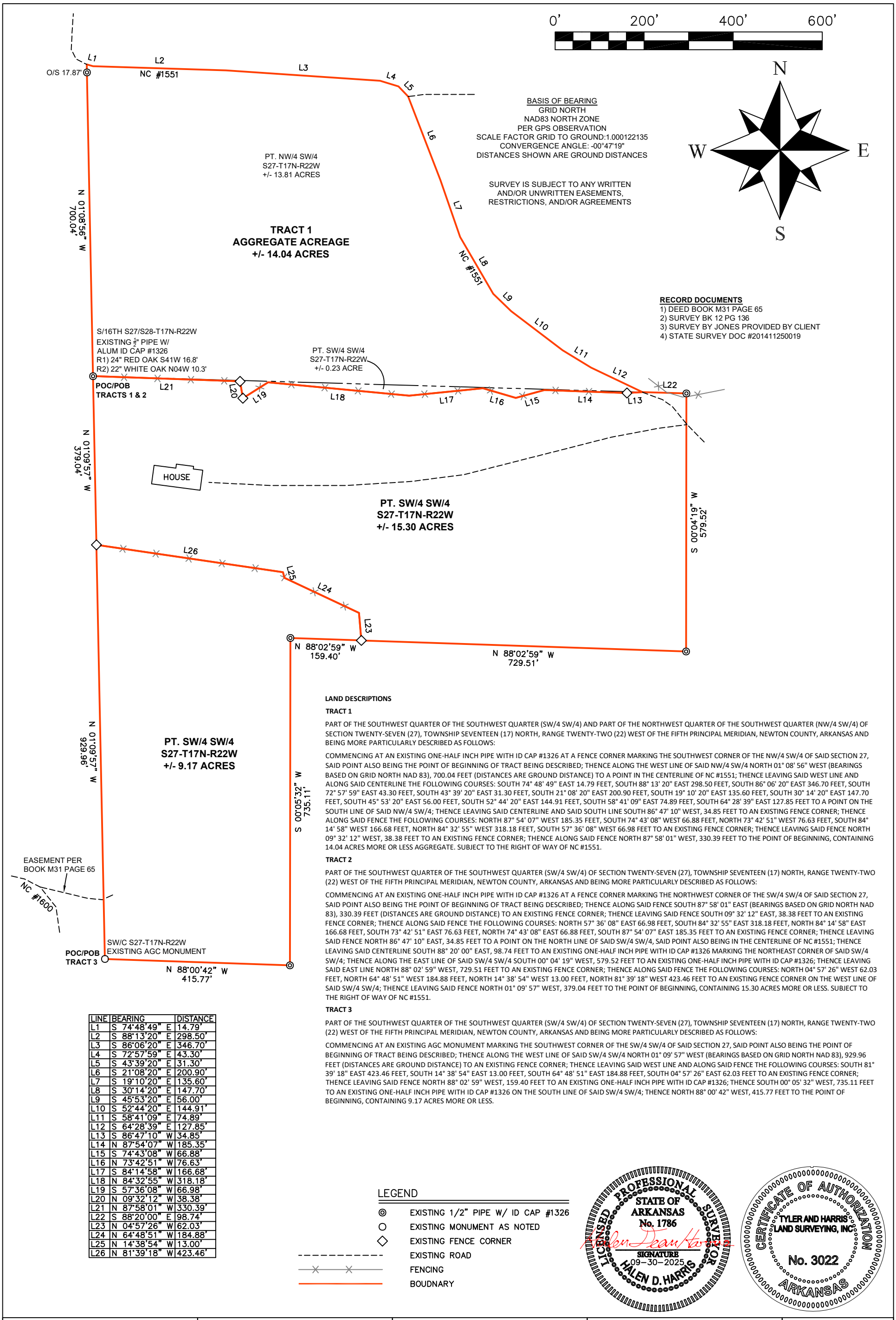

LINE	BEARING	DISTANCE
L1	S 74°48'49" E	14.79'
L2	S 88°13'20" E	298.50'
L3	S 86°06'20" E	346.70'
L4	S 72°57'59" E	43.30'
L5	S 43°39'20" E	31.30'
L6	S 21°08'20" E	200.90'
L7	S 19°10'20" E	135.60'
L8	S 30°14'20" E	147.70'
L9	S 45°53'20" E	56.00'
L10	S 52°44'20" E	144.91'
L11	S 58°41'09" E	74.89'
L12	S 64°28'39" E	127.85'
L13	S 86°47'10" W	34.85'
L14	N 87°54'07" W	185.35'
L15	S 74°43'08" W	66.88'
L16	N 73°42'51" W	76.63'
L17	S 84°14'58" W	166.68'
L18	N 84°32'55" W	318.18'
L19	S 57°36'08" W	66.98'
L20	N 09°32'12" W	38.38'
L21	N 87°58'01" W	330.39'
L22	S 88°20'00" E	98.74'
L23	N 04°57'26" W	62.03'
L24	N 64°48'51" W	184.88'
L25	N 14°38'54" W	13.00'
L26	N 81°39'18" W	423.46'

LAND DESCRIPTIONS

TRACT 1

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 AT A FENCE CORNER MARKING THE SOUTHWEST CORNER OF THE NW/4 SW/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THENCE ALONG THE WEST LINE OF SAID NW/4 SW/4 NORTH 01° 08' 56" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 700.04 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF NC #1551; THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 74° 48' 49" EAST 14.79 FEET, SOUTH 88° 13' 20" EAST 298.50 FEET, SOUTH 86° 06' 20" EAST 346.70 FEET, SOUTH 72° 57' 59" EAST 43.30 FEET, SOUTH 43° 39' 20" EAST 31.30 FEET, SOUTH 21° 08' 20" EAST 200.90 FEET, SOUTH 19° 10' 20" EAST 135.60 FEET, SOUTH 30° 14' 20" EAST 147.70 FEET, SOUTH 45° 53' 20" EAST 56.00 FEET, SOUTH 52° 44' 20" EAST 144.91 FEET, SOUTH 58° 41' 09" EAST 74.89 FEET, SOUTH 64° 28' 39" EAST 127.85 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4 SW/4; THENCE LEAVING SAID CENTERLINE AND SAID SOUTH LINE SOUTH 86° 47' 10" WEST, 34.85 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE THE FOLLOWING COURSES: NORTH 87° 54' 07" WEST 185.35 FEET, SOUTH 74° 43' 08" WEST 66.88 FEET, NORTH 73° 42' 51" WEST 76.63 FEET, SOUTH 84° 14' 58" WEST 166.68 FEET, NORTH 84° 32' 55" WEST 318.18 FEET, SOUTH 57° 36' 08" WEST 66.98 FEET TO AN EXISTING FENCE CORNER; THENCE LEAVING SAID FENCE NORTH 09° 32' 12" WEST, 38.38 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE NORTH 87° 58' 01" WEST, 330.39 FEET TO THE POINT OF BEGINNING, CONTAINING 14.04 ACRES MORE OR LESS AGGREGATE. SUBJECT TO THE RIGHT OF WAY OF NC #1551.

TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 AT A FENCE CORNER MARKING THE NORTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THENCE ALONG SAID FENCE SOUTH 87° 58' 01" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 330.39 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING FENCE CORNER; THENCE LEAVING SAID FENCE SOUTH 09° 32' 12" EAST, 38.38 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE THE FOLLOWING COURSES: NORTH 57° 36' 08" EAST 66.98 FEET, SOUTH 84° 32' 55" EAST 318.18 FEET, NORTH 84° 14' 58" EAST 166.68 FEET, SOUTH 73° 42' 51" EAST 76.63 FEET, NORTH 74° 43' 08" EAST 66.88 FEET, SOUTH 87° 54' 07" EAST 185.35 FEET TO AN EXISTING FENCE CORNER; THENCE LEAVING SAID FENCE NORTH 86° 47' 10" EAST, 34.85 FEET TO A POINT ON THE NORTH LINE OF SAID SW/4 SW/4, SAID POINT ALSO BEING IN THE CENTERLINE OF NC #1551; THENCE LEAVING SAID CENTERLINE SOUTH 88° 20' 00" EAST, 98.74 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING THE NORTHEAST CORNER OF SAID SW/4 SW/4; THENCE ALONG THE EAST LINE OF SAID SW/4 SW/4 SOUTH 00° 04' 19" WEST, 579.52 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326; THENCE LEAVING SAID EAST LINE NORTH 88° 02' 59" WEST, 729.51 FEET TO AN EXISTING FENCE CORNER; THENCE ALONG SAID FENCE THE FOLLOWING COURSES: NORTH 04° 57' 26" WEST 62.03 FEET, NORTH 64° 48' 51" WEST 184.88 FEET, NORTH 14° 38' 54" WEST 13.00 FEET, NORTH 81° 39' 18" WEST 423.46 FEET TO AN EXISTING FENCE CORNER ON THE WEST LINE OF SAID SW/4 SW/4; THENCE LEAVING SAID FENCE NORTH 01° 09' 57" WEST, 379.04 FEET TO THE POINT OF BEGINNING, CONTAINING 15.30 ACRES MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF NC #1551.

TRACT 3

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING AGC MONUMENT MARKING THE SOUTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THENCE ALONG THE WEST LINE OF SAID SW/4 SW/4 NORTH 01° 09' 57" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 929.96 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING FENCE CORNER; THENCE LEAVING SAID WEST LINE AND ALONG SAID FENCE THE FOLLOWING COURSES: SOUTH 81° 39' 18" EAST 423.46 FEET, SOUTH 14° 38' 54" EAST 13.00 FEET, SOUTH 64° 48' 51" EAST 184.88 FEET, SOUTH 04° 57' 26" EAST 62.03 FEET TO AN EXISTING FENCE CORNER; THENCE LEAVING SAID FENCE NORTH 88° 02' 59" WEST, 159.40 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326; THENCE SOUTH 00° 05' 32" WEST, 735.11 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 ON THE SOUTH LINE OF SAID SW/4 SW/4; THENCE NORTH 88° 00' 42" WEST, 415.77 FEET TO THE POINT OF BEGINNING, CONTAINING 9.17 ACRES MORE OR LESS.

LEGEND

- EXISTING 1/2" PIPE W/ ID CAP #1326
- EXISTING MONUMENT AS NOTED
- EXISTING FENCE CORNER
- EXISTING ROAD
- FENCING
- BOUDNARY

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1786
SIGNATURE
09-30-2025
HALEN D. HARRIS

CERTIFICATE OF AUTHORIZATION
TYLER AND HARRIS LAND SURVEYING, INC.
No. 3022
ARKANSAS

TYLER AND HARRIS LAND SURVEYING, INC
PO BOX 798
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. SW/4 SW/4 & PT. NW/4 SW/4 OF SECTION 27, T17N, R22W OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS.

STATE SURVEYOR'S FILE CODE NUMBER: 500-17N-22W-0-27-300-51-1786

SURVEY FOR: Dorothy Book

ELECTRONIC FILE NUMBER: T17N/R22W/SEC27/25-416

DATE: 09-25-2025
SCALE: 1"=200'
DRAWN BY: H. HARRS
JOB NO: 25-416
SHEET 1 OF 1