

PLAT OF SURVEY

Sectional Ties (Located During Previous Surveys)

Corner of Sections 19, 20, 29 & 30
T-8S, R-12W
Found: 1" Post Run Observed with PIV Pipe
Witness Accuracies
10° Corner West 104° 00' 00" 11.6
31 Hickory 36 106 17.1

NY, Corner of Sections 29 & 30
T-8S, R-12W
Found: 2" Pump Post on Standing at
Calculated Field
Note: 1° 14' 00" NORTH 0° 2'
1 Post WEST 0° 6'

Found: 3" Iron Pipe
On the Standing Tall

1/4 Corner of Sections 29 & 30
T-8S, R-12W
Calculated for Plat of
Survey by P.S. 110

Corner of Sections 29, 30, 31 & 32
T-8S, R-12W
Found: 3" Iron Pipe Standing Tall
Witness Accuracies
10° Hickory 101 90° 10' 12"

RECORD DESCRIPTIONS / SOURCE OF TITLE

The following Lots of Old River Acres Subdivision Section No. 3 the same being a Subdivision within the Confines of the South Half (SH) of the Southwest Quarter (SWQ) of Section 29 Township 6 South Range 5 West of the 3rd P.M.
 • Lot 4 Warranty Deed Book 933 Page 636
 • Lots 5 & 6 Warranty Deed Book 953 Page 633
 • Lot 8 Warranty Deed Book 937 Page 496
 • Lot 10 Warranty Deed Book 937 Page 499
 • Lot 11 Warranty Deed Book 937 Page 498

Part of Section 29 Outcrops & Warranty Deed Book 930 Page 487 Book 930 Page 491
 • A parcel of land located in the South Half of the Southwest Quarter (SH) of Section 29, Township 6 South, Range 5 West, Jefferson County, Arkansas, being more particularly described as follows:
 COMMENCING at a 1" Post, also being Point of Beginning "A" on the survey plat for Old River Acres Section 3 Subdivision, for a distance of 102.42 feet to a point on the centerline of a dirt road therefrom, said point being the POINT OF BEGINNING of the herein described parcel; thence run along said centerline the following courses and distances: N48°18'10"W a distance of 152.29 feet, N30°02'46"W a distance of 89.27 feet, N10°10'31"W a distance of 57.78 feet, N54°30'11"W a distance of 21.94 feet, N59°59'28"W a distance of 17.50 feet, N87°58'21"W a distance of 25.41 feet to said road intersection with the Old River Acres River front built, said built bank described as "Bank Line of Maximum Recession" in Outcrops to Lucie Family Farm recorded at Book 909, Page 688 in the deed records of the Circuit Clerk's Office, Jefferson County, Arkansas; thence, leaving said dirt road centerline, run along said built bank the following courses and distances: S00°14'24"W a distance of 52.46 feet, S34°31'07"E a distance of 54.88 feet, S46°59'43"E a distance of 44.07 feet, S17°30'33"E a distance of 30.06 feet, S18°51'09"W a distance of 30.78 feet, S11°46'33"W a distance of 34.41 feet, S47°58'09"W a distance of 21.09 feet, S50°09'18"W a distance of 17.38 feet, S08°55'03"E a distance of 16.77 feet, S17°45'37"E a distance of 55.74 feet, S16°40'28"E a distance of 17.39 feet to aforementioned northwesterly boundary of Old River Acres Section 3 Subdivision; thence run N15°26'11"E, along said northwesterly subdivision boundary, for a distance of 211.63 feet to the southwesterly boundary of an unplatted section of said subdivision, said unplatted section being conveyed to Lucie D. Lucie as a Warranty Deed recorded at Book 904, Page 585 in the deed records of the Circuit Clerk's Office, Jefferson County, Arkansas; thence run S37°04'38"E, along said unplatted area southwesterly boundary, for a distance of 80.04 feet to the southwesterly boundary of said unplatted area; thence along said southwesterly boundary the following courses and distances: N10°10'33"E a distance of 99.40 feet, N67°42'53"E a distance of 6.84 feet to the centerline of aforementioned dirt road; thence, leaving said southwesterly boundary of unplatted area of Old River Acres Section 3 Subdivision, run along said dirt road continuing the following courses and distances: N48°17'31"W a distance of 19.81 feet, N47°42'43"W a distance of 23.76 feet, N10°10'40"W a distance of 20.30 feet, N48°45'40"W a distance of 31.83 feet to the POINT OF BEGINNING, containing 1.21 acres, more or less, together with all accretions thereto.

Part of Section 29 Warranty Deed Book 946, Page 638
 • A parcel of land located in the South Half of the Southwest Quarter (SH) of Section 29, Township 6 South, Range 5 West, Jefferson County, Arkansas, being more particularly described as follows:
 COMMENCING at a 1.5" Iron Pipe, also being Point of Beginning "A" on the survey plat for Old River Acres Section 3 Subdivision, running thence S57°26'11"W, along the northwesterly boundary of said Old River Acres Section 3 Subdivision, for a distance of 905.18 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run S50°14'04"E for a distance of 117.81 feet to a 2" rebar, thence run S78°42'28"E for a distance of 183.37 feet to a point on the northern right-of-way of a platted road use Old River Acres Section 3 Subdivision, said point marked by a 2" rebar; thence run S51°12'20"W, along said northern right-of-way, for a distance of 23.33 feet to a point on the centerline of a dirt road running northwesterly, said point marked by a 2" rebar; thence run along said dirt road centerline the following courses and distances: N48°29'11"W a distance of 19.83 feet, N43°42'43"W a distance of 23.76 feet, N46°11'40"W a distance of 20.30 feet, N48°45'41"W a distance of 31.83 feet, N48°26'10"W a distance of 152.29 feet, N50°10'40"W a distance of 69.27 feet, N45°45'12"W a distance of 57.78 feet, N54°30'11"W a distance of 21.94 feet, N58°58'09"W a distance of 17.50 feet, N47°58'21"W a distance of 25.41 feet to said road intersection with the Old River Acres River front built, said built bank described as "Bank Line of Maximum Recession" in Outcrops to Lucie Family Farm recorded at Book 909, Page 688 in the deed records of the Circuit Clerk's Office, Jefferson County, Arkansas; thence, leaving said dirt road centerline, run along said built bank N01°09'51"E for a distance of 44.23 feet to a 2" rebar on the north side of a second dirt road; thence run S55°22'47"E for a distance of 20.03 feet to a 2" rebar; thence run S55°22'47"E for a distance of 129.11 feet to a 2" rebar; thence run S50°14'04"E for a distance of 117.81 feet to the POINT OF BEGINNING, containing 0.28 acres, more or less, as shown on the plat of survey dated February 27, 2011, prepared by John H. Stuart, licensed professional surveyor with Smart surveying incorporated.

Description of Vented Portion of Scroggins Road

Record Description Jefferson County Court Order CC2016-38
 Scroggins Road beginning at 15103 Scroggins Road and running Southwesterly to the dead end at Mud Lake in Jefferson County

Survey Description

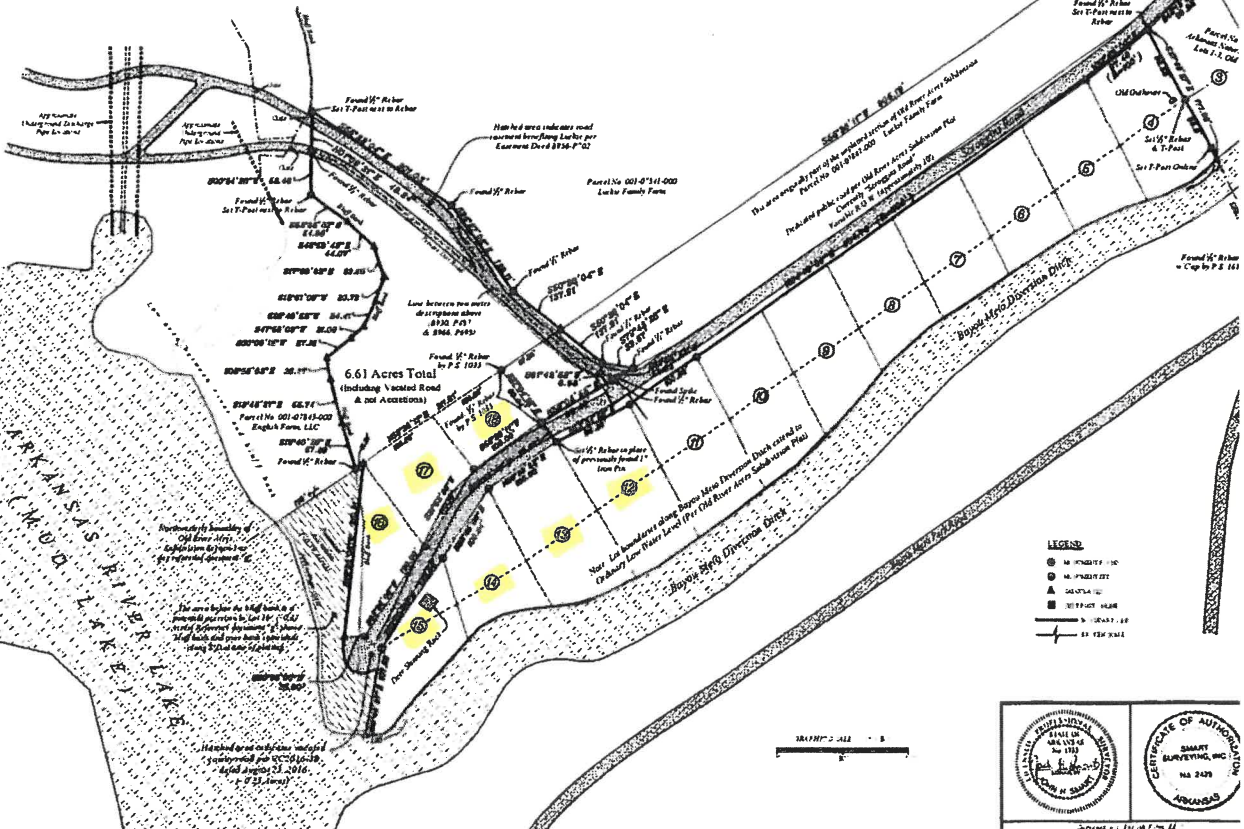
Part of Scroggins Road, a platted road on the subdivision plat of Old River Acres 3 Subdivision, the same being located in the South Half of the Southwest Quarter (SH) of Section 29, Township 6 South, Range 5 West, Jefferson County, Arkansas, being more particularly described as follows:

ARL that part of Scroggins Road lying between Lots 13, 14, 15, 16, 17 and 18 of said Old River Acres 3 Subdivision and continuing to Mud Lake, in Arkansas River Line, which was located and abandoned by the County Court of Jefferson County, Arkansas, by County Court Order CC 2016-38 entered August 23, 2016, and recorded in County Court Order Record Book 20 at Page 110

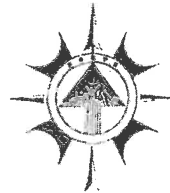
Found: 3" Iron Pipe at the "A" Point of Beginning of the herein described parcel of land, also being Point of Beginning "A" on the survey plat for Old River Acres Section 3 Subdivision, running thence S57°26'11"W, along the northwesterly boundary of said Old River Acres Section 3 Subdivision, for a distance of 905.18 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run S50°14'04"E for a distance of 117.81 feet to a 2" rebar, thence run S78°42'28"E for a distance of 183.37 feet to a point on the northern right-of-way of a platted road use Old River Acres Section 3 Subdivision, said point marked by a 2" rebar; thence run S51°12'20"W, along said northern right-of-way, for a distance of 23.33 feet to a point on the centerline of a dirt road running northwesterly, said point marked by a 2" rebar; thence run along said dirt road centerline the following courses and distances: N48°29'11"W a distance of 19.83 feet, N43°42'43"W a distance of 23.76 feet, N46°11'40"W a distance of 20.30 feet, N48°45'41"W a distance of 31.83 feet, N48°26'10"W a distance of 152.29 feet, N50°10'40"W a distance of 69.27 feet, N45°45'12"W a distance of 57.78 feet, N54°30'11"W a distance of 21.94 feet, N58°58'09"W a distance of 17.50 feet, N47°58'21"W a distance of 25.41 feet to said road intersection with the Old River Acres River front built, said built bank described as "Bank Line of Maximum Recession" in Outcrops to Lucie Family Farm recorded at Book 909, Page 688 in the deed records of the Circuit Clerk's Office, Jefferson County, Arkansas; thence, leaving said dirt road centerline, run along said built bank N01°09'51"E for a distance of 44.23 feet to a 2" rebar on the north side of a second dirt road; thence run S55°22'47"E for a distance of 20.03 feet to a 2" rebar; thence run S55°22'47"E for a distance of 129.11 feet to a 2" rebar; thence run S50°14'04"E for a distance of 117.81 feet to the POINT OF BEGINNING, containing 0.28 acres, more or less, as shown on the plat of survey dated February 27, 2011, prepared by John H. Stuart, licensed professional surveyor with Smart surveying incorporated.

SURVEYOR'S NOTES

- 1 Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83
 • Latitude = 34 08 40.83284" Longitude = 91 54 02.13103" Prime Meridian Angle = 0 15 58.24"
- 2 Distances shown on plat are Grid Combined Scale Factor (Grid to Ground) = 1.00000525
- 3 This survey does not guarantee title or ownership. No guarantees are made or implied that all accretions of record affecting this property are shown on this survey
- 4 Additional Reference documents used for this survey
 a Warranty Deed filed for record at Page 559 of Book 277, Jefferson County, Arkansas
 b Warranty Deed filed for record at Page 859 of Book 292, Jefferson County, Arkansas
 c Warranty Deed filed for record at Page 104 of Book 902, Jefferson County, Arkansas
 d Warranty Deed filed for record at Page 904 of Book 945, Jefferson County, Arkansas
 e Warranty Deed filed for record at Page 909 of Book 690, Jefferson County, Arkansas
 f Warranty Deed filed for record at Page 909 of Book 690, Jefferson County, Arkansas
 g Plat of Survey by P.S. 157 dated October, 1970
 h Original Subdivision Plat for Old River Acres, Section 3 by P.S. 157 dated May, 1971, filed for record at Plat Cabinet B, Slot 157, Jefferson County, Arkansas
 i Plat of Survey by P.S. 770 dated January 8, 1999, filed for record at Book 5, Page 111 Jefferson County, Arkansas
 j Vacation of Scroggins Road CC2016-38 dated August 23, 2016
 k U.S. GLO plat and field notes for Township 6 South, Range 5 West
- 5 All monuments set are 2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted



PROPERTY MANAGEMENT IS BECOMING MORE AND MORE IMPORTANT.

[illegible]

BASIS OF BEARING:
PREVIOUS SURVEY BY
MICHAEL GRANDERSON DATED
DEC. 1998 FOR HUNT TRUST

SECTION 30

2 of 2

English Form Woods
Legal to be confirmed

SITE LOCATION MAP (NO SCALE)

DUNTY

COUNTY

NOTES

SURVEY BEARINGS ARE BASED ON PREVIOUS SURVEY
BY MICHAEL GRANDERSON DATED DEC. 1998, FOR HUNT
TRUST.

THE BEARINGS SHOWN ON THIS PLAN ARE ASSUMED
AND ARE TO BE USED TO DEFINE THE GENERAL
DIRECTION AND TRUE ANGLES AT INTERSECTION OF
PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE
CONDITIONS.

APPENDIX "A" OF THE TITLE COMMITMENT MAKES REFERENCE TO "OLD RIVER LAKE" AND "LYING SOUTH OF THE RAILROAD". THERE IS NO EVIDENCE TO THE SURVEYOR OF THE CURRENT LOCATION OF EITHER OF THESE LAND MARKS.

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND
SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS
MADE AS TO UTILITY EXISTENCE OR LOCATION.

© COPYRIGHT 2008 ARKANSAS SURVEYING AND CONSULTING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT CANNOT BE REPRODUCED WITHOUT THE WRITTEN AUTHORIZATION OF ARKANSAS SURVEYING AND CONSULTING, INC.

REVISÉ 11-25-03 REVISED 02-04-04

DATE: 08-19-2008

SCALE: 1" = 400'

DRAWN BY: MSF

CHECKED BY: MSP

FILE NAME: 43024 ACCT FRUIT

ARKANSAS SURVEYING & CONSULTING

ASC.

810 NS SALEM ROAD
JACKSON, ARKANSAS 70202
PHONE (501) 466-4608
FAX (501) 466-4610
E-MAIL: survey@asc-ar.com; pbs@asc-ar.com

SEEKING AR OFFICE 460-6357

TRACT #5
430.21 ACRE TRACT
ENGLISH FARM, LLC
ISLAND PROPERTY
JEFFERSON COUNTY, AR.

Dated 3-15-18

101	169-222-27	18.87	141	516-104-10	20.84
102	169-222-97	25.16	142	501-749-70	20.50
103	169-222-97	25.16	143	501-749-70	20.50
104	144-244-24	31.81	144	500-268-18	19.45
105	144-244-24	31.81	145	500-268-18	19.45
106	130-917-77	31.81	146	503-181-18	10.48
107	130-917-77	31.81	147	503-181-18	10.48
108	144-244-24	31.81	148	503-181-18	10.48
109	144-244-24	31.81	149	503-181-18	10.48
110	144-244-24	31.81	150	307-262-22	102.98
111	144-244-24	31.81	151	307-262-22	102.98
112	144-244-24	31.81	152	307-262-22	102.98
113	144-244-24	31.81	153	307-262-22	102.98
114	144-244-24	31.81	154	307-262-22	102.98
115	144-244-24	31.81	155	307-262-22	102.98
116	144-244-24	31.81	156	307-262-22	102.98
117	144-244-24	31.81	157	307-262-22	102.98
118	144-244-24	31.81	158	307-262-22	102.98
119	144-244-24	31.81	159	307-262-22	102.98
120	144-244-24	31.81	160	307-262-22	102.98
121	144-244-24	31.81	161	307-262-22	102.98
122	144-244-24	31.81	162	307-262-22	102.98
123	144-244-24	31.81	163	307-262-22	102.98
124	144-244-24	31.81	164	307-262-22	102.98
125	144-244-24	31.81	165	307-262-22	102.98
126	144-244-24	31.81	166	307-262-22	102.98
127	144-244-24	31.81	167	307-262-22	102.98
128	144-244-24	31.81	168	307-262-22	102.98
129	144-244-24	31.81	169	307-262-22	102.98
130	144-244-24	31.81	170	307-262-22	102.98
131	144-244-24	31.81	171	307-262-22	102.98
132	144-244-24	31.81	172	307-262-22	102.98
133	144-244-24	31.81	173	307-262-22	102.98
134	144-244-24	31.81	174	307-262-22	102.98
135	144-244-24	31.81	175	307-262-22	102.98
136	144-244-24	31.81	176	307-262-22	102.98
137	144-244-24	31.81	177	307-262-22	102.98
138	144-244-24	31.81	178	307-262-22	102.98
139	144-244-24	31.81	179	307-262-22	102.98
140	144-244-24	31.81	180	307-262-22	102.98
141	168-222-27	22.45	181	501-749-70	20.50
142	168-222-97	25.16	182	501-749-70	20.50
143	168-222-97	25.16	183	501-749-70	20.50
144	144-244-24	31.81	184	500-268-18	19.45
145	144-244-24	31.81	185	500-268-18	19.45
146	130-917-77	31.81	186	503-181-18	10.48
147	130-917-77	31.81	187	503-181-18	10.48
148	144-244-24	31.81	188	503-181-18	10.48
149	144-244-24	31.81	189	503-181-18	10.48
150	144-244-24	31.81	190	307-262-22	102.98
151	144-244-24	31.81	191	307-262-22	102.98
152	144-244-24	31.81	192	307-262-22	102.98
153	144-244-24	31.81	193	307-262-22	102.98
154	144-244-24	31.81	194	307-262-22	102.98
155	144-244-24	31.81	195	307-262-22	102.98
156	144-244-24	31.81	196	307-262-22	102.98
157	144-244-24	31.81	197	307-262-22	102.98
158	144-244-24	31.81	198	307-262-22	102.98
159	144-244-24	31.81	199	307-262-22	102.98
160	144-244-24	31.81	200	307-262-22	102.98

[illegible]

EASEMENT TERMINUS

Printed by J. Shaw, Agent for the Editor.
 This paper is distributed free to the subscribers and is not
 for sale. It is published weekly, except on Sundays and
 holidays. It is published at the office of the Editor, at
 No. 100, Broadway, New York.
 Entered as Second-Class Matter, October 3, 1879.
 Postage paid at New York, N. Y., October 3, 1879.
 Accepted for mailing at special rate of postage provided for in
 Act of October 3, 1917, authorized on July 10, 1920.
 Publication of matter in this paper for mailing at special rate of postage provided for in Act of October 3, 1917, authorized on July 10, 1920.
 Publication of matter in this paper for mailing at special rate of postage provided for in Act of October 3, 1917, authorized on July 10, 1920.

✓ **Model 11** **Senior, A** **License Engineer** **Professional Engineer** No. 12345, do hereby certify that: **Model 11** **Senior, A** is **professional grade** **top job** **appearance** and the **display** accurately reflects **performance** **best** **work** and **art** during the course of the **work** by the **best** **in** **the** **field** **of** **the** **work** **and** **art**.

[illegible]

Table 1. Continued



AN EASEMENT IN THE SOUTH HALF OF THE SOUTH WEST 1/4 OF SECTION 26
THE SOUTH HALF OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 36 SOUTH
RANGE 2 WEST AND THE EAST HALF AND HALF OF THE SECTION 36 TOWNSHIP
36 SOUTH RANGE 2 WEST JEFFERSON COUNTY, ILL. 19513



SMART
SURVEYING
INCORPORATED

1976 L. Morgan Co.	64,000	250
1976 L. Morgan Co.	64,000	250
1976 L. Morgan Co.	64,000	250
1976 L. Morgan Co.	64,000	250