

# LAND SURVEY FOR: HOLLY McCLARAN REVOCABLE TRUST - PHILLIPS AUCTION COMPANY

SHARP COUNTY, ARKANSAS

**SURVEY DESCRIPTION:**

The following lands in Sharp County, Arkansas, to-wit: All of the East Half of the Northeast Quarter of Section 21, Township 21 North, Range 4 West, described as follows: Beginning at the Northeast corner of said tract; run thence South 00 degrees 15 minutes 48 seconds East, 1,325.11 feet; run thence South 00 degrees 15 minutes 34 seconds East, 1,320.68 feet; run thence North 89 degrees 28 minutes 49 seconds West, 1,351.05 feet; run thence North 00 degrees 12 minutes 13 seconds East, 2,658.45 feet; run thence South 88 degrees 55 minutes 33 seconds East, 1,329.71 feet to the true point of beginning, containing 81.60 acres, more or less. Subject to any easements that may affect said lands.



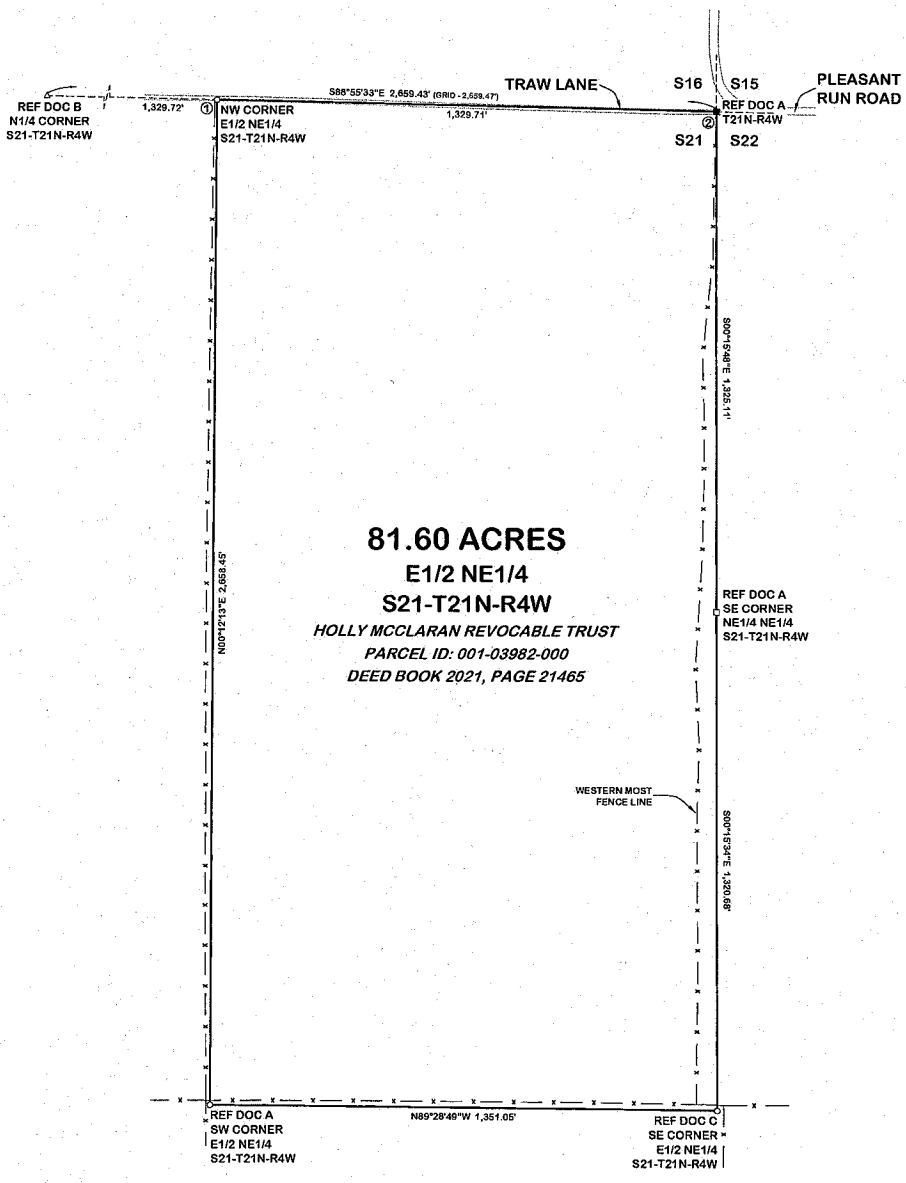
**SURVEYOR'S CERTIFICATION:**  
I certify that, under my supervision, the above-platted and described property was surveyed and the monuments set as shown, to the best of my knowledge and ability.

**LEGEND**

- = SET 5/8" REBAR W/ PINK CAP
- △ = COMPUTED POINT
- = FOUND RAILROAD SPIKE
- = FOUND ALUMINUM CAP PS #1497
- X — = FENCE LINE

- SURVEYOR'S NOTES**
1. LAND IS VACANT
  2. THE FOLLOWING REFERENCE DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
    - A. LINDLEY SURVEYING, LLC SURVEY FOR SHERRY EDWARDS DATED: 1-18-2010. BOOK P40, PAGE 6
    - B. DeCLERK-THROESCH SURVEY FOR KAYE COTTERELL DATED: 7-22-2019. SLS DOC #201910082069
    - C. C.L.S.S. SURVEY FOR HOLLY McCLARAN REVOCABLE TRUST - PHILLIPS AUCTION COMPANY DATED: 5-20-2025. SLS DOC #20250520055053

- REFERENCE MONUMENTS**
- ① SET 10.00' OFFSET MONUMENT 5/8" REBAR W/ PINK CAP
  - ② SET 16.00' OFFSET MONUMENT 5/8" REBAR W/ PINK CAP



**COLEMAN LAND SURVEY SERVICE, PLLC**  
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COLEMAN LAND SURVEY SERVICE, PLLC  
 ARKANSAS COA #4687



ERIC W. COLEMAN  
 ARKANSAS PS #1213

JOB NUMBER	SURVEY DATED:
B222A	6-16-2025

FILE DATA
JB6222.CRD
JB6222A.DWG
LEG6222A.TXT

DRAWN BY:	SAW
CHECK BY:	EWG

SCALE	1" = 150'
PAPER SIZE	24" X 36"
ARKANSAS SURVEYOR'S CODE	500-21N-04W-0-21-100-87-1213

REVISIONS	
DATE:	DESCRIPTION: