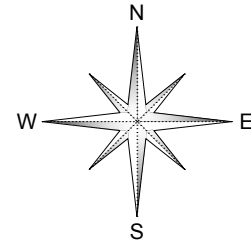


PLAT OF SURVEY



TRACT 1

Part of the Southwest Quarter of the Southwest Quarter of Section 35; Township 6 South, Range 10 West; Jefferson County, Arkansas, being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter of the Southwest Quarter, running thence S88°35'30"W, along the south boundary thereof, for a distance of 20.00 feet; thence run N00°18'01"E for a distance of 25.00 feet to a ½" rebar; thence run S88°40'24"W for a distance of 275.00 feet to the POINT OF BEGINNING of the herein described parcel of land, said point being marked by a ½" rebar offset 8.00 feet north; thence run N00°18'16"E, through said offset rebar, for a distance of 200.00 feet; thence run N48°28'04"W for a distance of 41.94 feet to a ½" rebar; thence run S75°13'16"W for a distance of 122.61 feet to a ½" iron pipe; thence run S78°18'20"W for a distance of 158.95 feet to a ½" rebar; thence run S47°53'05"W for a distance of 115.75 feet to a ¾" rebar; thence run S33°33'48"W for a distance of 115.22 feet to a ½" rebar; thence run N88°53'49"E for a distance of 304.20 feet; thence run N88°40'24"E a distance of 150.00 feet to the POINT OF BEGINNING, containing 1.73 acres, more or less, subject to all easements and rights-of-ways of record or fact.

TRACT 2

Part of the Southwest Quarter of the Southwest Quarter of Section 35; Township 6 South, Range 10 West; Jefferson County, Arkansas, being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter of the Southwest Quarter, running thence S88°35'30"W, along the south boundary thereof, for a distance of 20.00 feet; thence run N00°18'01"E for a distance of 25.00 feet to a ½" rebar; thence continue N00°18'01"E for a distance of 200.00 feet to the POINT OF BEGINNING of the herein described parcel of land, said point marked by a ¾" iron pipe; thence run S88°40'23"W for a distance of 274.99 feet; thence run N48°28'04"W for a distance of 56.92 feet to a ½" rebar; thence run N21°41'34"E for a distance of 193.08 feet to a ½" rebar; thence run S62°42'21"E for a distance of 119.28 feet to ¾" iron pipe; thence run S81°31'08"E for a distance of 144.28 feet to a ½" iron pipe; thence run S01°04'54"W for a distance of 134.82 feet to POINT OF BEGINNING, containing 1.12 acres, more or less, subject to all easements and rights-of-ways of record or fact.

ALSO: an easement over and cross a strip of land for access and utility purposes being more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of the Southwest Quarter, running thence S88°35'30"W, along the south boundary thereof, for a distance of 20.00 feet; thence run N00°18'01"E for a distance of 25.00 feet to a ½" rebar; thence continue N00°18'01"E for a distance of 200.00 feet to a ¾" iron pipe; thence run N01°04'54"E for a distance of 134.82 feet to a ½" iron pipe; thence run S89°49'58"E for a distance of 17.41 feet to a point on the east boundary of said Southwest Quarter of the Southwest Quarter, the same being the west boundary of Maria Place Subdivision; thence run along said boundary the following courses and distances: S00°10'02"W a distance of 114.87 feet to a ¾" rebar; S00°11°19"W a distance of 203.04 feet to ¾" rebar; S00°11°19"W a distance of 41.35 feet to the POINT OF BEGINNING.

TRACT 3

Part of the Southwest Quarter of the Southwest Quarter of Section 35; Township 6 South, Range 10 West; Jefferson County, Arkansas, being more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of the Southwest Quarter, running thence S88°35'30"W, along the south boundary thereof, for a distance of 20.00 feet; thence run N00°18'01"E for a distance of 25.00 feet to a ½" rebar; thence continue N00°18'01"E for a distance of 200.00 feet to a ¾" iron pipe; thence run N01°04'54"E for a distance of 134.82 feet to a ½" iron pipe; thence run S89°49'58"E for a distance of 17.41 feet to a point on the east boundary of said Southwest Quarter of the Southwest Quarter, the same being the west boundary of Maria Place Subdivision; thence run along said boundary the following courses and distances: S00°10'02"W a distance of 114.87 feet to a ¾" rebar; S00°11°19"W a distance of 203.04 feet to ¾" rebar; S00°11°19"W a distance of 41.35 feet to the POINT OF BEGINNING, containing 1.51 acres, more or less, subject to all easements and rights-of-ways of record or fact.

SUBJECT TO: an easement over and cross a strip of land for access and utility purposes being more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of the Southwest Quarter, running thence S88°35'30"W, along the south boundary thereof, for a distance of 20.00 feet; thence run N00°18'01"E for a distance of 25.00 feet to a ½" rebar; thence continue N00°18'01"E for a distance of 200.00 feet to a ¾" iron pipe; thence run N01°04'54"E for a distance of 134.82 feet to a ½" iron pipe; thence run S89°49'58"E for a distance of 17.41 feet to a point on the east boundary of said Southwest Quarter of the Southwest Quarter, the same being the west boundary of Maria Place Subdivision; thence run along said boundary the following courses and distances: S00°10'02"W a distance of 114.87 feet to a ¾" rebar; S00°11°19"W a distance of 203.04 feet to ¾" rebar; S00°11°19"W a distance of 41.35 feet to the POINT OF BEGINNING.

TRACT 4

Part of Lot 1 of Block 11 of the Brockway Truck Addition to the City of Pine Bluff, the same located in the Northwest Quarter of Section 2, Township 7 South, Range 10 West, Jefferson County, Arkansas, being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1, said corner being marked by a ½" rebar, running thence S01°30'26"E, along the east boundary of said of said Lot 1, for a distance of 281.52 feet to a ½" rebar; thence run S89°05'04"W for a distance of 908.48 feet to a ½" aluminum pipe; thence run N01°46'47"W for a distance of 269.34 feet to a point on the north boundary of said Lot 1; thence run N88°19'01"E, along said north boundary, for a distance of 909.71 feet to the POINT OF BEGINNING, containing 5.75 acres, more or less, subject to all easements and rights-of-ways of record or fact.

TRACT 5

Part of the North Half of Lot 2 of Block 11 of the Brockway Truck Addition to the City of Pine Bluff, the same located in the Northwest Quarter of Section 2, Township 7 South, Range 10 West, Jefferson County, Arkansas, being more particularly described as follows:

BEGINNING at the southeast corner of said North Half of Lot 2, said corner being marked by an iron channel post, running thence S89°19'40"W, along the south boundary of said North Half, for a distance of 1315.47 feet to the southwest corner thereof, said corner marked by a ¾" rebar; thence run N01°51'26"E, along the west boundary of said Lot 2, for a distance of 138.07 feet to a ¾" iron pipe; thence run N87°16'24"E for a distance of 131.44 feet to a ¾" iron pipe; thence run N85°31'08"E for a distance of 276.71 feet to a ½" aluminum pipe; thence run N89°05'04"E for a distance of 908.48 feet to a point on the east boundary of said Block 11, said point marked by a ¾" rebar; thence run S01°30'26"E, along the east boundary thereof, for a distance of 165.00 feet to the POINT OF BEGINNING, containing 4.79 acres, more or less, subject to all easements and rights-of-ways of record or fact.

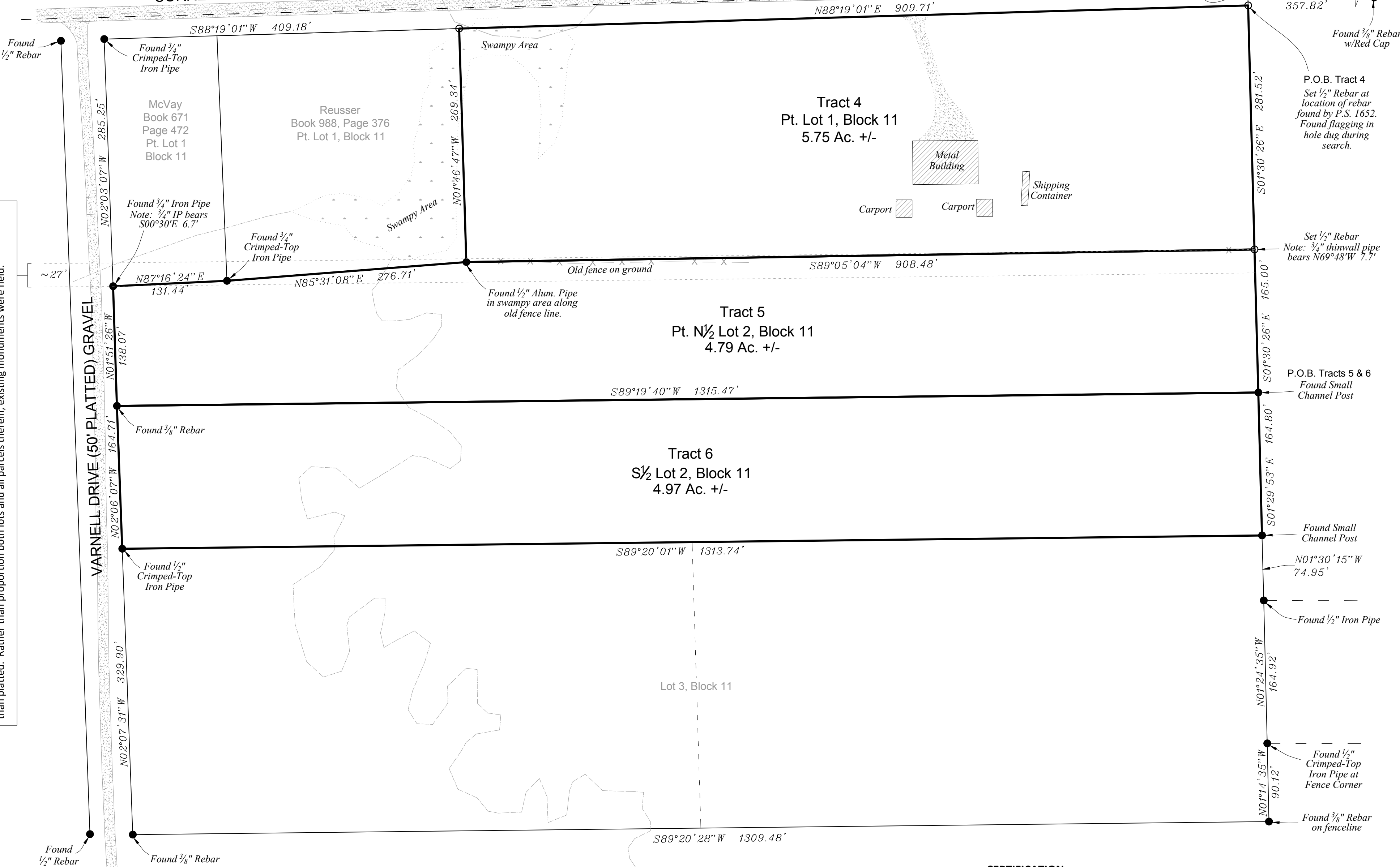
TRACT 6

The South Half of Lot 2 of Block 11 of the Brockway Truck Addition to the City of Pine Bluff, the same located in the Northwest Quarter of Section 2, Township 7 South, Range 10 West, Jefferson County, Arkansas, being more particularly described as follows:

BEGINNING at the northeast corner of said South Half of Lot 2, said corner being marked by a small channel iron, running thence S01°29'53"E, along the east boundary thereof, for a distance of 164.80 feet to the southeast corner of Lot 2, said corner marked by a small channel iron; thence run S89°20'01"W, along the south boundary of said Lot 2, for a distance of 1313.74 feet to the southwest corner of said Lot 2, said corner marked by a ½" iron pipe; thence run N02°06'07"W, along the west boundary thereof, for a distance of 164.71 feet to the northwest corner of said South Half of Lot 2, said corner marked by a ¾" rebar; thence run N89°19'40"E, along the north boundary of said South Half, for a distance of 1315.47 feet to the POINT OF BEGINNING, containing 4.97 acres, more or less, subject to all easements and rights-of-ways of record or fact.

Flood zone boundary shown per FEMA FIRM Map No. 05069C0290D, Effective March 16, 2009, and FEMA DFIRM Data.

SORRELLS ROAD PAVED



NOTE ON BROCKWAY TRUCK ADDITION (BLOCK 11)
Brockway Truck Addition has a shortage of approximately 27 feet (north to south) in Block 11. This shortage appears to fall between Lot 1 and the North Half of Lot 2. The west side of Lot 1 appears to have been surveyed from the north to the south -- giving all shortage to the North Half of Lot 2. The east side of Block 11 appears to have been surveyed from the south to the north -- giving all shortage to Lot 1. This is evidenced by found monuments and old fence lines, all shown hereon. The swampy area along the east side of the Reusser parcel appears to be the dividing point between the two directions of previous surveying. Also note that the dimensions for all three parcels in Lot 1 (McVay, Reusser, and Hartley) were written based on the record distances shown on the Brockway Truck Addition plat. As monumented, however, Lot 1 is approximately 23.3 feet longer east/west than platted. Rather than proportion both lots and all parcels therein, existing monuments were held.

SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83 (2011).
 - Latitude = 34°08'59.31611", Longitude = 92°05'32.21333", Convergence Angle = -0°03'05.94"
- Distances shown on plat are Ground. Combined Scale Factor (Grid to Ground) = 1.00008840.
- This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
- Reference documents used for this survey:
 - Subdivision Plat for Brockway Truck Addition to Pine Bluff.
 - Final Plat for Maria Place Subdivision.
 - Plat of Survey by P.S. 770 dated April 16, 1986.
 - Plat of Survey by P.S. 770 dated October 12, 1988.
 - Plat of Survey by P.S. 770 dated January 8, 1998.
 - Plats of Survey by P.S. 770 dated December 16, 1996.
 - GLO records for Townships 6 & 7 South, Range 10 West.
- All monuments set are ½" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

LEGEND

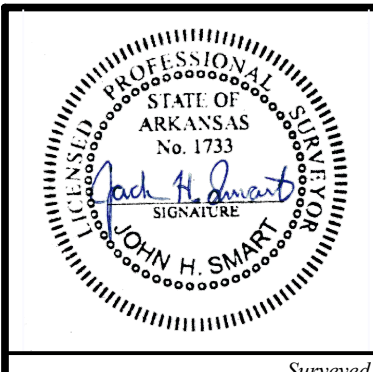
- MONUMENT FOUND
- MONUMENT SET
- △ CALCULATED
- ⊠ SET POST ONLINE
- BOUNDARY LINE
- - - BROKEN SCALE

GRAPHIC SCALE 1" = 80'

CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set, during the course of the survey to the best of my knowledge and ability.

John H. Smart 10/14/2021
John H. Smart Date



PARTS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 10 WEST; AND PARTS OF BLOCK 11 OF THE BROCKWAY TRUCK ADDITION TO THE CITY OF PINE BLUFF, LOCATED IN SECTION 2, TOWNSHIP 7 SOUTH, RANGE 10 WEST, JEFFERSON COUNTY, ARKANSAS		
Date: October 14, 2021	Drawing: Hartley-Sorrells Road	Drawn by: JHS
Arkansas Plat Codes 500-06S-10W-0-35-330-35-1733 500-07S-10W-0-02-400-35-1733		