



OWNER:
GLORIA LANGLEY

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WINFREY ST. (APPARENT 60' R/W)

15' gravel road

telephone pedestal

SET IRON PIN

N 87°34'09" E 307.93'

SET IRON PIN

asphalt drive

N 00°17'29" W 314.22'

S 02°33'30" E 313.84'

2.265 ACRES +/-



16'x24' metal shed

power pole

power pole

SET IRON PIN

S 87°39'44" W 143.87'

FND. 1/2" REBAR

SET IRON PIN

N 87°39'44" E 344.01'

OWNER:
GLORIA LANGLEY

OWNER:
STEPHEN CAMPBELL

N 03°16'41" E 231.03'

SW CORNER
NW1/4 NE1/4
SECTION 13
T-6-N, R-17-W

FND. ANGLE IRON

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION THIRTEEN (13), TOWNSHIP SIX (6) NORTH, RANGE SEVENTEEN (17) WEST, CONWAY COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NW1/4 NE1/4; THENCE N03°16'41"E, ALONG THE WEST LINE OF THE SAID NW1/4 NE1/4, A DISTANCE OF 231.03 FEET; THENCE N87°39'44"E, A DISTANCE OF 344.01 FEET TO THE POINT OF BEGINNING; THENCE N00°17'29"W, A DISTANCE OF 314.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WINFREY STREET; THENCE N87°34'09"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 307.93 FEET; THENCE S02°33'30"E, A DISTANCE OF 313.84 FEET; THENCE S87°26'30"W, A DISTANCE OF 176.49 FEET; THENCE S87°39'44"W, A DISTANCE OF 143.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2.265 ACRES, MORE OR LESS.

NOTES:

1. ADDRESS OF PROPERTY: 62 WINFREY ST., MORRILTON, AR 72110
2. BASIS OF BEARINGS: ASSUMED
3. AREA OF PROPERTY: 98,662 SQ. FT. OR 2.265 ACRES
4. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD BOUNDARY AS SHOWN ON THE FLOODWAY, FLOOD BOUNDARY AND FLOOD INSURANCE WORK MAP FOR CONWAY COUNTY, ARKANSAS. THIS PROPERTY LIES IN ZONE X. (FIRM COMMUNITY PANEL #05029C02500, MARCH 21, 2019)

For Use and Benefit of: Gloria Langley

500-06N-17W-0-13-140-15-1542

Daniel Havner, PLS 1542
8 Winthrop Drive
Morrilton, AR 72110

BOUNDARY SURVEY

PART OF THE
NW1/4 NE1/4
SECTION 13
T-6-N, R-17-W

Conway County, Arkansas

Recorded	
Date	JULY 7, 2020
Scale	1"=50'
Sheet	of
Job No.	