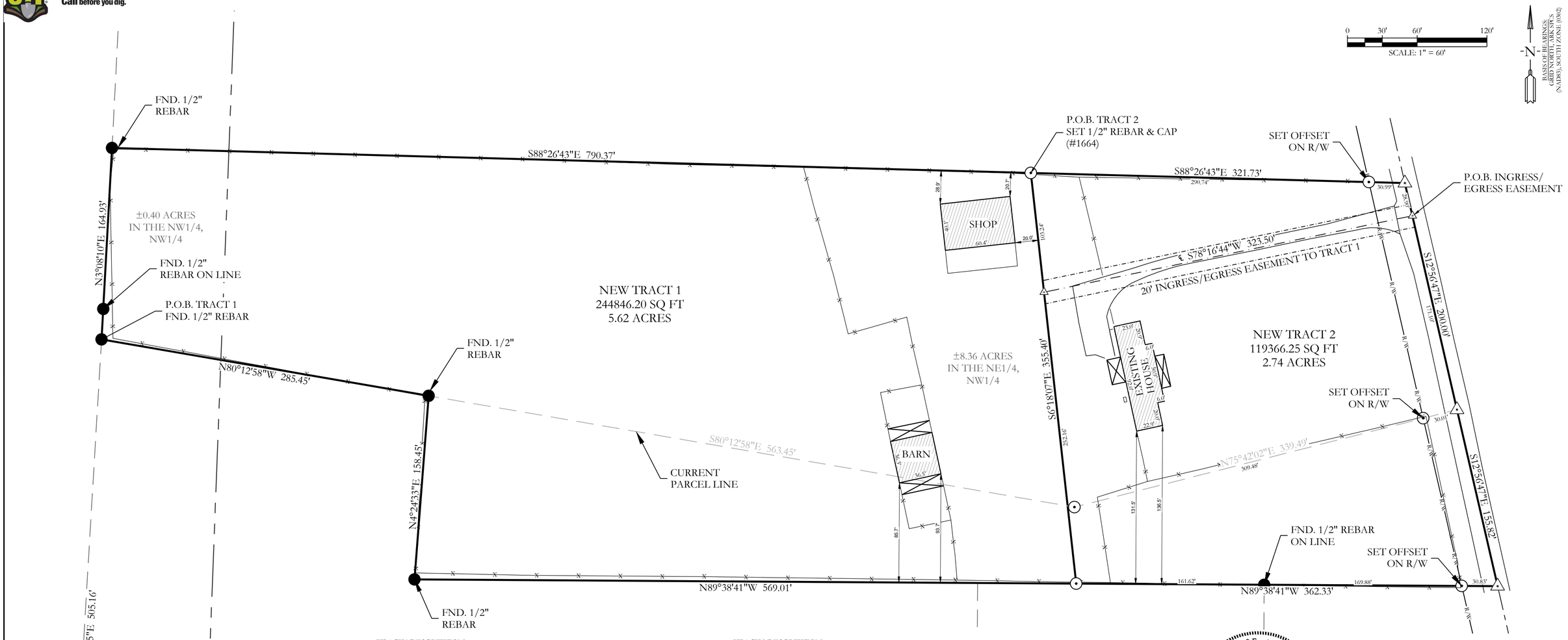
811 Know what's below. Call before you dig.



GENERAL SURVEYOR'S NOTES:

ALL LISTED MEASUREMENTS ARE AS MEASURED IN THE FIELD. FOR RECORD MEASUREMENTS, SEE DEEDS OF RECORD.

ADJACENT OWNERSHIP IS LISTED AS FILED IN THE SALINE COUNTY TAX ASSESSOR'S OFFICE AND IS SHOWN FOR REFERENCE ONLY.

NOTE: THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS. NO INVESTIGATION OR INDEPENDENT SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY LISTED EASEMENTS OR RIGHTS-OF-WAY WERE DETERMINED FROM LISTED REFERENCE DOCUMENTS AND HAVE NOT BEEN CHECKED FOR ACCURACY OR CORRECTNESS.

ONLY LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. OTHER DOCUMENTS, IF ANY, COULD FURTHER AFFECT THIS TRACT.

TRACT 1 DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR MARKING THE POINT OF BEGINNING; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 06°18'07" EAST A DISTANCE OF 355.40 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE NORTH 89°38'41" WEST A DISTANCE OF 569.01 FEET TO A 1/2" REBAR; THENCE NORTH 04°24'33" EAST A DISTANCE OF 158.45 FEET; THENCE NORTH 80°12'58" WEST A DISTANCE OF 285.45 FEET TO THE POINT OF BEGINNING; CONTAINING 5.62 ACRES, OR 244846.2 SQUARE FEET, MORE OR LESS.

ALONG WITH AN EASEMENT FOR INGRESS AND EGRESS TO THE ABOVE DESCRIBED TRACT; SAID EASEMENT BEING A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE CONTINUING SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID 20' WIDE EASEMENT SOUTH 78°16'44" WEST A DISTANCE OF 323.50 FEET TO POINT OF TERMINATION ON THE EAST LINE OF THE ABOVE DESCRIBED TRACT; WITH SIDE LINES BEING EXTENDED OR TRIMMED AS NECESSARY TO ENCLOSE SAID EASEMENT FULLY.

RECORD DESCRIPTION: SALINE COUNTY INSTRUMENT #2002-074847

ALL THAT PART OF THE N½ OF THE NW¼, SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID N½ OF NW¼ WHICH IS 1,207 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE N00°00'E PARALLEL WITH THE WEST LINE OF SAID N½ OF NW1/4 FOR 503.6 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE N00°00'E FOR 166.4 FEET; THENCE N88° 13'E FOR 1,120.5 FEET TO THE CENTERLINE OF COUNTY ROAD; THENCE S15°04'E ALONG CENTERLINE OF ROAD FOR 200.0 FEET; THENCE S73°0S'W FOR 343 FEET; THENCE N83°44'.W FOR 848.9 FEET TO THE POINT OF BEGINNING, CONTAINING 6.0 ACRES MORE OR LESS.

AND

BEGINNING AT A POINT OF THE SOUTH LINE OF SAID N½ NW¼ WHICH IS 1,207.5 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUN THENCE N00°00'E PARALLEL WITH THE WEST LINE OF THE N½ NW¼ FOR 503.6 FEET; RUN THENCE S83°44'E FOR 281.7 FEET TO THE POINT OF BEGINNING OF LAND HEREIN DESCRIBED; RUN THENCE S00°00'E FOR 158 FEET, MORE OR LESS TO A POINT THAT IS 309 FEET DUE NORTH OF THE SOUTH LINE OF SAID N½NW¼; RUN THENCE EAST, PARALLEL WITH THE SOUTH LINE THEREOF FOR 932 FEET TO THE CENTERLINE OF COUNTY ROAD; RUN THENCE N15°04'W ALONG CENTER OF ROAD FOR 156 FEET; THENCE S73°05'W FOR 343 FEET; THENCE N84°44'W FOR 567.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.32 ACRES, MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY, RESTRICTIONS, AND EASEMENTS OF RECORD. THIS LEGAL DESCRIPTION WAS PROVIDED BY GRANTORS.

TRACT 2 DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664) MARKING THE POINT OF BEGINNING; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 200.00 FEET; THENCE CONTINUING SOUTH 12°56'47" EAST A DISTANCE OF 155.82 FEET; THENCE LEAVING SAID ROAD CENTERLINE NORTH 89°38'41" WEST A DISTANCE OF 362.33 FEET TO A 1/2" REBAR AND CAP (PS 1664); THENCE NORTH 06°18'07" WEST A DISTANCE OF 355.40 FEET TO THE POINT OF BEGINNING; CONTAINING 2.74 ACRES, OR 119366.3 SQUARE FEET; MORE OR LESS.

AND SUBJECT TO AND EASEMENT FOR INGRESS AND EGRESS; SAID EASEMENT BEING A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN AXLE MARKING THE SOUTHWEST CORNER OF SAID NE1/4, NW1/4 OF SECTION 32; THENCE NORTH 87°33'31" WEST A DISTANCE OF 113.98 FEET TO A 1/2" REBAR; THENCE NORTH 03°24'15" EAST A DISTANCE OF 505.16 FEET TO A 1/2" REBAR; THENCE NORTH 03°08'10" EAST A DISTANCE OF 164.93 FEET TO A 1/2" REBAR; THENCE SOUTH 88°26'43" EAST A DISTANCE OF 790.37 FEET TO A 1/2" REBAR & CAP (PS 1664); THENCE CONTINUING SOUTH 88°26'43" EAST A DISTANCE OF 321.73 FEET TO THE CENTERLINE OF MT. CARMEL ROAD; THENCE ALONG SAID CENTERLINE SOUTH 12°56'47" EAST A DISTANCE OF 28.90 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF SAID 20' WIDE EASEMENT SOUTH 78°16'44" WEST A DISTANCE OF 323.50 FEET TO POINT OF TERMINATION ON THE EAST LINE OF THE ABOVE DESCRIBED TRACT; WITH SIDE LINES BEING EXTENDED OR TRIMMED AS NECESSARY TO ENCLOSE SAID EASEMENT FULLY.

LEGEND

- ◔ - Found Aliquot Corner
- ● - Found monument
- ⊙ - Set ½" Rebar
- △ - Computed point
- (M)- Measured
- (P) - Plat/Deed
- -x-x-x- Fence

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 1931
ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1664
CORBITT R. SHOFFNER
SIGNATURE
4/13/22
DATE

By affixing my seal and signature, I, Corbitt Shoffner, Arkansas PS No. 1664, hereby certify that this drawing correctly depicts a survey compiled by me or under my direct supervision.

FLOOD STATEMENT

NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL # 050192-0005B, DATED: 12/15/1981 .

HOPE CONSULTING
ENGINEERS - SURVEYORS
117 S. Market Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:

JOE FRANCIS

BOUNDARY SURVEY AND SPLIT OF 3707 MT. CARMEL ROAD BRYANT, ARKANSAS 72022

DATE:	4/8/22	C.A.D. BY:	JPP	DRAWING NUMBER:			
REVISED:	4/13/2022	CHECKED BY:	WCS	22-0399			
SHEET:		SCALE:	1"= 60'				
500	01S	14W	0	32	400	62	1664

K:\Land Projects 2004\Surveys\2022\ 22-399 MB 832 TIS R1406 Mt Carmel Rd\SURVEY\DWGs 22-399 MB 832 TIS R1406 Mt Carmel Rd.dwg | PLOTTED: 4/13/2022 11:07 AM