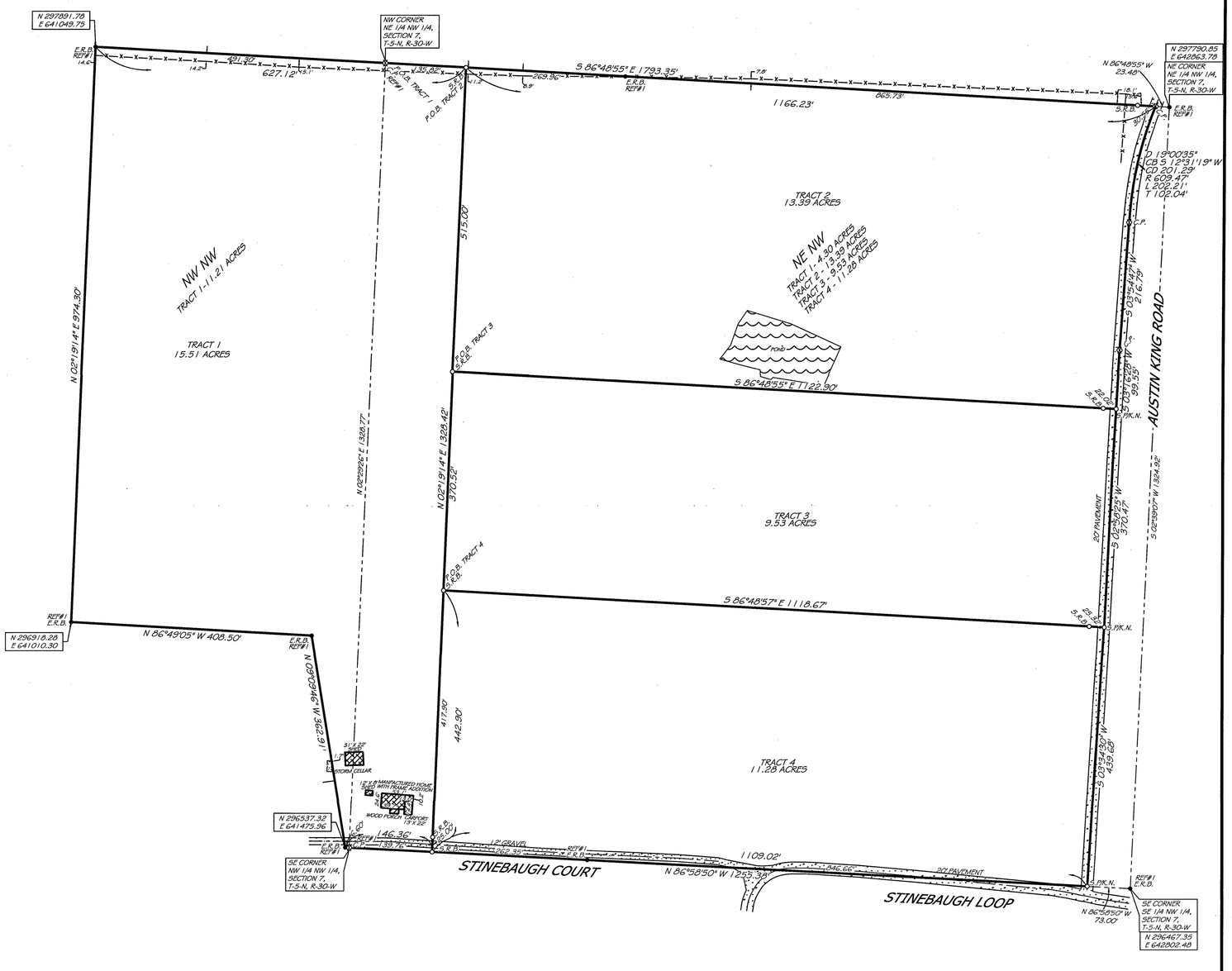

Property Description

Tract 1

Part of the Fractional Northwest Quarter of the Northwest Quarter and part of the Fractional Northeast Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 30 West, Crawford County, Arkansas being more particularly described as follows:

Beginning at the Northwest Corner of the Fractional Northeast Quarter of the Northwest Quarter. Thence along the North line of said Forty, South 86 degrees 48 minutes 55 seconds East, 135.82 feet to a set rebar. Thence leaving the North line of said Forty, South 02 degrees 19 minutes 14 seconds West, 1,328.42 feet to a set rebar on the South line of the Fractional North Half of the Northwest Quarter. Thence along said South line of said North Half, North 86 degrees 58 minutes 50 seconds West, 146.36 feet to an existing rebar. Thence leaving the South line of said North Half, North 09 degrees 09 minutes 46 seconds West, 362.91 feet to an existing rebar. Thence North 86 degrees 49 minutes 05 seconds West, 408.50 feet to an existing rebar. Thence North 02 degrees 19 minutes 14 seconds East, 974.30 feet to an existing rebar on the North Line of the Fractional Northwest Quarter of the Northwest Quarter. Thence along the North line of said Forty, South 86 degrees 48 minutes 55 seconds East, 491.30 feet to the Point of Beginning, containing 15.51 acres and subject to Road Rights of Way and any Easements of Record.

Property Description

Tract 2

Part of the Fractional Northeast Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 30 West, being more particularly described as follows:

Commencing at the Northwest Corner of the Fractional Northeast Quarter of the Northwest Quarter. Thence along the North line of said Forty, South 86 degrees 48 minutes 55 seconds East, 135.82 feet to a set rebar and the Point of Beginning. Thence continuing along said North line, South 86 degrees 48 minutes 55 seconds East, 1,166.23 feet to a point in the centerline of Austin King Road. Thence leaving the North line of said Forty and along said centerline the following bearings and distances: around a curve to the left, having a radius of 609.47 feet, and subtended by a chord bearing and distance of South 12 degrees 31 minutes 19 seconds West, 201.29 feet. South 03 degrees 54 minutes 47 seconds West, 216.79 feet. South 03 degrees 16 minutes 28 seconds West, 99.55 feet to a set p/k nail. Thence leaving said centerline, North 86 degrees 48 minutes 55 seconds West, 1,122.90 feet to a set rebar. Thence North 02 degrees 19 minutes 14 seconds East, 515.00 feet to the Point of Beginning, containing 13.39 acres and subject to Road Rights of Way and any Easements of Record.

Property Description

Tract 3

Part of the Fractional Northeast Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 30 West, being more particularly described as follows:

Commencing at the Northwest Corner of the Fractional Northeast Quarter of the Northwest Quarter. Thence along the North line of said Forty, South 86 degrees 48 minutes 55 seconds East, 135.82 feet to a set rebar. Thence leaving the North line of said Forty, South 02 degrees 19 minutes 14 seconds West, 515.00 feet to the Point of Beginning. Thence South 86 degrees 48 minutes 55 seconds East, 1,122.90 feet to a set p/k nail in the centerline of Austin King Road. Thence along said centerline, South 02 degrees 58 minutes 25 seconds West, 370.47 feet to a set p/k nail. Thence leaving said centerline, North 86 degrees 48 minutes 57 seconds West, 1,118.67 feet to a set rebar. Thence North 02 degrees 19 minutes 14 seconds East, 370.52 feet to the Point of Beginning, containing 9.53 acres and subject to Road Rights of Way and any Easements of Record.

Property Description

Tract 4

Part of the Fractional Northeast Quarter of the Northwest Quarter of Section 7, Township 5 North, Range 30 West, being more particularly described as follows:

Commencing at the Northwest Corner of the Fractional Northeast Quarter of the Northwest Quarter. Thence along the North line of said Forty, South 86 degrees 48 minutes 55 seconds East, 135.82 feet to a set rebar. Thence leaving the North line of said Forty, South 02 degrees 19 minutes 14 seconds West, 885.52 feet to a set rebar and the Point of Beginning. Thence South 86 degrees 48 minutes 57 seconds East, 1,118.67 feet to a set p/k nail in the centerline of Austin King Road. Thence along said centerline, South 03 degrees 34 minutes 30 seconds East, 439.68 feet to a set p/k nail on the South line of the Fractional Northeast Quarter of the Northwest Quarter. Thence leaving said centerline and along the South line of said Forty, North 86 degrees 58 minutes 50 seconds West, 1,109.02 feet to a set rebar. Thence leaving said South line North 02 degrees 19 minutes 14 seconds East, 442.90 feet to the Point of Beginning, containing 11.28 acres and subject to Road Rights of Way and any Easements of Record.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

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CERTIFICATE OF AUTHORIZATION — SATTERFIELD LAND SURVEYORS P.A. — No. 718 — ARKANSAS

500-05N-30W-0-07-400-65-0147-1443-1915

SEBASTIAN COUNTY, ARKANSAS
SURVEY OF PART OF THE

FRACTIONAL NE 1/4 NW 1/4 & PART OF THE FRACTIONAL NW 1/4 NW 1/4, SECTION 7, T-5-N, R-30-W

FOR USE BY: SHAWN LOOPER

DRAWN BY:	J.LONG
SCALE:	1"=100'
DATE:	9/2/24
JOB NO.	49,172

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. – PHONE No. (479) 632-3565
FAX (479) 632-5002 – WEBSITE: http://www.slsurveying.com

100 50 0 GRAPHIC SCALE 100 200

REFERENCE DEED: OCD DOC# 7048659

SURVEY REFERENCES:
1 – BRIXEY ENGINEERING & LAND SURVEYING– JOB# 23-0347 – 8/10/2023

BASIS OF BEARING:
ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983

REVISIONS

VICINITY MAP

T-05-N R-30-W

NW NW	NE NW	E.R.B.	E.R.B.
		E.R.B.	NE
SW NW	SE NW	E.R.B.	
		7	
SW	SE		

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P.K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P.K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

REGISTERED — STATE OF ARKANSAS — No. 1443 — Ricky Hill — PROFESSIONAL LAND SURVEYOR