

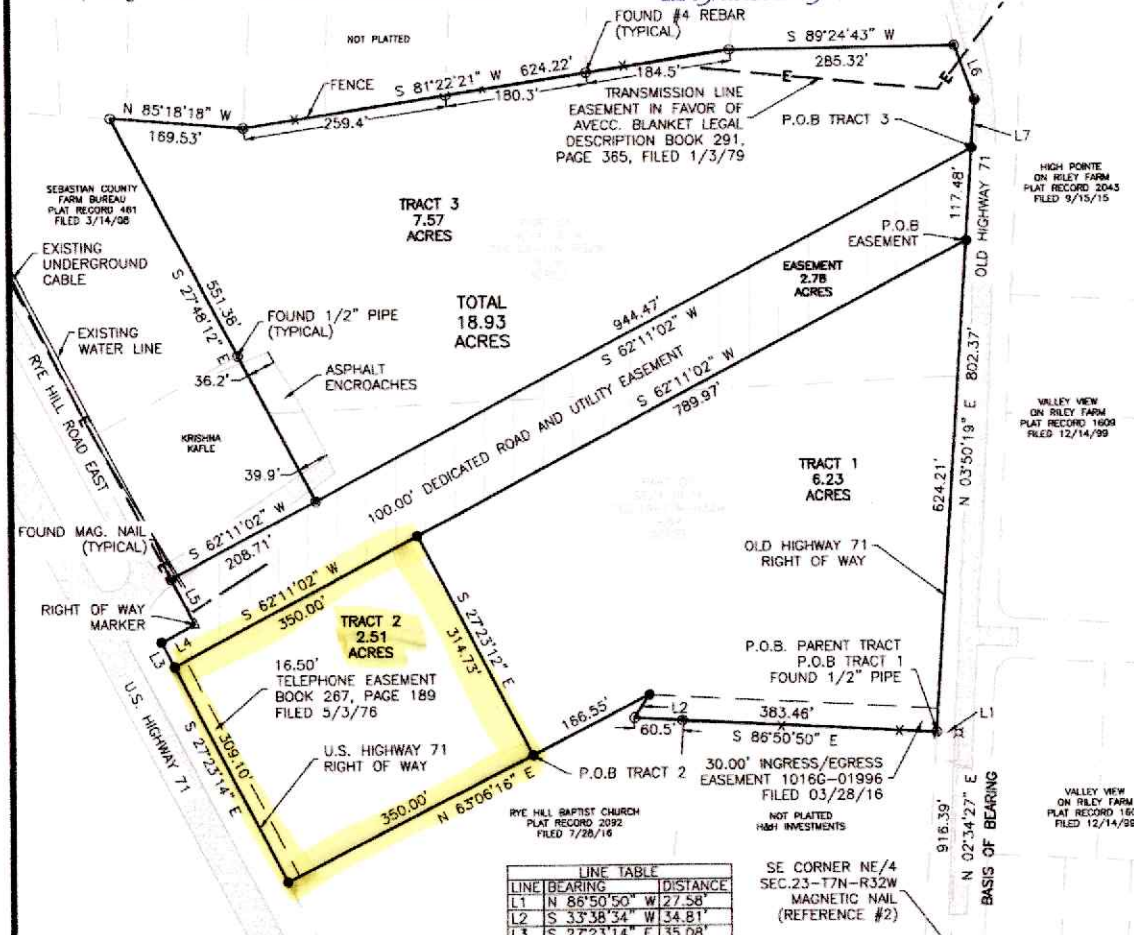
Plat of Survey ATTACHMENT A

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.

Arkansas Survey Plat Coding

Arkansas Agriculture Department
Land Survey Division
File Code Number
500-07N-32W-0-23-100-65-1597

Karla Hunt
12/09/2022 10:59 AM



LINE	BEARING	DISTANCE
L1	N 86°50'50" W	27.58
L2	S 33°38'34" E	34.81
L3	S 27°23'14" E	35.08
L4	S 61°49'13" W	47.85
L5	S 27°31'20" E	64.62
L6	N 19°59'35" W	73.58
L7	N 03°50'19" E	160.69

Property Description (Parent Tract Provided)

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter, Section 23, Township 7 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the southeast corner of said Northeast Quarter, said point being marked with an existing magnetic nail; Thence N 02°34'27" E 916.39 feet; Thence N 86°50'50" W 27.58 feet to the Point of Beginning on the West right-of-way line of Old Highway 71, said point being marked with an existing 1/2" iron pin; Thence continuing N 86°50'50" W, 383.46 feet to an existing 1/2" rebar with cap stamped 988; Thence N 33°38'34" E, 34.81 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence S 63°06'16" W 516.55 feet to the easterly right-of-way line of Highway 71, said point being marked with a set 1/2" iron pin rebar with cap stamped MWC 1369; Thence along said right-of-way line, N 27°23'14" W 34.18 feet to a set 1/2" iron pin rebar with cap stamped MWC 1369; Thence N 81°49'13" E, 47.85 feet to the easterly right-of-way line of Rye Hill Road East and an existing right-of-way marker; Thence continuing along said right-of-way line; N 27°31'20" W, 64.62 feet to an existing magnetic nail; Thence leaving said right-of-way N 62°11'02" E 208.71 feet to an existing 1/2" iron pin; Thence N 27°48'12" W 551.38 feet to an existing 1/2" rebar; Thence S 85°18'18" E 169.53 feet, to an existing 1/2" rebar; Thence N 89°24'43" E 285.32 feet the west right-of-way line of Old Highway 71 and an existing 3" iron pin; Thence along said right-of-way line, S 19°59'35" E 73.58 feet to an existing magnetic nail; Thence continuing along said right-of-way line, S 03°50'19" W, 802.37 feet to the Point of Beginning.



SEE ATTACHED SHEET 2

Reference Material

- REFERENCE 1 - ORIGINAL SURVEY PLAT of Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas.
- REFERENCE 2 - Survey by Mickie Wagner Coleman Engineers-Consultants-Surveyors, Job No. PWO 13363, Dated August 2021.

Surveyor Certificate

I, Chad Fox, a duly registered Professional Land Surveyor in the State of ARKANSAS, do hereby certify specifically and only to

KARLA HUNT & GAINES CONSTRUCTION

that the boundary survey shown hereon was completed and represents a good and accurate survey made upon the ground by me or under my direct supervision and checking and that this survey is in accordance with applicable MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

PREPARED BY:
CDF AND ASSOCIATES, LLC
208 Dewey Ave. Poteau, OK 74953 (918) 649-3303
Certificate of Authorization No. 1789

CLIENT: KARLA HUNT & GAINES CONSTRUCTION

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.			
JOB NO:	BDRY22/05-16/HUNT	SITE/DATE:	05/31/22
DATE BY:	REVISION	DWG/DATE:	06/27/22
		DRAWN BY:	TG
SHEET	1 OF 2	SCALE:	1"=300'

- Legend**
- FOUND REBAR
 - FOUND MAGNETIC NAIL
 - △ FOUND 1/2" PIPE
 - ⊕ FOUND RIGHT OF WAY MARKER
 - ✖ CALCULATED POINT
 - REBAR & CAP LS 1597
 - EXISTING FENCE
 - PROPERTY LINE
 - EXISTING ROAD

