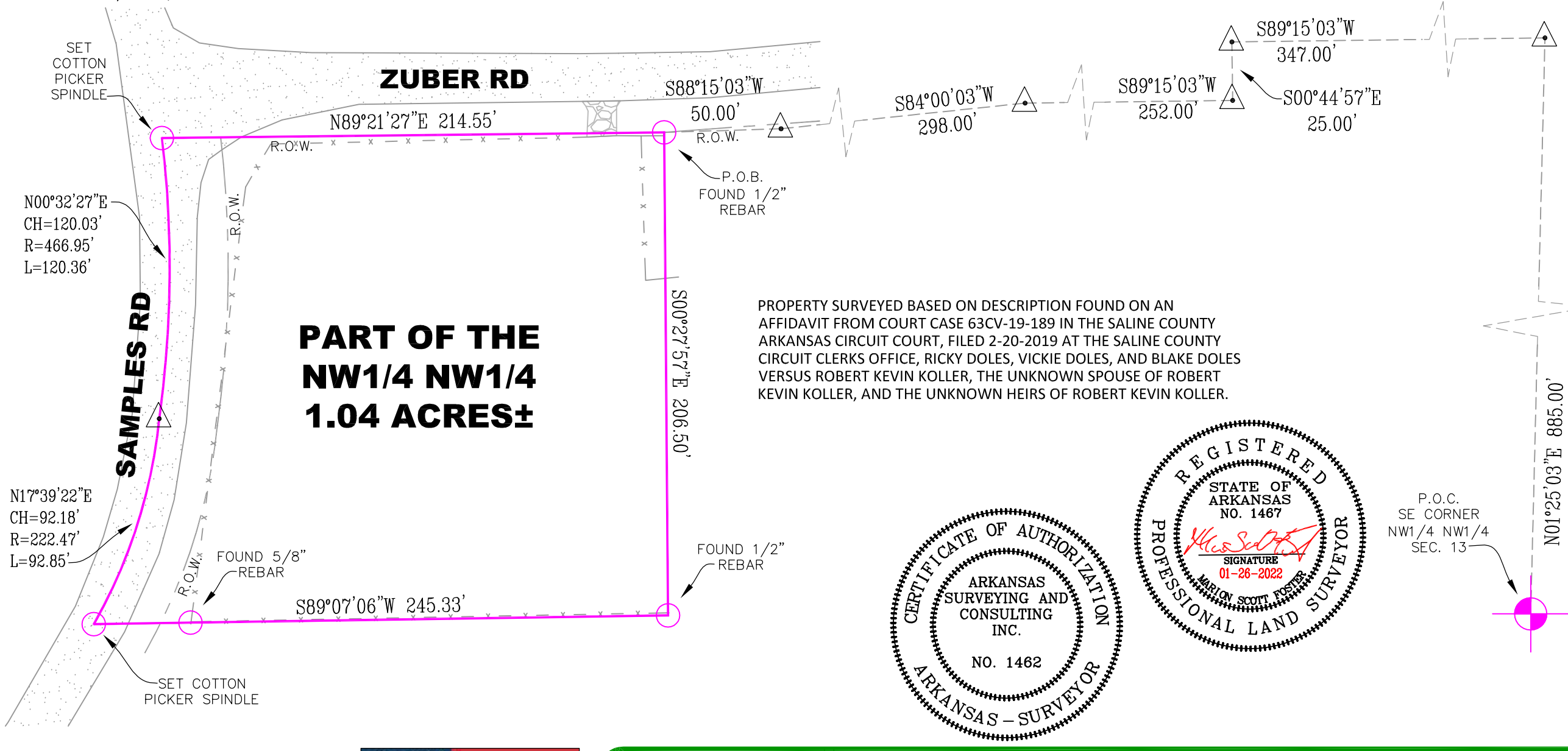
PROPERTY DESCRIPTION FROM SURVEY:

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 13, TOWNSHIP 01 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 01 DEGREE 25 MINUTES 03 SECONDS EAST 885.00 FEET TO A POINT ON THE CENTERLINE OF ZUBER ROAD; THENCE ALONG THE SAID CENTERLINE OF ZUBER ROAD SOUTH 89 DEGREES 15 MINUTES 03 SECONDS WEST 347.00 FEET TO A POINT; THENCE DEPARTING THE SAID CENTERLINE OF ZUBER ROAD SOUTH 00 DEGREES 44 MINUTES 57 SECONDS EAST 25.00 FEET TO THE POINT ON THE SOUTHERN RIGHT OF WAY LINE OF ZUBER ROAD; THENCE ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF ZUBER ROAD FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE SOUTH 89 DEGREES 15 MINUTES 03 SECONDS WEST 252.00 FEET TO A POINT; THENCE SOUTH 84 DEGREES 00 MINUTES 03 SECONDS WEST 298.00 FEET TO A POINT; THENCE SOUTH 88 DEGREES 15 MINUTES 03 SECONDS WEST 50.0 FEET TO A FOUND ONE HALF INCH REBAR AND THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTHERN RIGHT OF WAY LINE SOUTH 00 DEGREES 27 MINUTES 57 SECONDS EAST 206.50 FEET TO FOUND ONE HALF INCH REBAR; THENCE SOUTH 89 DEGREES 07 MINUTES 06 SECONDS WEST 245.33 FEET TO A SET COTTON PICKER SPINDLE IN THE CENTERLINE OF SAMPLES ROAD; THENCE ALONG THE SAID CENTERLINE OF SAMPLES ROAD FOR THE FOLLOWING TWO (2) CHORD BEARINGS AND DISTANCES; THENCE 92.85 FEET ALONG THE ARC OF A 222.47 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 39 MINUTES 22 SECONDS EAST 92.18 FEET TO A POINT; THENCE 120.36 FEET ALONG THE ARC OF A 466.95 FOOT RADIUS CURVE TO THE LEFT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 32 MINUTES 27 SECONDS EAST 120.03 FEET TO A SET COTTON PICKER SPINDLE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF SAMPLES ROAD AND AN EXTENSION OF THE SOUTHERN RIGHT OF WAY OF ZUBER ROAD; THENCE DEPARTING THE SAID CENTERLINE OF SAMPLES ROAD AND ALONG THE SOUTHERN RIGHT OF WAY OF ZUBER ROAD NORTH 89 DEGREES 21 MINUTES 27 SECONDS EAST 214.55 FEET TO THE POINT OF BEGINNING, CONTAINING 45,356 SQUARE FEET OR 1.04 ACRES MORE.



PROPERTY SURVEYED BASED ON DESCRIPTION FOUND ON AN AFFIDAVIT FROM COURT CASE 63CV-19-189 IN THE SALINE COUNTY ARKANSAS CIRCUIT COURT, FILED 2-20-2019 AT THE SALINE COUNTY CIRCUIT CLERKS OFFICE, RICKY DOLES, VICKIE DOLES, AND BLAKE DOLES VERSUS ROBERT KEVIN KOLLER, THE UNKNOWN SPOUSE OF ROBERT KEVIN KOLLER, AND THE UNKNOWN HEIRS OF ROBERT KEVIN KOLLER.

BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP SOUTH ZONE.

LEGEND

- POWER POLE
- LIGHT POLE
- SIGN
- WATER VALVE
- WATER METER
- SANITARY SEWER MAN-HOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- GAS METER
- DROP INLET GRATE
- HANDICAP PARKING
- COMPUTED POINTS
- CONCRETE — CONC.
- GUY WIRE ANCHOR — G.W.A.
- POINT OF BEGINNING — P.O.B.
- ELEVATION — ELEV.

0 25' 50' 100'
(IN FEET)
SCALE: 1"= 50' FT.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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CERTIFICATE OF AUTHORIZATION
ARKANSAS SURVEYING AND CONSULTING INC.
NO. 1462
ARKANSAS – SURVEYOR

REGISTERED
STATE OF ARKANSAS
NO. 1467
SIGNATURE
01-26-2022
MARION SCOTT FOSTER
PROFESSIONAL LAND SURVEYOR

DATE:	01-26-2022
SCALE:	1"= 50'
DRAWN BY:	KVS/SAF
CHECKED BY:	MSF
FILE NAME:	CONGO AVILLA AREA COMPOSITE

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WEB SITE: ascsurveyors.com

VICKI DOLES
SAMPLES ROAD, BENTON, AR
PROPERTY SURVEY
500-01S-15W-0-13-440-62-1467

Land Projects 2004\CONGO AVILLA AREA\dwg/CONGO AVILLA AREA COMPOSITE.dwg