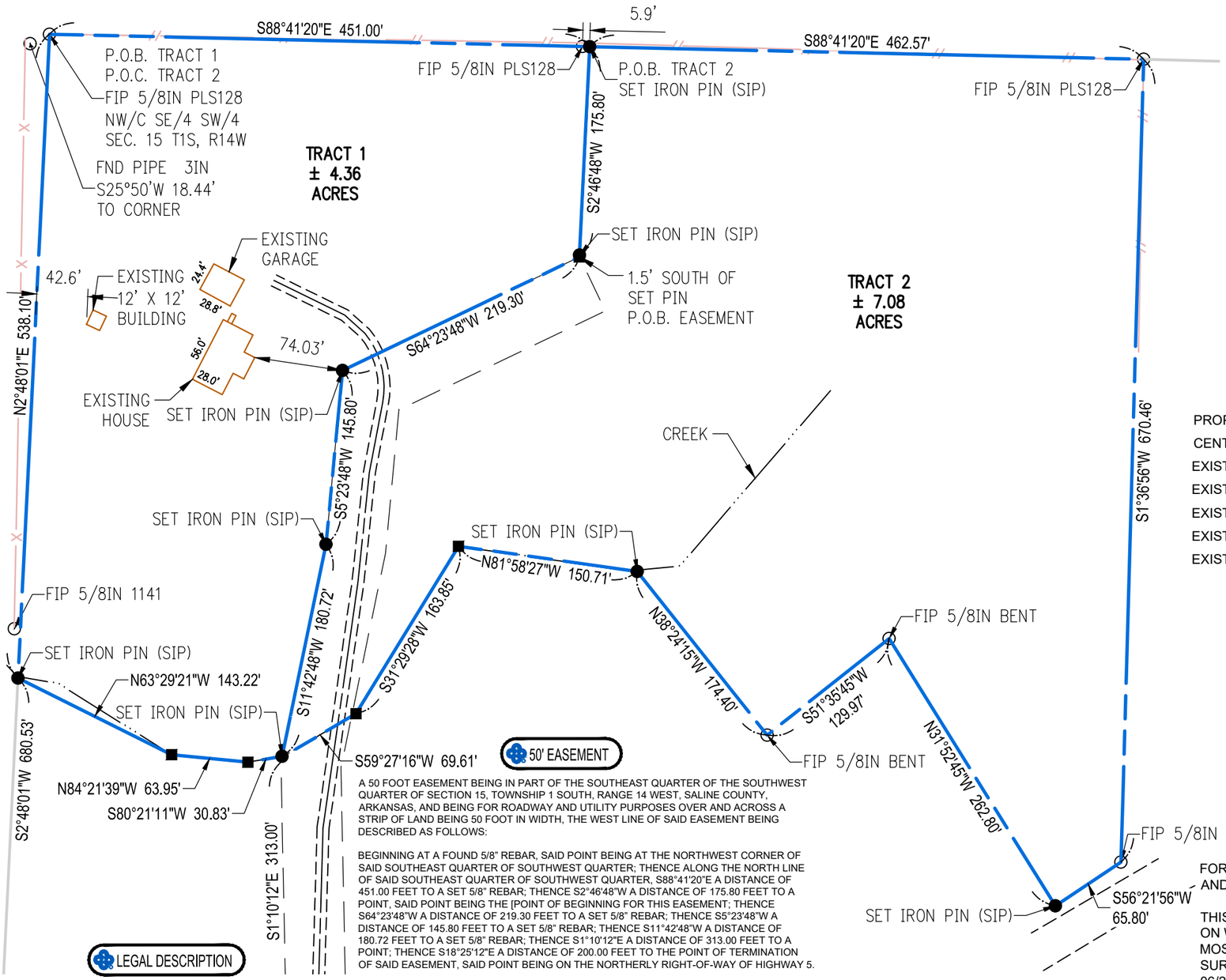

50' EASEMENT

A 50 FOOT EASEMENT BEING IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS A STRIP OF LAND BEING 50 FOOT IN WIDTH, THE WEST LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, S88°41'20"E A DISTANCE OF 451.00 FEET TO A SET 5/8" REBAR; THENCE S2°46'48"W A DISTANCE OF 175.80 FEET TO A POINT, SAID POINT BEING THE [POINT OF BEGINNING FOR THIS EASEMENT; THENCE S64°23'48"W A DISTANCE OF 219.30 FEET TO A SET 5/8" REBAR; THENCE S5°23'48"W A DISTANCE OF 145.80 FEET TO A SET 5/8" REBAR; THENCE S11°42'48"W A DISTANCE OF 180.72 FEET TO A SET 5/8" REBAR; THENCE S1°10'12"E A DISTANCE OF 313.00 FEET TO A POINT; THENCE S18°25'12"E A DISTANCE OF 200.00 FEET TO THE POINT OF TERMINATION OF SAID EASEMENT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF HIGHWAY 5.

LEGAL DESCRIPTION

TRACT 1:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, S88°41'20"E A DISTANCE OF 451.00 FEET TO A SET 5/8" REBAR; THENCE S2°46'48"W A DISTANCE OF 175.80 FEET TO A POINT; THENCE S64°23'48"W A DISTANCE OF 219.30 FEET TO A SET 5/8" REBAR; THENCE S5°23'48"W A DISTANCE OF 145.80 FEET TO A SET 5/8" REBAR; THENCE S11°42'48"W A DISTANCE OF 180.72 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE S80°21'11"W A DISTANCE OF 30.83 FEET TO A POINT; THENCE N84°21'39"W A DISTANCE OF 63.95 FEET TO A POINT; THENCE N63°29'21"W A DISTANCE OF 143.22 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N2°48'01"E A DISTANCE OF 538.10 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 4.36 ACRES, MORE OR LESS.

TRACT 2:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR, SAID POINT BEING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER, S88°41'20"E A DISTANCE OF 451.00 FEET TO A FOUND 5/8" REBAR, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE, S88°41'20"E A DISTANCE OF 462.57 FEET TO A FOUND 5/8" REBAR; THENCE S1°36'56"W A DISTANCE OF 670.46 FEET TO FOUND 5/8" REBAR, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 5; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, S56°21'56"W A DISTANCE OF 65.80 FEET TO A SET 5/8" REBAR; THENCE N31°52'45"W A DISTANCE OF 262.80 FEET TO A FOUND 5/8" REBAR; THENCE S51°35'45"W A DISTANCE OF 129.97 FEET TO A FOUND 5/8" REBAR; THENCE N38°24'15"W A DISTANCE OF 174.40 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE CENTERLINE OF A CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE N81°58'27"W A DISTANCE OF 150.71 FEET TO A POINT; THENCE S31°29'28"W A DISTANCE OF 163.85 FEET TO A POINT; THENCE S59°27'16"W A DISTANCE OF 69.61 FEET TO A POINT; THENCE S80°21'11"W A DISTANCE OF 1.74 FEET TO A SET 5/8" REBAR; THENCE N11°42'48"E A DISTANCE OF 180.72 FEET TO A SET 5/8" REBAR; THENCE N5°23'48"E A DISTANCE OF 145.80 FEET TO A SET 5/8" REBAR; THENCE N64°23'48"E A DISTANCE OF 219.30 FEET TO A POINT; THENCE N2°46'48"W 175.80 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 7.08 ACRES, MORE OR LESS.

GRAPHIC SCALE IN FEET
100' 0 100'

BASIS OF BEARINGS

STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GRID
COMBINED SCALE FACTOR: 0.999972676031
CONVERGENCE ANGLE: -0° 16' 33.78325456"
VALVES TAKEN AT THE P.O.B.

DRAWING LEGEND

PROPERTY LINE
CENTERLINE ROAD
EXISTING EASEMENT
EXISTING BUILDING
EXISTING ASPHALT
EXISTING CONCRETE
EXISTING RIGHT-OF-WAY
SET 5/8" REBAR WITH CAP, LS #1755
FOUND IRON PIN (AS NOTED)

FLOOD ZONE NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05125C0240E, DATED JUNE 05, 2020, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.

SURVEY CERTIFICATION

FOR USE AND BENEFIT OF: LEON R. MOORE, LAYNE E. BAKER, AND WILSON REAL ESTATE AUCTIONEERS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED ON 06/25/2020.

DATE OF PLAT OR MAP: 07/01/2020

NICHOLAS TUCKER, LS #1755

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1755
NICHOLAS B. TUCKER
SIGNATURE
07/01/2020

STATE PLAT CODE: 500-01S-14-W-0-15-440-62-1755

BOUNDARY SURVEY
PART OF THE NW/4 OF THE NW/4
SECTION 15 TOWNSHIP 1 SOUTH, RANGE 14 WEST
ABLE ROAD

PREPARED FOR:
LEON R. MOORE

BENTON, SALINE COUNTY ARKANSAS

DELTA	DESCRIPTION	DATE

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1000 Ledgelawn Dr.
Conway, Arkansas 72034
Crafton Tull
engineering | surveying
501.328.3316 t 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

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PROJECT NO:	20210600
ISSUE DATE:	07/01/2020
CONTACT:	N.TUCKER
CHECKED BY:	
SHEET NO.:	1 OF 1

DRAWING: G:\20210600 - ABLE ROAD FOR WILSON\LEON MOORE.DWG
LAYOUT: 11X17 LANDSCAPE - LAST SAVED: NT1210, 6/29/2020 11:01:16 AM
LAST PLOTTED BY: NICK TUCKER, 7/1/2020 12:17:06 PM [PLOTTED BY: "VALID ON HARD COPY ONLY]