(AS-SURVEYED DESCRIPTION

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, AND PART OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 16 WEST, SALINE COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

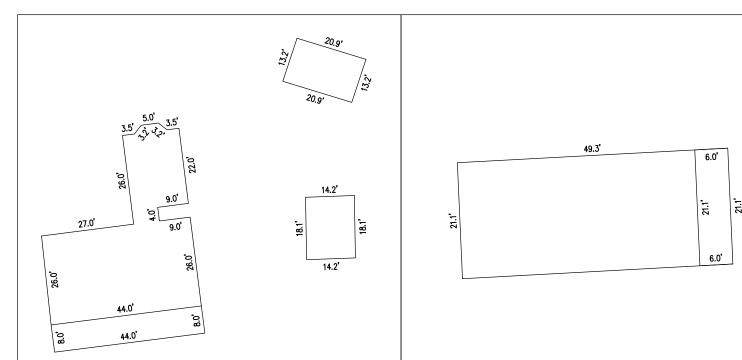
COMMENCING AT A 1" DIAMETER IRON PIPE, SAID POINT BEING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 27; THENCE S0°56'17"W A DISTANCE OF 773.58 FEET TO A POINT; THENCE N89°03'43"W A DISTANCE OF 115.12 FEET TO A SET MAG NAIL, SAID POINT BEING ON THE CENTERLINE OF KANIS ROAD AND THE POINT OF BEGINNING FOR THIS TRACT; THENCE ALONG THE NORTH BOUNDARY OF A ROAD THE FOLLOWING CALLS; S73°55'49"W A DISTANCE OF 151.15 FEET TO A FOUND 1/2" REBAR; THENCE S73°55'49"W A DISTANCE OF 151.75 FEET TO A SET 5/8" REBAR; THENCE S77°28'24"W A DISTANCE OF 272.18 FEET TO A SET 5/8" REBAR; THENCE S55°59'27"W A DISTANCE OF 89.78 FEET TO A SET 5/8" REBAR; THENCE S63°22'49"W A DISTANCE OF 455.06 FEET TO A FOUND REBAR; THENCE S66°17'56"W A DISTANCE OF 384.87 FEET TO A SET 5/8" REBAR; THENCE S46°51'32"W A DISTANCE OF 88.39 FEET TO A SET 5/8" REBAR; S49°30'26"W A DISTANCE OF 248.72 FEET TO A SET 5/8" REBAR; THENCE S48°49'53"W A DISTANCE OF 76.72 FEET TO A SET 5/8" REBAR; THENCE S54°57'30"W A DISTANCE OF 45.47 FEET TO A SET 5/8" REBAR; THENCE S71°43'16"W A DISTANCE OF 459.03 FEET TO A SET 5/8" REBAR; THENCE S67°24'36"W A DISTANCE OF 269.93 FEET TO A SET 5/8" REBAR; THENCE S58°55'32"W A DISTANCE OF 62.58 FEET TO A SET 5/8" REBAR; THENCE S31°42'24"W A DISTANCE OF 19.73 FEET TO A SET 5/8" REBAR; THENCE S57°15'22"W A DISTANCE OF 261.05 FEET TO A FOUND 1/2" REBAR; THENCE LEAVING SAID NORTH BOUNDARY OF ROAD, N38°04'32"W A DISTANCE OF 1013.54 FEET TO A FOUND 1/2" REBAR; THENCE N38°04'32"W A DISTANCE OF 96.98 FEET TO A SET MAG NAIL, SAID POINT BEING ON THE CENTERLINE OF KANIS ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING CALLS; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 471.72 FEET, AND A CHORD BEARING AND DISTANCE OF N17°50'55"E, 328.05 FEET; THENCE N2°09'02"W A DISTANCE OF 736.43 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 422.12 FEET, AND A CHORD BEARING AND DISTANCE OF N50°31'11"E, 655.79 FEET; THENCE S81°34'50"E A DISTANCE OF 1513.03 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1697.76 FEET, AND A CHORD BEARING AND DISTANCE OF S78°19'34"E, 227.81 FEET; THENCE S74°29'09"E A DISTANCE OF 386.50 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 455.83 FEET, AND A CHORD BEARING AND DISTANCE OF S58°04'55"E, 297.75 FEET; THENCE S41°44'52"E A DISTANCE OF 627.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 859.40 FEET, AND A CHORD BEARING AND DISTANCE OF S42°53'03"E, 74.63 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 109.50 ACRES MORE OR LESS.

LESS AND EXCEPT A STRIP OF LAND FIFTY FEET IN WIDTH, SAID LAND BEING TWENTY FEET ON THE NORTH SIDE AND THIRTY FEET ON THE SOUTH SIDE OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AS MARKED BY A 1" DIAMETER IRON PIPE, THENCE SOUTH 7RI9'55" WEST FOR A DISTANCE OF 663.38 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF KANIS ROAD AND THE PIPE LOCATION OF A CERTAIN WATERLINE OWNED BY THE CITY OF LITTLE ROCK, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING. THENCE ALONG THE EXISTING PIPELINE, THE FOLLOWING COURSES: NORTH 77°54'09" WEST 156.32 FEET; NORTH 77°54'09" WEST 527.23 FEET; NORTH 78°22'48" WEST 335.11 FEET; NORTH 79°16'11" WEST 421.18 FEET; NORTH 85°57'17" WEST 67.94 FEET; NORTH 89°14'33" WEST 100.11 FEET; NORTH SE-SO^" WEST 107.43 FEET; SOUTH 83°21'54" WEST 56.87 FEET; SOUTH 66°05'20" WEST 35.46 FEET; SOUTH 58°25'46" WEST 104.22 FEET; SOUTH 51°19'13" WEST 302.02 FEET; SOUTH 48°31'18" WEST 136.88 136.88 FEET; SOUTH 40°17'59" WEST 128.12 FEET; SOUTH 42°33'37" WEST 135.54 FEET; SOUTH 45°15'42" WEST 584.90 FEET TO A POINT ON THE CENTERLINE OF SAID KANIS ROAD, SAID POINT BEING THE END OF SAID CENTERLINE. THE BOUNDARY LINES OF THE ABOVE DESCRIBED EXCEPTION ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID CENTERLINE OF KANIS ROAD. SAID STRIP OF LAND CONTAINS 3.67 ACRES.

TOTAL LAND IN THE AGGREGATE IS 105.83 ACRES MORE OR LESS.







🗽 FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN ZONE X (ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05125C0100D, DATED JUNE 19, 2012, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY

BEARINGS ARE GRID BASED. SCALE FACTOR:

251.29' N30° 30' 37"W

205.36' N57° 57' 06"W

87.03' N27° 15' 30"W 25.15' N18° 44' 45"W

19.05' S77° 36' 29"W 83.05' N12° 23' 31"W 36.35' N77° 36' 29"I 39.15' S40° 21' 21"E

44.68' S17° 39' 08"E 22.18' S18° 44' 45"E 73.08' S27° 15' 30"E 204.15' S57° 57' 06" 230.82' | S30° 30' 37"[140.38' N75° 18' 21"E 86.45' N5° 37' 04"W

137.86' N48° 29' 43"E

EASEMENT LINE TABLE			EA	EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	
L18	115.12'	N89° 27' 58"W	L40	251.29'	N30° 30' 37'	
L19	32.91'	N44° 20' 33"W	L41	205.36'	N57° 57' 06'	
L20	142.48'	N42° 07' 14"W	L42	87.03'	N27° 15' 30'	
L21	117.34	S46° 29' 43"W	L43	25.15'	N18° 44' 45'	
L22	101.01'	S5° 37' 04"E	L44	19.05'	S77° 36' 29'	
L23	205.19'	S75° 18' 21"W	L45	83.05'	N12° 23' 31'	
L24	251.29'	N30° 30' 37"W	L46	36.35'	N77° 36' 29	
L25	205.36'	N57° 57' 06"W	L47	39.15'	S40° 21' 21'	
L26	87.03'	N27° 15' 30"W	L48	44.68'	S17° 39' 08	
L27	25.15'	N18° 44' 45"W	L49	22.18'	S18° 44' 45	
L28	19.05'	S77° 36' 29"W	L51	73.08'	S27° 15′ 30′	
L29	86.00'	S77° 26' 29"W	L52	204.15	S57° 57' 06	
L30	58.50'	N12° 23' 31"W	L53	230.82'	S30° 30' 37	
L31	86.00'	N77° 26' 29"E	L54	140.38	N75° 18' 21'	
L32	58.50'	S12° 23' 31"E	L55	86.45'	N5° 37' 04"	
L33	773.58'	S0° 32' 02"W	L56	137.86	N48° 29' 43	
L36	142.48'	N42° 07' 14"W				
L37	117.34	S46° 29' 43"W				
L38	101.01'	S5° 37' 04"E				

L39 | 205.19' | S75° 18' 21"W

BASIS OF BEARINGS

BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATES, ARKANSAS SOUTH ZONE, NAD83 (201 U.S. SURVEY FEET. DISTANCES ARE GRID BASED.

1.000006265744' CONVERGENCE ANGLE: -0° 23' 07.78152643" **VALUES TAKEN AT THE P.O.C. FOR THIS TRACT**

STATE PLAT CODES 500-02N-16W-0-22-203-62-1755 500-02N-16W-0-27-104-62-1755

EXISTING MONUMENT AS DESCRIBED

□ ● ⊗	CALCULATED LOT COF SET 5/8" REBAR WITH (EXISTING POWER POL	CAP, LS #1755
PROPERTY		_
SECTION LIN	NES	
QUARTER L	INES	
SIXTEENTH	LINES	
RIGHT-OF-W	/AY LINES	
ROAD CENT	ERLINE	
EDGE OF GI	RAVEL	
EXISTING E	ASEMENT LINES	
EXISTING W	_ _	
EXISTING EI	DGE OF ASPHALT	– —— W ———

EXISTING BUILDINGS



PLAT REPRESENTS A BOUNDARY SURVEY LYING IN PARTS OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 22, AND PARTS OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 2 NORTH, RANGE 16 WEST, SALINE 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. THERE IS A 50 FOOT RIGHT-OF-WAY BELONGING TO THE CITY OF LITTLE ROCK FOR A WATER LINE RUNNING EAST-WEST
- THROUGHOUT A PORTION OF THIS PROPERTY.
- 7. THERE IS PUBLIC RIGHT-OF-WAY ACCESS IN TWO LOCATIONS TO KANIS ROAD.
- 8. THE SOUTHERLY BOUNDARY FOLLOWS THE APPROXIMATE NORTH LINE OF A ROAD AS SHOWN HEREON.
- AS-SURVEYED DESCRIPTIONS REPRESENTS THE SAME PROPERTY AS SHOWN ON THE TITLE COMMITMENT DESCRIPTION.



CORD INFORMATION

- GLO PLAT OF RECORD FOR LISTED TOWNSHIP.
- GLO NOTES OF RECORD FOR
- LISTED TOWNSHIP PREVIOUS SURVEY PERFORMED BY LS #953, DATED 05/01/1997 FOR MIKE AND DEBBIE MCNEW.
- CHICAGO TITLE INSURANCE
- TITLE COMMITMENT PREPARED BY COMPANY/FIRST NATIONAL TITLE **INSURANCE COMPANY**
- 07/02/2019. WARRANTY DEED DESCRIPTION AS PROVIDED BY THE CLIENT. OTHER SURVEYS SHOWING

#102-190961-TI-1, DATED

SUPPORTING LOCAL MONUMENTATION FOUND ON THE STATE SURVEYOR'S WEBSITE FOR SECTION 22 AND 27.

PARED FOR: AUCTION

		4
DELTA	DESCRIPTION	DATE
		

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CRAFTON, TULL & ASSOCIATES, INC. No. 109

TITLE COMMITMENT DESCRIPTION

HART, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 953, ON FEBRUARY 9, 1990.

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, AND PART OF THE NORTHEAST QUARTER, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2

NORTH, RANGE 16 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST

QUARTER OF SECTION 27 AS MARKED BY A 1" DIAMETER IRON PIPE, THENCE SOUTH 0°56'57" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER

FOR A DISTANCE OF 773.58 FEET; THENCE NORTH 89°03'03" WEST FOR A DISTANCE OF 115.12 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING

KANIS ROAD AS THE POINT OF BEGINNING. THENCE SOUTH 73°56'29" WEST ALONG THE NORTH BOUNDARY OF AN EXISTING ROAD FOR A DISTANCE OF

151.15 FEET TO A 14" DIAMETER IRON PIN WITH A 2" DIAMETER ALUMINUM CAP STAMPED, "CORNER NO. 2"; THENCE ALONG THE NORTH BOUNDARY OF

SOUTH 63°23'29" WEST 455.06 FEET TO A 1/2" DIAMETER IRON PIN WITH A 2" DIAMETER ALUMINUM CAP STAMPED, "CORNER NO. 6"; SOUTH 66°18'36" WEST

384.87 FEET; SOUTH 46°52'12" WEST 88.39 FEET; SOUTH 49°3T06" WEST 248.72 FEET; SOUTH 48°50'33" WEST 76.72 FEET; SOUTH 54°58'10" WEST 45.47 FEET;

57°16'02" WEST 261.05 FEET TO A !4" DIAMETER IRON PIN WITH A 2" DIAMETER ALUMINUM CAP STAMPED "CORNER NO. 16"; THENCE, LEAVING SAID ROAD,

NORTH 38°03'52" WEST FOR A DISTANCE OF 1,013.54 FEET TO A 14" DIAMETER IRON PIN WITH A 2" DIAMETER ALUMINUM CAP STAMPED "CORNER NO. 17";

TANGENT TO A CURVE TO THE LEFT, ALONG SAID CENTERLINE OF KANIS ROAD ALONG A 12° CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE

DISTANCE OF 1,584.09 FEET; THENCE ALONG SAID CENTERLINE ALONG A 5° CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 7°05'39" AND

A TANGENT OF 71.03 FEET, FOR AN ARC DISTANCE OF 141.88 FEET; THENCE SOUTH 74°29'14" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 451.51

FEET; THENCE ALONG SAID CENTERLINE, ALONG A 13°30'00" CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 32^U46'55" AND A TANGENT OF

124.84 FEET, FOR AN ARC DISTANCE OF 242.83 FEET; THENCE SOUTH 41°42'19" EAST ALONG SAID CENTERLINE FOR A DISTANCE OF 699.56 FEET; THENCE

ALONG SAID CENTERLINE ALONG A 13°30'00" CURVE TO THE LEFT, SAID CURVE HAVING A DELTA ANGLE OF 4°26'37" AND A TANGENT OF 16.47 FEET, FOR

AN ARC DISTANCE OF 32.92 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT A STRIP OF LAND FIFTY FEET IN WIDTH, SAID LAND BEING TWENTY

FEET ON THE NORTH SIDE AND THIRTY FEET ON THE SOUTH SIDE OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF

SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AS MARKED BY A 1" DIAMETER IRON PIPE, THENCE SOUTH 7RI9'55" WEST FOR

A DISTANCE OF 663.38 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF KANIS ROAD AND THE PIPE LOCATION OF A CERTAIN WATERLINE

OWNED BY THE CITY OF LITTLE ROCK, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING. THENCE ALONG THE EXISTING PIPELINE, THE

FOLLOWING COURSES: NORTH 77°54'09" WEST 156.32 FEET; NORTH 77°54'09" WEST 527.23 FEET; NORTH 78°22'48" WEST 335.11 FEET; NORTH 79^U16'11"

WEST 421.18 FEET; NORTH 85°57'17" WEST 67.94 FEET; NORTH 89°14'33" WEST 100.11 FEET; NORTH SE-SO^" WEST 107.43 FEET; SOUTH 83°21'54" WEST

56.87 FEET; SOUTH 66°05'20" WEST 35.46 FEET; SOUTH 58°25'46" WEST 104.22 FEET; SOUTH 51°19'13" WEST 302.02 FEET; SOUTH 48^U31'18" WEST 136.88

OF SAID KANIS ROAD, SAID POINT BEING THE END OF SAID CENTERLINE. THE BOUNDARY LINES OF THE ABOVE DESCRIBED EXCEPTION ARE TO BE

136.88 FEET; SOUTH 40°17'59" WEST 128.12 FEET; SOUTH 42°33'37" WEST 135.54 FEET; SOUTH 45°15'42" WEST 584.90 FEET TO A POINT ON THE CENTERLINE

LENGTHENED OR SHORTENED TO TERMINATE ON SAID CENTERLINE OF KANIS ROAD; CONTAINING 105.83 ACRES, MORE OR LESS, AS SURVEYED BY J.M.

OF 39°57'48" AND A TANGENT OF 173.61 FEET, FOR AN ARC DISTANCE OF 333.03 FEET; THENCE NORTH 2°05'56" WEST ALONG SAID CENTERLINE FOR A

SOUTH 71⁰43'56" WEST 459.03 FEET; SOUTH 67°25'16" WEST 269.93 FEET; SOUTH 58⁰56'12" WEST 62.58 FEET; SOUTH 31⁰43'04" WEST 19.73 FEET; SOUTH

SAID ROAD THE FOLLOWING COURSES: SOUTH 73°56'29" WEST 151.78 FEET; SOUTH 77°29'04" WEST 272.18 FEET; SOUTH 56°00'07" WEST 89.78 FEET;

THENCE NORTH 38°03'52" WEST FOR A DISTANCE OF 96.59 FEET TO A POINT ON THE CENTERLINE OF KANIS ROAD; THENCE NORTH 37°51'52" EAST,

DISTANCE OF 722.85 FEET; THENCE ALONG SAID CENTERLINE, ALONG A 13°30'00" CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF

100°3T04" AND A TANGENT OF 510.46 FEET, FOR AN ARC DISTANCE OF 744.58 FEET; THENCE SOUTH 81°34'52" EAST ALONG SAID CENTERLINE FOR A

THE LAND IS DESCRIBED AS FOLLOWS: