

BOUNDARY SURVEY DESCRIPTIONS

FOR
CONNIE ARNETT

SURVEY DESCRIPTION TRACT 1

BEING LOT 1, WALNUT VALLEY SUBDIVISION, (UNRECORDED) A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND A PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 13 WEST AND A PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 05, TOWNSHIP 09 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, VAN BUREN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 87°45'55" EAST A DISTANCE OF 34.49 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 65, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY NORTH 54°04'51" WEST A DISTANCE OF 159.84 FEET TO THE PLATTED CENTERLINE OF REDRESS ROAD; THENCE ALONG SAID CENTERLINE NORTH 02°14'31" EAST A DISTANCE OF 286.24 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 33°45'29" WEST A DISTANCE OF 352.29 FEET TO THE PLATTED CENTERLINE INTERSECTION OF SWEETGUM LANE; THENCE ALONG THE CENTERLINE OF SWEETGUM LANE SOUTH 87°45'29" EAST A DISTANCE OF 544.67 FEET; THENCE LEAVING THE AFOREMENTIONED CENTERLINE SOUTH 02°10'20" WEST A DISTANCE OF 659.85 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE ALONG SAID SOUTH LINE NORTH 87°45'55" WEST A DISTANCE OF 74.35 FEET; THENCE SOUTH 02°27'26" EAST A DISTANCE OF 107.71 FEET TO SAID EASTERLY RIGHT OF WAY OF UNITED STATES HIGHWAY 65; THENCE ALONG THE AFOREMENTIONED RIGHT OF WAY NORTH 48°52'55" WEST A DISTANCE OF 130.52 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 54°05'08" WEST A DISTANCE OF 45.83 FEET TO THE POINT OF BEGINNING. CONTAINING 5.82 ACRES MORE OR LESS IN AGGREGATE.

SURVEY DESCRIPTION TRACT 2

BEING LOT 2, WALNUT VALLEY SUBDIVISION, (UNRECORDED) A PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, VAN BUREN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 87°45'55" EAST A DISTANCE OF 239.77 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE NORTH 02°10'20" EAST A DISTANCE OF 659.85 FEET TO THE PLATTED CENTERLINE OF SWEETGUM LANE; THENCE ALONG SAID CENTERLINE SOUTH 87°45'29" EAST A DISTANCE OF 200.00 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 02°16'04" WEST A DISTANCE OF 659.83 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE ALONG THE AFOREMENTIONED SOUTH LINE NORTH 87°45'55" WEST A DISTANCE OF 198.90 FEET TO THE POINT OF BEGINNING. CONTAINING 3.02 ACRES MORE OR LESS.

SURVEY DESCRIPTION TRACT 3

BEING LOT 13, WALNUT VALLEY SUBDIVISION, (UNRECORDED) A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND A PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 10 NORTH, RANGE 13 WEST OF THE 5TH PRINCIPAL MERIDIAN, VAN BUREN COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼; THENCE ALONG THE NORTH LINE THEREOF SOUTH 87°28'15" EAST A DISTANCE OF 97.18 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 02°14'30" WEST A DISTANCE OF 310.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02°14'30" WEST A DISTANCE OF 356.05 FEET TO THE PLATTED CENTERLINE OF SWEETGUM LANE; THENCE ALONG SAID CENTERLINE NORTH 87°45'29" WEST A DISTANCE OF 390.83 FEET TO THE INTERSECTION OF THE PLATTED CENTERLINE OF REDRESS ROAD; THENCE ALONG THE PLATTED CENTERLINE OF REDRESS ROAD NORTH 01°31'53" WEST A DISTANCE OF 358.91 FEET; THENCE LEAVING THE AFOREMENTIONED CENTERLINE SOUTH 87°28'14" EAST A DISTANCE OF 414.45 FEET TO THE POINT OF BEGINNING. CONTAINING 3.30 ACRES MORE OR LESS IN AGGREGATE.

GENERAL SURVEY NOTES

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

2. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.



I, BRIAN H. TURNER, ARKANSAS LICENSED PROFESSIONAL SURVEYOR (PS#1782) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE SURVEY WAS COMPLETED USING RECORD DEED INFORMATION AS WELL AS PREVIOUS SURVEYS, MONUMENTS, AND PHYSICAL EVIDENCE LOCATED IN THE FIELD. ENCROACHMENTS, IF ANY ARE NOTED ON THE SURVEY.

LEGEND	TURNER PROFESSIONAL LAND SURVEYING
<p style="text-align: center;">● SET 5/8" REBAR WITH CAP (PS#1782)</p> <p style="text-align: center;">▲ FOUND MONUMENT AS DESCRIBED</p> <p style="text-align: center;">▲ COMPUTED POINT</p> <p style="text-align: center;">— — — FOUND SECTION CORNER AS DESCRIBED</p> <p style="text-align: center;">— — — SURVEYED BOUNDARY LINE</p> <p style="text-align: center;">— — — SECTION/TIE LINE</p> <p style="text-align: center;">— X — X — X — FENCE (TYPE AS NOTED)</p> <p style="text-align: center;">— — — CENTERLINE ROADWAY</p>	<p style="text-align: center;">320 MOORES LAKE RD. SCOTLAND, ARKANSAS 72141 501-499-3812</p> <p>PROJECT #: 2018-0131</p> <p>DATE OF SURVEY: 12/25/2018</p> <p>DATE OF ISSUE: 12/28/2018</p> <p>DRAWN BY: BHT</p> <p>CHECKED BY: BHT</p> <p style="text-align: center;">3 OF 3</p>