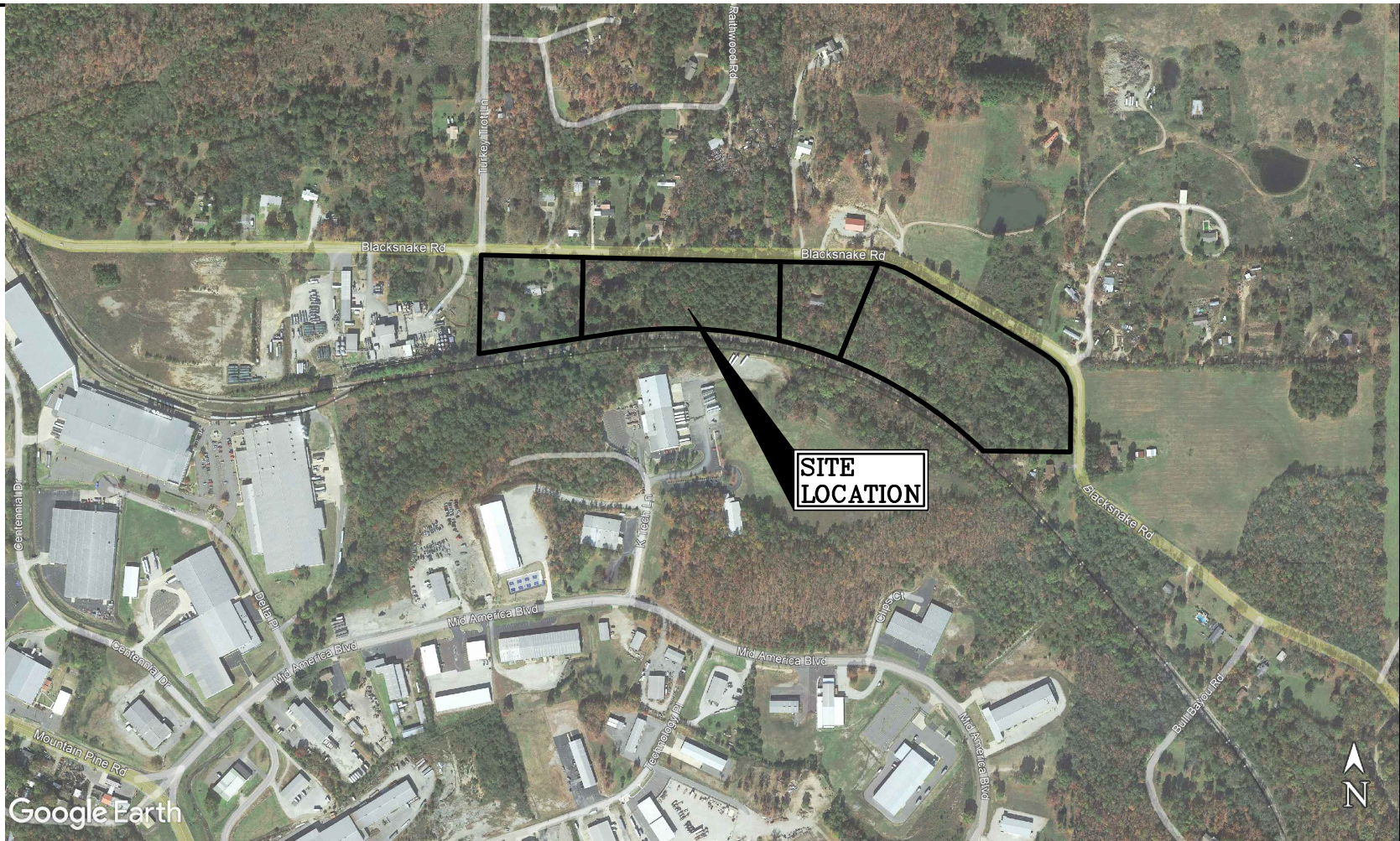


GENERAL SURVEYOR'S NOTES

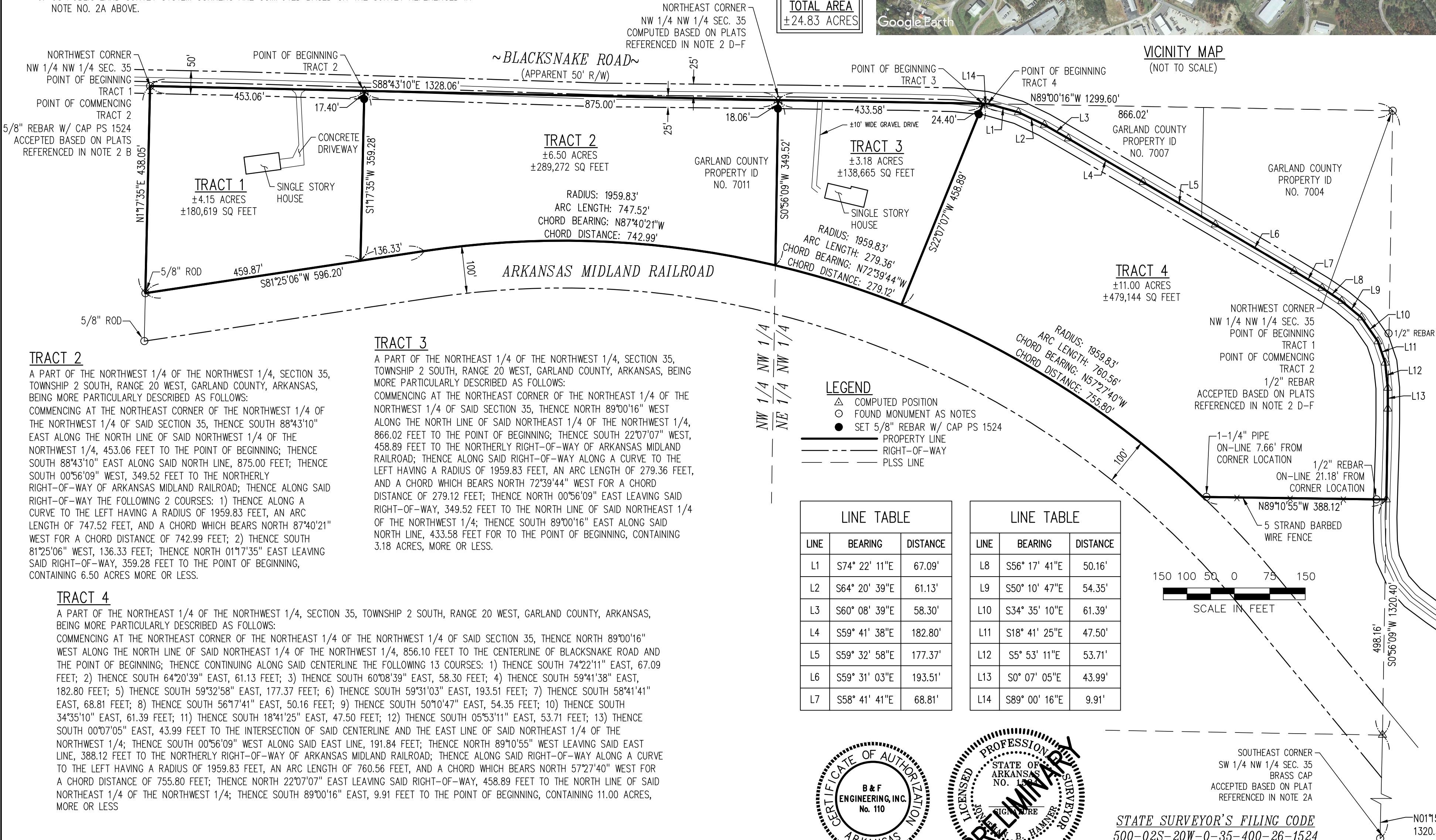
- THIS SURVEY REPRESENTS A TRACT SPLIT OF THE CERTAIN PARCEL OF LAND AS ACQUIRED BY THE ESTATE OF JAMES A. JACKSON, BEING GARLAND COUNTY PROPERTY ID NUMBER 7011.
- THE FOLLOWING DOCUMENTS (MAPS/PLATS) WERE USED IN THE CONSTRUCTION OF THIS BOUNDARY SURVEY:
 - THE RECORD PLAT OF MID-AMERICA PARK INDUSTRIAL SUBDIVISION, BY JOHN M. THORNTON, PS 864, RECORDED IN PLAT BOOK 7, PAGE 157, OF THE RECORDS OF THE GARLAND COUNTY CIRCUIT CLERK.
 - PLAT OF SURVEY BY JONATHAN B. HAMNER, PS 1524, FOR ROSE LAW FIRM, DATED DECEMBER 23, 2013.
 - PLAT OF SURVEY BY LARRY W. SMITH, PS 316, FOR HOT SPRINGS TITLE, DATED JANUARY 16, 1992.
 - PLAT OF SURVEY BY RANDY D. REYNOLDS, PS 1478, FOR JASON FURGESON, DATED JULY 8, 2013.
 - PLAT OF SURVEY BY RANDY D. REYNOLDS, PS 1478, FOR CLEO T. SMITH, DATED JANUARY 24, 2004.
 - PLAT OF SURVEY BY RANDY D. REYNOLDS, PS 1478, FOR ROGER LEE SMITH, DATED MARCH 22, 2004.
 - PLAT OF SURVEY BY RANDY D. REYNOLDS, PS 1478, FOR SAMUEL AND TERRA GOODIN, DATED NOVEMBER 2, 2014.
- BASIS OF BEARINGS FOR THIS SURVEY IS ARKANSAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, BASED ON GPS OBSERVATION, NAD 83. THE CONVERGENCE ANGLE AT THE NORTH CORNER OF TRACT 4 IS -0°33'44.17621".
- THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEMA MAP PANEL NO. 05125C0340D WITH AN EFFECTIVE DATE OF JANUARY 20, 2010.
- US PUBLIC LAND SURVEY SYSTEM CORNERS ARE COMPUTED BASED ON THE SURVEY REFERENCED IN NOTE NO. 2A ABOVE.

TRACT 1

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, SOUTH 88°43'10" EAST, 453.06 FEET; THENCE SOUTH 01°17'35" WEST LEAVING SAID NORTH LINE, 359.28 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS MIDLAND RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 81°25'06" WEST, 459.87 FEET; THENCE NORTH 01°17'35" EAST LEAVING SAID RIGHT-OF-WAY, 438.05 FEET TO THE POINT OF BEGINNING CONTAINING 4.15 ACRES, MORE OR LESS.



TRACTS 1-4
TOTAL AREA
±24.83 ACRES



TRACT 2

A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, THENCE NORTH 88°43'10" EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, 453.06 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°43'10" EAST ALONG SAID NORTH LINE, 875.00 FEET; THENCE SOUTH 00°56'09" WEST, 349.52 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS MIDLAND RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: 1) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1959.83 FEET, AN ARC LENGTH OF 747.52 FEET, AND A CHORD WHICH BEARS NORTH 87°40'21" WEST FOR A CHORD DISTANCE OF 742.99 FEET; 2) THENCE SOUTH 81°25'06" WEST, 136.33 FEET; THENCE NORTH 01°17'35" EAST LEAVING SAID RIGHT-OF-WAY, 359.28 FEET TO THE POINT OF BEGINNING, CONTAINING 6.50 ACRES MORE OR LESS.

TRACT 4

A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 35, TOWNSHIP 2 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, THENCE NORTH 89°00'16" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 856.10 FEET TO THE CENTERLINE OF BLACKSNAKE ROAD AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING 13 COURSES: 1) THENCE SOUTH 74°22'11" EAST, 67.09 FEET; 2) THENCE SOUTH 64°20'39" EAST, 61.13 FEET; 3) THENCE SOUTH 60°08'39" EAST, 58.30 FEET; 4) THENCE SOUTH 59°41'38" EAST, 182.80 FEET; 5) THENCE SOUTH 59°32'58" EAST, 177.37 FEET; 6) THENCE SOUTH 59°31'03" EAST, 193.51 FEET; 7) THENCE SOUTH 58°41'41" EAST, 68.81 FEET; 8) THENCE SOUTH 56°17'41" EAST, 50.16 FEET; 9) THENCE SOUTH 50°10'47" EAST, 54.35 FEET; 10) THENCE SOUTH 34°35'10" EAST, 61.39 FEET; 11) THENCE SOUTH 18°41'25" EAST, 47.50 FEET; 12) THENCE SOUTH 05°53'11" EAST, 53.71 FEET; 13) THENCE SOUTH 00°07'05" EAST, 43.99 FEET TO THE INTERSECTION OF SAID CENTERLINE AND THE EAST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°56'09" WEST ALONG SAID EAST LINE, 191.84 FEET; THENCE NORTH 89°10'55" WEST LEAVING SAID EAST LINE, 388.12 FEET TO THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS MIDLAND RAILROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1959.83 FEET, AN ARC LENGTH OF 760.56 FEET, AND A CHORD WHICH BEARS NORTH 57°27'40" WEST FOR A CHORD DISTANCE OF 755.80 FEET; THENCE NORTH 22°07'07" EAST LEAVING SAID RIGHT-OF-WAY, 458.89 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89°00'16" EAST, 9.91 FEET TO THE POINT OF BEGINNING, CONTAINING 11.00 ACRES, MORE OR LESS.

LEGEND

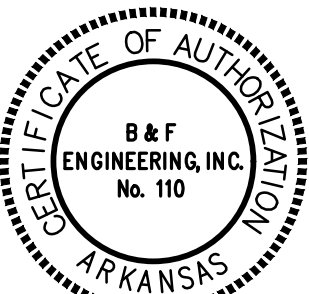
- △ COMPUTED POSITION
- FOUND MONUMENT AS NOTES
- SET 5/8" REBAR W/ CAP PS 1524
- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - PLSS LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S74° 22' 11"E	67.09'
L2	S64° 20' 39"E	61.13'
L3	S60° 08' 39"E	58.30'
L4	S59° 41' 38"E	182.80'
L5	S59° 32' 58"E	177.37'
L6	S59° 31' 03"E	193.51'
L7	S58° 41' 41"E	68.81'

LINE TABLE

LINE	BEARING	DISTANCE
L8	S56° 17' 41"E	50.16'
L9	S50° 10' 47"E	54.35'
L10	S34° 35' 10"E	61.39'
L11	S18° 41' 25"E	47.50'
L12	S5° 53' 11"E	53.71'
L13	S0° 07' 05"E	43.99'
L14	S89° 00' 16"E	9.91'



STATE SURVEYOR'S FILING CODE
500-02S-20W-0-35-400-26-1524

REV. # REV. DATE BY REVISIONS

TRACT SPLIT

A PART OF THE N 1/4 OF THE NW 1/4, SEC. 35, T2S, R20W

ESTATE OF JAMES A. JACKSON

GARLAND COUNTY

ARKANSAS

B&F
ENGINEERING, INC.
928 AIRPORT ROAD
HOT SPRINGS, AR 71913
(PH) 501-767-2366
(FAX) 501-767-6859
(EMAIL) info@bnfeng.com

	BY	DATE
Design		
Drawn	AJA	11/2021
Checked		
Survey	SJB	11/2021
Fld.Bk. #	2955	
Rev. #	0	

B&F PROJ. 7-4537-0201
FILE NAME: 001
ISSUE DATE: 11/11/2021

SCALE
1"=150'

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