

LAND DESCRIPTIONS

TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING AGC MONUMENT MARKING THE SOUTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE ALONG THE WEST LINE OF SAID SW/4 SW/4 NORTH 01° 10' 26" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 548.42 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF HIGHWAY 74, THENCE LEAVING SAID WEST LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 58° 32' 06" EAST 81.07 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 830.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 76° 06' 04" EAST 594.79 FEET, THEN ALONG ARC OF SAID CURVE 608.28 FEET, THENCE NORTH 85° 18' 22" EAST 253.60 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE SOUTH 13° 08' 11" WEST 445.99 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE SOUTH LINE OF SAID SW/4 SW/4, THENCE NORTH 86° 25' 55" WEST 810.72 FEET TO THE POINT OF BEGINNING, CONTAINING 8.41 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 74.

TRACT 2

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING THE SOUTHEAST CORNER OF THE SW/4 SW/4 OF SAID SECTION 29, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE ALONG THE SOUTH LINE OF SAID SW/4 SW/4 NORTH 86° 25' 55" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 511.67 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID SOUTH LINE NORTH 13° 08' 11" EAST 445.99 FEET TO A POINT IN THE CENTERLINE OF HIGHWAY 74, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 85° 18' 22" EAST 210.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 1140.16 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 82° 40' 34" EAST 489.13 FEET, THEN ALONG ARC OF SAID CURVE 492.96 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE SOUTH 12° 58' 04" WEST 443.99 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE SOUTH LINE OF THE SE/4 SW/4 OF SAID SECTION 29, THENCE NORTH 86° 26' 15" WEST 186.68 FEET TO THE POINT OF BEGINNING, CONTAINING 7.48 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 74.

TRACT 3

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING SOUTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 29, THENCE ALONG THE SOUTH LINE OF SAID SE/4 SW/4 SOUTH 86° 26' 15" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 186.68 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE LEAVING SAID SOUTH LINE NORTH 12° 58' 04" EAST 443.99 FEET TO A POINT IN THE CENTERLINE OF HIGHWAY 74, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTH, HAVING A RADIUS OF 1140.16 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 58° 52' 18" EAST 451.43 FEET, THEN ALONG SAID ARC 454.43 FEET, THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 47° 36' 11" EAST 365.37 FEET TO A POINT ON SAID SOUTH LINE, THENCE LEAVING SAID CENTERLINE NORTH 86° 26' 15" WEST 757.35 FEET TO THE POINT OF BEGINNING, CONTAINING 4.33 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 74.

TRACT 4

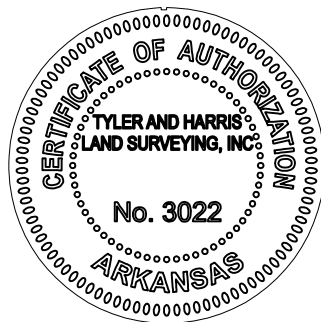
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING THE NORTHWEST CORNER OF THE NE/4 NW/4 OF SAID SECTION 32, SAID POINT ALSO BEING THE POINT OF BEGINNING OF EASEMENT BEING DESCRIBED, THENCE ALONG THE NORTH LINE OF SAID NE/4 NW/4 SOUTH 86° 26' 15" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 944.03 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF HIGHWAY 74, THENCE LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 47° 36' 11" EAST 590.76 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTH, HAVING A RADIUS OF 424.82 AND A CHORD BEARING AND DISTANCE OF SOUTH 85° 31' 58" EAST 612.90 FEET, THEN ALONG SAID ARC 684.61 FEET, NORTH 46° 31' 28" EAST 124.45 FEET, NORTH 44° 14' 08" EAST 261.21 FEET, NORTH 44° 30' 54" EAST 90.61 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE AND ALONG THE CENTERLINE OF A SHOWN THIRTY FEET EASEMENT PER SURVEY BY PLS #1389 THE FOLLOWING COURSES: SOUTH 42° 12' 55" EAST 105.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 96.11 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40° 09' 17" WEST 176.83 FEET, THEN ALONG SAID ARC 224.50 FEET, THENCE SOUTH 65° 02' 16" WEST 73.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 151.33 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40° 43' 49" WEST 123.40 FEET, THEN ALONG SAID ARC 127.10 FEET, THENCE SOUTH 22° 25' 54" WEST 144.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 212.34 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 37° 27' 53" WEST 174.49 FEET, THEN ALONG SAID ARC 179.82 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1389, THENCE SOUTH 53° 11' 51" WEST 48.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 210.13 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32° 03' 28" WEST 178.93 FEET, THEN ALONG SAID ARC 184.83 FEET, THENCE SOUTH 11° 19' 55" WEST 72.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WEST, HAVING A RADIUS OF 300.79 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09° 00' 00" WEST 151.61 FEET, THEN ALONG SAID ARC 153.27 FEET, THENCE SOUTH 14° 11' 06" WEST 134.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE EAST, HAVING A RADIUS OF 219.98 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 06° 18' 56" EAST 138.19 FEET, THEN ALONG SAID ARC 140.56 FEET TO AN EXISTING ONE-HALF INCH REBAR ON THE SOUTH LINE OF THE NW/4 NE/4 OF SAID SECTION 32, THENCE LEAVING SAID CENTERLINE OF EASEMENT AND ALONG SAID SOUTH LINE NORTH 87° 41' 49" WEST 510.34 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID NE/4 NW/4, THENCE NORTH 86° 44' 15" WEST 1320.70 FEET TO THE POINT OF BEGINNING, CONTAINING 52.87 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF HIGHWAY 74.

CENTERLINE DESCRIPTION OF THIRTY (30) FEET UTILITIES EASEMENT

AN EASEMENT THIRTY FEET IN WIDTH CROSSING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS WITH THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #1326 MARKING THE SOUTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 29, THENCE ALONG THE SOUTH LINE OF SAID SE/4 SW/4 SOUTH 86° 26' 15" EAST (BEARINGS BASED ON GRID NORTH NAD 83) 294.58 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT, THENCE LEAVING SAID SOUTH LINE NORTH 03° 33' 45" EAST 15.00 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF BEGINNING OF EASEMENT BEING DESCRIBED, THENCE THE FOLLOWING COURSES: NORTH 86° 26' 15" WEST 294.58 FEET, NORTH 86° 25' 55" WEST 509.14 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF TERMINATION OF EASEMENT BEING DESCRIBED.



ANTHONY W. TYLER
 ARKANSAS REGISTERED
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 1769

TYLER AND HARRIS LAND SURVEYING, INC 712 NORTH HWY 65 MARSHALL, AR 72650 (870) 504-1099 (501) 733-1187 atyler1099@gmail.com halendharris@gmail.com	SURVEYOR'S CERTIFICATION I, ANTHONY W. TYLER, CERTIFY THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION, AND THE CORNERS WERE MONUMENTED AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.	PLAT OF SURVEY PT. SE/4 SW/4 & PT. SW/4 SW/4 OF SECTION 29; PT. NE/4 NW/4 & PT. NW/4 NW/4 OF SECTION 32; TOWNSHIP 16N, RANGE 20W OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS	STATE SURVEYOR'S FILE CODE NUMBER: 500-16N-20W-0-29-300-51-1769 500-16N-20W-0-32-400-51-1769	DATE: 04-21-2024
			SURVEY FOR: FREDRICK & MINNIE POGUE	SCALE: X"=XXX'
			ELECTRONIC FILE NUMBER: T16N/R20W/SECS29&32/24-046	DRAWN BY: A. TYLER
				JOB NO: 24-046
				SHEET 2 OF 2