



LEGAL DESCRIPTION

TRACT 1:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 7 SOUTH, RANGE 25 WEST, PIKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT FOUND 1" IRON ROD, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, N87°11'04"W A DISTANCE OF 841.67 FEET TO A FOUND REBAR; THENCE CONTINUING ALONG SAID SOUTH LINE, N86°53'33"W A DISTANCE OF 474.99 FEET TO A FOUND REBAR, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE ALONG THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, N87°13'21"W A DISTANCE OF 592.52 FEET TO A FOUND REBAR, SAID POINT BEING ON THE SOUTHERLY BANK OF THE LITTLE MISSOURI RIVER; THENCE ALONG THE SAID SOUTHERLY BANK FOR THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; THENCE N24°59'23"E A DISTANCE OF 168.10 FEET TO A POINT; THENCE N67°01'34"E A DISTANCE OF 210.66 FEET TO A POINT; THENCE N60°19'34"E A DISTANCE OF 134.93 FEET TO A POINT; THENCE N34°44'38"E A DISTANCE OF 118.30 FEET TO A POINT; THENCE N2°28'11"E A DISTANCE OF 56.43 FEET TO A POINT; THENCE N2°35'27"W A DISTANCE OF 144.74 FEET TO A POINT; THENCE N17°01'27"W A DISTANCE OF 29.17 FEET TO A POINT; THENCE N18°37'31"W A DISTANCE OF 184.05 FEET TO A SET 5/8" REBAR; THENCE LEAVING THE SAID SOUTHERLY BANK, N70°32'45"E A DISTANCE OF 425.95 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF GORDON ROAD; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; THENCE N56°51'33"E A DISTANCE OF 96.61 FEET TO A POINT; THENCE N59°51'32"E A DISTANCE OF 136.43 FEET TO A POINT; THENCE N72°26'34"E A DISTANCE OF 109.25 FEET TO A POINT; THENCE N88°00'09"E A DISTANCE OF 73.87 FEET TO A POINT; THENCE S68°21'55"E A DISTANCE OF 32.98 FEET TO A POINT; THENCE S52°45'44"E A DISTANCE OF 96.45 FEET TO A POINT; THENCE S67°40'41"E A DISTANCE OF 155.33 FEET TO A POINT; THENCE S64°05'13"E A DISTANCE OF 130.57 FEET TO A POINT; THENCE S47°45'41"E A DISTANCE OF 151.75 FEET TO A POINT; THENCE S53°47'08"E A DISTANCE OF 134.22 FEET TO A POINT; THENCE S59°46'56"E A DISTANCE OF 194.50 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE S0°50'55"W A DISTANCE OF 87.78 FEET TO A FOUND REBAR; THENCE CONTINUING ALONG THE SAID EAST LINE, N0°52'50"E A DISTANCE OF 321.67 FEET TO A FOUND 1" PIPE; THENCE LEAVING SAID EAST LINE S88°45'13"E A DISTANCE OF 869.76 FEET TO A FOUND 3/4" PIPE; THENCE S35°50'35"W A DISTANCE OF 451.91 FEET TO A FOUND REBAR; THENCE S87°57'30"E A DISTANCE OF 218.41 FEET TO A FOUND 1" ROD, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY NO. 19; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY, S35°19'41"W A DISTANCE OF 419.85 FEET TO A FOUND PIPE; THENCE LEAVING SAID WESTERLY RIGHT OF WAY, N87°57'30"W A DISTANCE OF 210.00 FEET TO A SET 5/8" REBAR; THENCE S36°59'01"W A DISTANCE OF 312.85 FEET TO A SET 5/8" REBAR; THENCE N89°55'40"W A DISTANCE OF 202.41 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N1°40'02"E A DISTANCE OF 656.82 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 49.20 ACRES, MORE OR LESS.

TRACT 2:

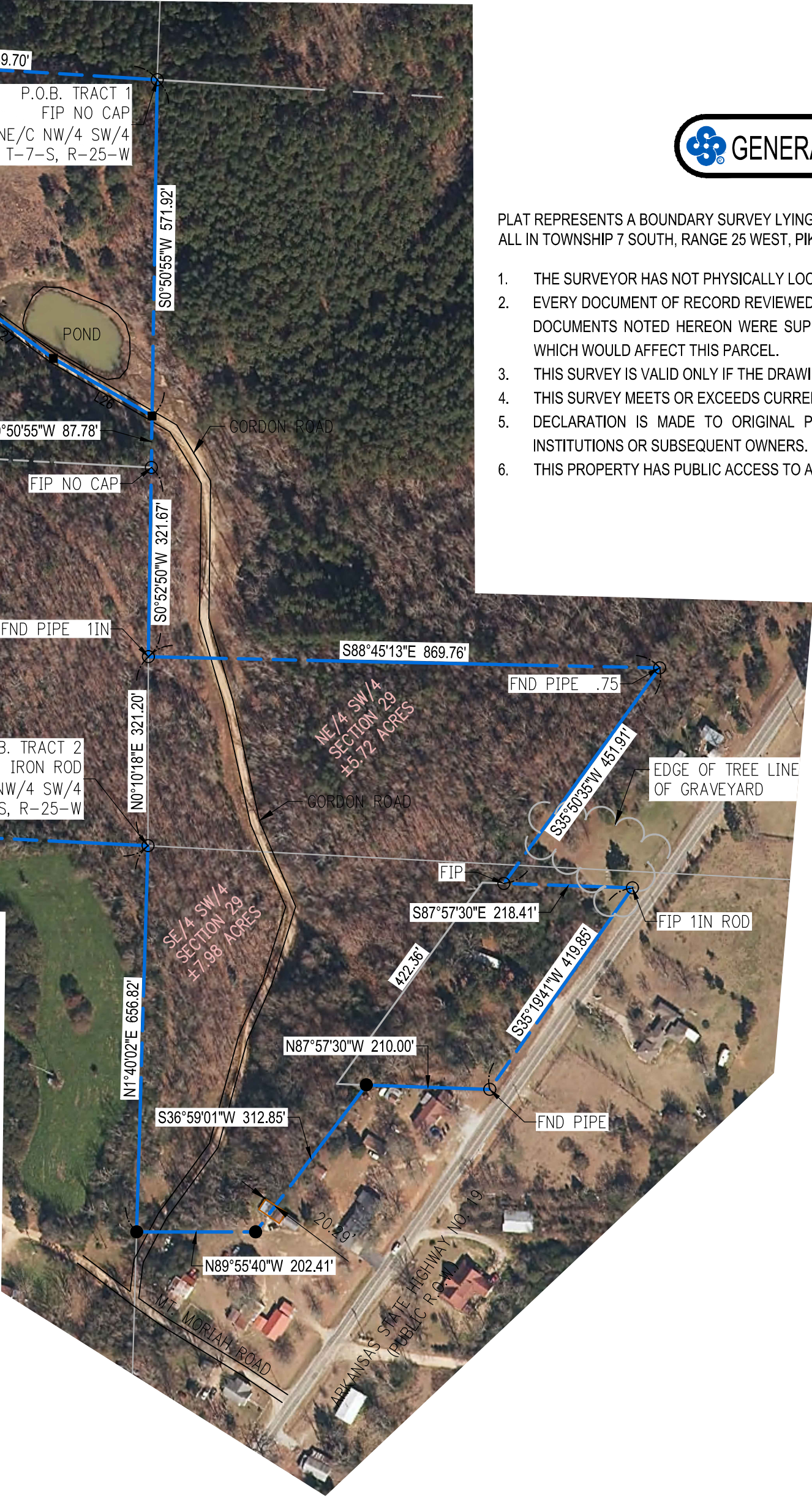
PART OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, OF SECTION 29 AND PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, AND PART OF THE SOUTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 7 SOUTH, RANGE 25 WEST, PIKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON REBAR, SAID POINT BEING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER, S0°50'55"W A DISTANCE OF 571.92 FEET TO A POINT, SAID POINT BEING ON THE CENTERLINE OF GORDON ROAD; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES; THENCE N59°46'56"W A DISTANCE OF 194.50 FEET TO A POINT; THENCE N53°47'08"W A DISTANCE OF 134.22 FEET TO A POINT; THENCE N47°45'41"W A DISTANCE OF 151.75 FEET TO A POINT; THENCE N64°05'13"W A DISTANCE OF 130.57 FEET TO A POINT; THENCE N67°40'41"W A DISTANCE OF 155.33 FEET TO A POINT; THENCE N52°45'44"W A DISTANCE OF 96.45 FEET TO A POINT; THENCE N68°21'55"W A DISTANCE OF 32.98 FEET TO A POINT; THENCE S88°00'09"W A DISTANCE OF 73.87 FEET TO A POINT; THENCE S72°26'34"W A DISTANCE OF 109.25 FEET TO A POINT; THENCE S69°51'32"W A DISTANCE OF 136.43 FEET TO A POINT; THENCE S56°51'33"W A DISTANCE OF 96.61 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE, S70°32'45"W A DISTANCE OF 425.95 FEET TO A SET 5/8" REBAR, SAID POINT BEING ON THE SOUTHERLY BANK OF THE LITTLE MISSOURI RIVER; THENCE ALONG SAID SOUTHERLY BANK FOR THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES; THENCE N45°41'04"W A DISTANCE OF 93.58 FEET TO A POINT; THENCE N22°49'31"W A DISTANCE OF 314.67 FEET TO A POINT; THENCE N14°37'58"W A DISTANCE OF 131.91 FEET TO A POINT; THENCE N11°16'49"W A DISTANCE OF 116.75 FEET TO A POINT; THENCE N13°53'22"W A DISTANCE OF 388.79 FEET TO A POINT; THENCE N28°19'21"W A DISTANCE OF 276.72 FEET TO A POINT; THENCE N36°24'23"W A DISTANCE OF 208.64 FEET TO A POINT; THENCE N46°30'35"W A DISTANCE OF 260.22 FEET TO A POINT; THENCE N12°46'50"W A DISTANCE OF 68.30 FEET TO A POINT; THENCE N32°10'16"E A DISTANCE OF 316.70 FEET TO A POINT; THENCE N48°48'05"E A DISTANCE OF 243.97 FEET TO A POINT; THENCE N52°31'27"E A DISTANCE OF 779.42 FEET TO A POINT; THENCE N47°43'11"E A DISTANCE OF 333.67 FEET TO A POINT; THENCE N49°02'54"E A DISTANCE OF 136.63 FEET TO A POINT; THENCE S89°24'14"E A DISTANCE OF 117.91 FEET TO A POINT; THENCE N65°58'38"E A DISTANCE OF 175.52 FEET TO A POINT; THENCE N32°03'21"E A DISTANCE OF 374.73 FEET TO A SET 5/8" REBAR; THENCE LEAVING THE SAID SOUTHERLY BANK, S2°08'45"W A DISTANCE OF 2,794.65 FEET TO A FOUND NAIL, SAID POINT ON THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID NORTH LINE, S86°30'42"E A DISTANCE OF 649.70 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 82.75 ACRES, MORE OR LESS.

GENERAL SURVEY NOTES

PLAT REPRESENTS A BOUNDARY SURVEY LYING IN PART OF SECTION 29 AND PART OF SECTION 30 AND PART OF SECTION 20, ALL IN TOWNSHIP 7 SOUTH, RANGE 25 WEST, PIKE COUNTY, ARKANSAS.

1. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.
3. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
4. THIS SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE.
5. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
6. THIS PROPERTY HAS PUBLIC ACCESS TO ARKANSAS STATE HIGHWAY NO. 19 ON EASTERLY BOUNDARY.



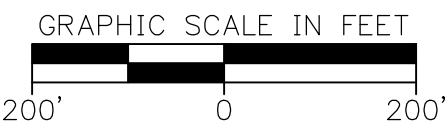
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	168.10'	N24° 59' 23"E
L2	210.66'	N67° 01' 34"E
L3	134.93'	N60° 19' 34"E
L4	118.30'	N34° 44' 38"E
L5	56.43'	N2° 28' 11"E
L6	144.74'	N2° 35' 27"W
L7	29.17'	N17° 01' 27"W
L8	184.05'	N18° 37' 31"W
L9	93.58'	N60° 41' 04"W
L10	314.67'	N22° 49' 31"W
L11	131.91'	N14° 37' 58"W
L12	116.75'	N11° 16' 49"W
L13	388.79'	N13° 53' 22"W
L14	276.72'	N28° 19' 21"W
L15	208.64'	N36° 24' 23"W
L16	260.22'	N46° 30' 35"W
L17	68.30'	N12° 46' 50"W
L18	316.70'	N32° 10' 16"E
L19	243.97'	N48° 48' 05"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	779.42'	N52° 31' 27"E
L21	333.67'	N47° 43' 11"E
L22	136.63'	N49° 02' 54"E
L23	117.91'	S89° 24' 14"E
L24	175.52'	N65° 58' 38"E
L25	374.73'	N32° 03' 21"E
L26	194.50'	N59° 46' 56"W
L27	134.22'	N53° 47' 08"W
L28	151.75'	N47° 45' 41"W
L29	130.57'	N64° 05' 13"W
L30	155.33'	N67° 40' 41"W
L31	96.45'	N52° 45' 44"W
L32	32.98'	N68° 21' 55"W
L33	73.87'	S88° 00' 09"W
L34	109.25'	S72° 26' 34"W
L35	136.43'	S59° 51' 32"W
L36	96.61'	S56° 51' 33"W
L37	425.95'	S70° 32' 45"W

LEGEND

- EXISTING MONUMENT AS DESCRIBED
- CALCULATED LOT CORNER
- SET 5/8" REBAR WITH CAP, LS #1755
- ⌘ EXISTING POWER POLE

- PROPERTY LINE
- SECTION LINES
- QUARTER LINES
- SIXTEENTH LINES
- RIGHT-OF-WAY LINES
- ROAD CENTERLINE
- EXISTING BUILDINGS
- EXISTING EASEMENT LINES
- CHAIN LINK FENCE



BASIS OF BEARINGS

STATE PLANE COORDINATES SYSTEM,
ARKANSAS SOUTH ZONE, NAD83,
U.S. SURVEY FEET
BEARINGS: GRID
DISTANCES: GRID
SCALE FACTOR: 0.999919428687
CONVERGENCE ANGLE: -0° 56' 50.36553813"
VALUES TAKEN AT THE P.O.B. OF TRACT 1

STATE PLAT CODES

500-07S-25W-0-29-304-55-1755
500-07S-25W-0-30-102-55-1755
500-07S-25W-0-20-300-55-1755

SURVEY CERTIFICATION

FOR USE AND BENEFIT OF WILSON AUCTIONEERS:

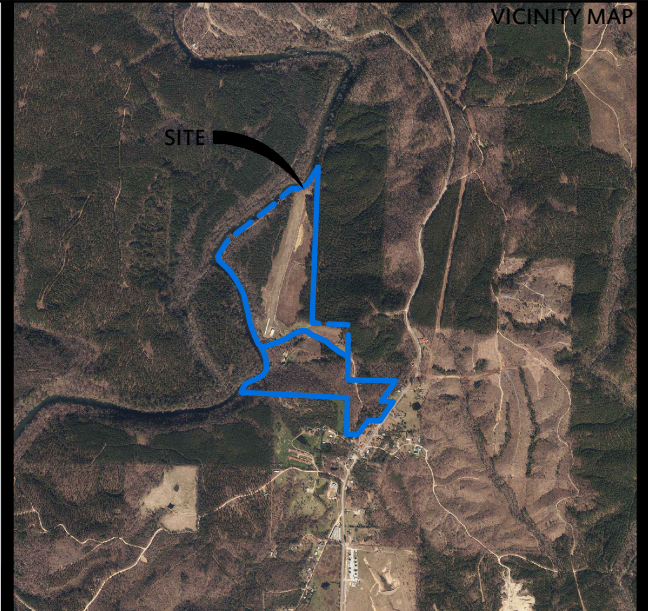
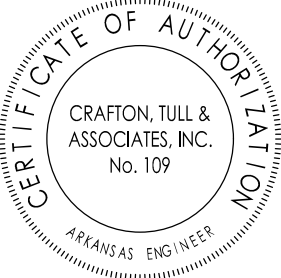
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE SURVEY MEETS OR EXCEEDS CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PROPERTY HAS PUBLIC ACCESS TO ARKANSAS STATE HIGHWAY NO. 19 ON EASTERLY BOUNDARY.

11/24/2020 3:44:20 PM
NICHOLAS TUCKER, LS #1755



- RECORD INFORMATION
1. GLO PLAT OF RECORD: DEPENDENT RESURVEY OF TOWNSHIP DATED 03/23/1854
 2. QUITCLAIM DEED, BOOK 253, PAGE 802, PIKE COUNTY CIRCUIT CLERK'S OFFICE.
 3. QUITCLAIM DEED, BOOK 254, PAGE 132, PIKE COUNTY CIRCUIT CLERK'S OFFICE.
 4. PREVIOUS SURVEY PERFORMED BY PS #1017, DATED 06/27/1996.

CERTIFICATE OF AUTHORIZATION:



BOUNDARY SURVEY
PART OF SECTIONS 20, 29, AND 30 ALL IN
TOWNSHIP 7 SOUTH, RANGE 25 WEST
36 GORDON ROAD

PREPARED FOR:
WILSON AUCTIONEERS

MT. MORIAH, PIKE COUNTY

ARKANSAS

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Craffon, Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written authorization of Craffon, Tull & Associates, Inc.

1000 Ledgeslow Dr. Conway, Arkansas 72034	
	Craffon, Tull & Associates engineering surveying
501.328.3316 f 501.328.3325 f www.craffontull.com	

2020 Craffon, Tull & Associates, Inc.	
PROJECT NO:	20228900
ISSUE DATE:	11/24/2020
DRAWN BY:	8.FERRELL
APPROVE BY:	N.TUCKER
SHEET NO.:	