PROPERTY DESCRIPTION - 1.41 ACRES - TRACT 1

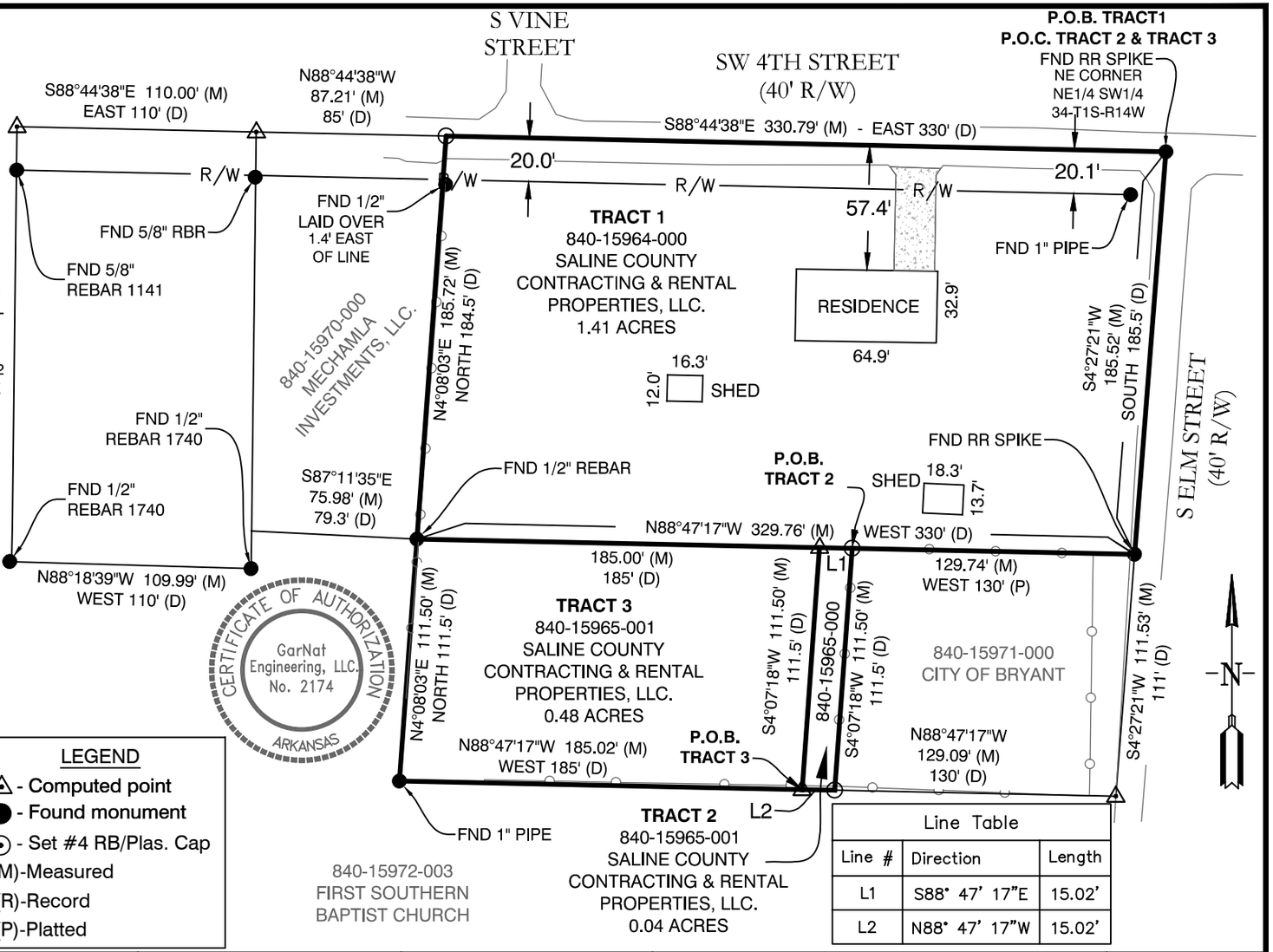
PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID ROAD, N88°47'17"W - 329.76 FEET TO A FOUND 1/2" REBAR; THENCE N4°08'03"E - 185.72 FEET TO A SET MAG NAIL W/SHINER #1573, LOCATED ON THE NORTH LINE OF THE SAID NE1/4 SW1/4; THENCE S88°44'38"E - 330.79 FEET ALONG SAID LINE TO THE **POINT OF BEGINNING**, CONTAINING 1.41 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHTS OF WAY OF SW 4TH STREET AND S ELM STREET.

PROPERTY DESCRIPTION - 0.04 ACRES - TRACT 2

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE LEAVING SAID ROAD, N88°47'17"W - 129.74 FEET TO A SET 1/2" REBAR W/CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE S4°07'18"W - 111.50 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N88°47'17"W - 15.02 FEET TO A COMPUTED POINT; THENCE N4°07'18"E - 111.50 FEET TO A COMPUTED POINT; THENCE S88°47'17"E - 15.02 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.04 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.

PROPERTY DESCRIPTION - 0.48 ACRES - TRACT 3

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4 SW1/4) OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND RAILROAD SPIKE LOCATED IN SOUTH ELM STREET FOR THE NORTHEAST CORNER OF THE SAID NE1/4 SW1/4, AND RUN THENCE S4°27'21"W - 185.52 FEET ALONG SAID STREET TO A FOUND RAILROAD SPIKE; THENCE CONTINUING S4°27'21"W - 111.53 FEET ALONG SAID STREET TO A COMPUTED POINT; THENCE LEAVING SAID STREET, N88°47'17"W - 129.09 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE CONTINUING N88°47'17"W - 15.02 FEET TO A COMPUTED POINT FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°47'17"W - 185.02 FEET TO A FOUND 1" PIPE; THENCE N4°08'03"E - 111.50 FEET TO A FOUND 1/2" REBAR; THENCE S88°47'17"E - 185.00 FEET TO A COMPUTED POINT; THENCE S4°07'18"W - 111.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.48 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS.



SURVEY PLAT CODE:
500-01S-14W-0-34-310-62-1573

70' 35' 0 70'

Line Table		
Line #	Direction	Length
L1	S88° 47' 17"E	15.02'
L2	N88° 47' 17"W	15.02'

CERTIFICATE OF AUTHORIZATION
GarNat Engineering, LLC.
No. 2174
ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1573
SIGNATURE
GEORGE P. WOODEN

10-12-24

LEGEND
- Computed point
- Found monument
- Set #4 RB/Plas. Cap
(M)-Measured
(R)-Record
(P)-Platted

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- BK2021 PG21901 WD COLE TO SALINE COUNTY CONTRACTING AND RENTAL PROPERTIES, LLC.

CERTIFICATIONS:

BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON OCTOBER 12, 2024.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0380E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).

BOUNDARY SURVEYS

203 SW 4TH STREET
BRYANT, ARKANSAS
72002
SALINE COUNTY

FOR THE USE & BENEFIT OF:

SALINE COUNTY CONTRACTING & RENTAL PROPERTIES, LLC.
MORGAN GARNER

GNE Designing our client's success

GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

3825 Mt. Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

PROJECT NO:
24145

DATE:
OCT. 12, 2024