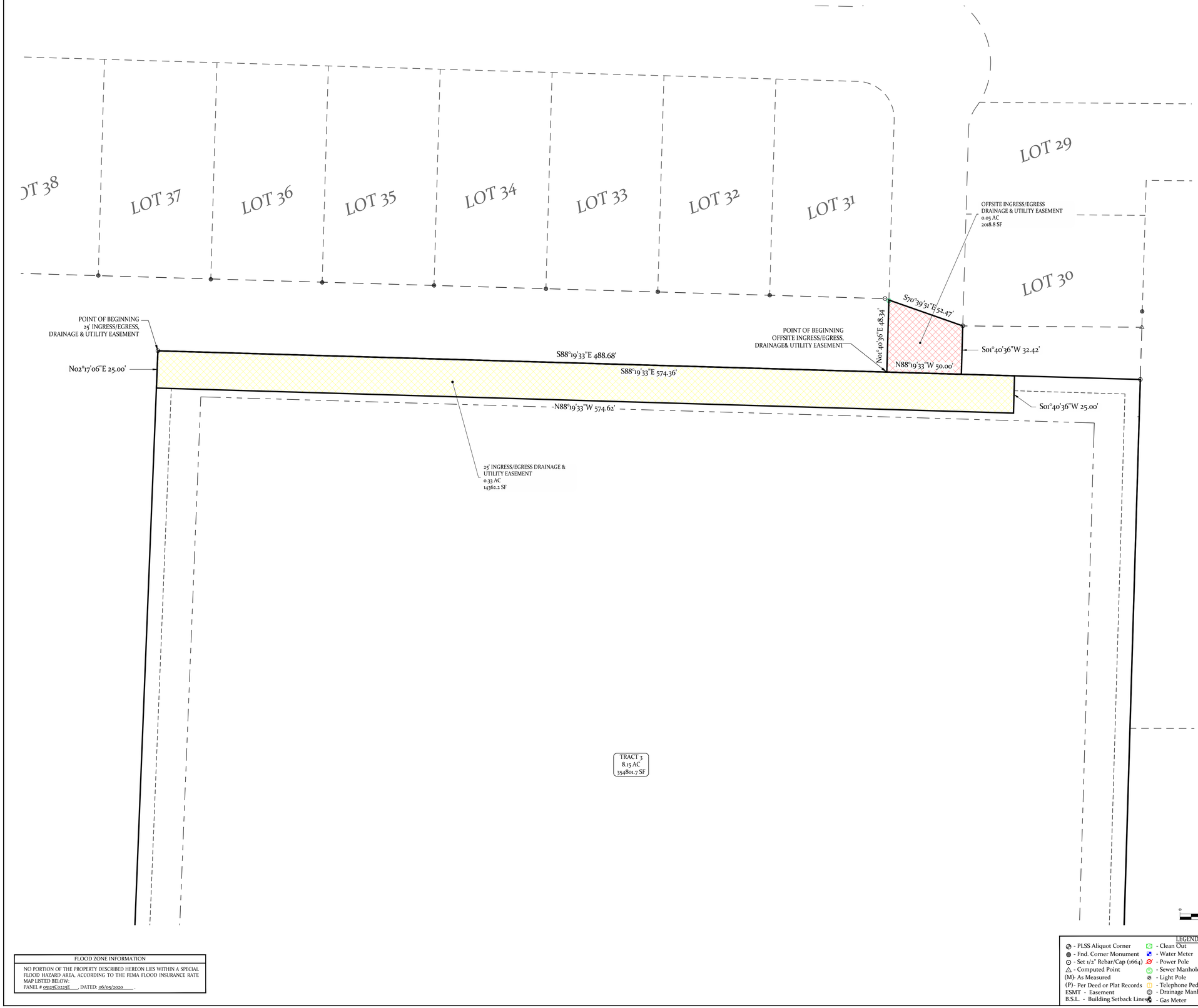


DESCRIPTION OF OFFSITE INGRESS/EGRESS & UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'05" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664)

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 488.68 FEET TO THE **POINT OF BEGINNING;**

THENCE NORTH 01°40'36" EAST A DISTANCE OF 48.34 FEET TO A POINT ON THE SOUTH LINE OF LOMBARD HEIGHTS SUBDIVISION, PHASE 2, AS FILED FOR RECORD AS SALINE COUNTY INSTRUMENT 2023-019236;

THENCE SOUTH 70°39'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 52.47 FEET TO A 1/2" REBAR AND THE SOUTHWEST CORNER OF LOT 30 OF SAID LOMBARD HEIGHTS SUBDIVISION, PHASE 2;

THENCE SOUTH 01°40'36" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 32.42 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2018.8 SQUARE FEET, OR 0.05 ACRES, MORE OR LESS

DESCRIPTION OF INGRESS/EGRESS AND UTILITY EASEMENT

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4, SE1/4) OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN ALUMINUM MONUMENT AND THE SOUTHEAST CORNER OF SAID SE1/4, SE1/4 OF SECTION 9;

THENCE NORTH 88°58'40" WEST A DISTANCE OF 349.95 FEET TO A POINT;

THENCE NORTH 02°42'52" EAST A DISTANCE OF 659.28 FEET TO A POINT;

THENCE NORTH 88°41'24" WEST A DISTANCE OF 167.18 FEET TO A POINT;

THENCE NORTH 88°52'07" WEST A DISTANCE OF 167.71 FEET TO A POINT;

THENCE NORTH 88°59'05" WEST A DISTANCE OF 329.43 FEET TO A POINT;

THENCE NORTH 02°17'06" EAST A DISTANCE OF 540.07 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE **POINT OF BEGINNING;**

THENCE SOUTH 88°19'33" EAST A DISTANCE OF 574.36 FEET TO A POINT;

THENCE SOUTH 01°40'36" WEST A DISTANCE OF 25.00 FEET TO A POINT;

THENCE NORTH 88°19'33" WEST A DISTANCE OF 574.62 FEET TO A POINT;

THENCE NORTH 02°17'16" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; CONTAINING 14,362.2 SQUARE FEET, OR 0.33 ACRES, MORE OR LESS.

FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW: PANEL # 05125C0225E , DATED: 06/05/2020 .

BASIS OF BEARINGS
GRID NORTH, NAD83(2011),
(NAD83), SOUTH ZONE (3302)

0 15' 30' 60'
SCALE: 1" = 30'

LEGEND

- PLSS Aliquot Corner	- Clean Out
- Fnd. Corner Monument	- Water Meter
- Set 1/2" Rebar/Cap (1664)	- Power Pole
- Computed Point	- Sewer Manhole
(M)- As Measured	- Light Pole
(P)- Per Deed or Plat Records	- Telephone Pedestal
ESMT - Easement	- Drainage Manhole
B.S.L. - Building Setback Lines	- Gas Meter
- Fence	
- Overhead Power	
- Sewer Line	
- Water Line	
- Telephone Line	
- Electric Line	
- Gas Line	

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TRACT 3
EASEMENT EXHIBIT

PART OF THE SE 1/4, SE1/4 & PART OF THE SW1/4, SE 1/4, SECTION 9, TOWNSHIP 1S, RANGE 14 W, SALINE COUNTY, ARKANSAS

FOR USE AND BENEFIT OF:
JON MARTIN

DATE: 01-21-2026	CAD BY: BKJ	PROJECT NUMBER:
REVISED:	CHECKED BY:	25-1371
SHEET: 1 OF 1	SCALE: 1" = 30'	

AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 09 - 200 - 62 - 1664

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