



AS-SURVEYED DESCRIPTION

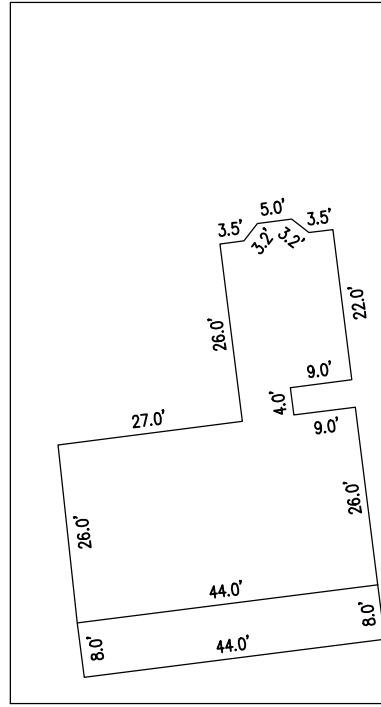
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, AND PART OF THE NORTHWEST QUARTER, AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 16 WEST, SALINE COUNTY, 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; THENCE 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°53'32"W A DISTANCE OF 62.58 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 N60°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 1697.78 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 105.83 ACRES MORE OR LESS.

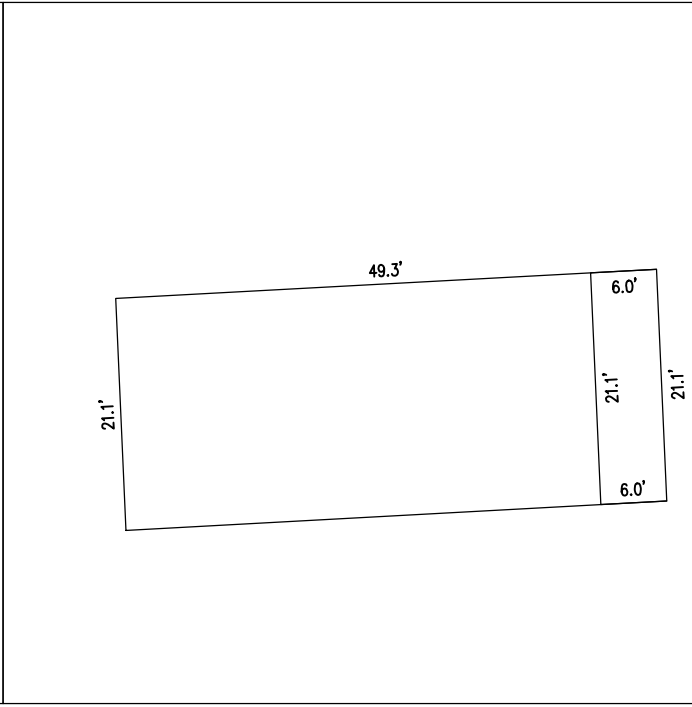
LESS AND EXCEPT A STRIP OF LAND FIFTY FEET IN WIDTH, SAID LAND BEING TWENTY FEET ON THE NORTH SIDE AND THIRTY FEET ON THE SOUTH SIDE OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27 AS MARKED BY A 1" DIAMETER IRON PIPE, THENCE SOUTH 7°19'55" WEST FOR A DISTANCE OF 863.38 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-50° WEST 107.43 FEET, SOUTHW 83°21'54" WEST 56.87 FEET, SOUTH 86°05'20" WEST 35.46 FEET, SOUTH 88°25'46" WEST 104.22 FEET, SOUTH 81°19'13" WEST 136.88 FEET, SOUTH 48°31'18" WEST 128.12 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, CONTAINING 105.83 ACRES, MORE OR LESS, AS SURVEYED BY J.M. HART, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 953, ON FEBRUARY 9, 1990.

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

BUILDING #1 DETAIL

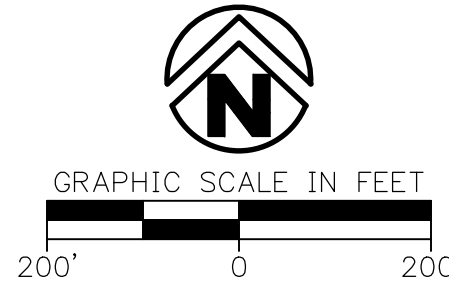


BUILDING #2 DETAIL



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 LINES.



BASIS OF BEARINGS

BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATES, ARKANSAS SOUTH ZONE, NAD83 (2011), U.S. SURVEY FEET. DISTANCES ARE GRID BASED. BEARINGS ARE GRID BASED. SCALE FACTOR: 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

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
- EDGE OF GRAVEL
- EXISTING EASEMENT LINES
- EXISTING WATER LINE
- EXISTING EDGE OF ASPHALT
- EXISTING BUILDINGS

GENERAL SURVEY NOTES

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.

- THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 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.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- THIS 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.
- 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.
- THERE IS PUBLIC RIGHT-OF-WAY ACCESS IN TWO LOCATIONS TO KANIS ROAD.
- 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.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF CHICAGO TITLE INSURANCE COMPANY, FIRST NATIONAL TITLE INSURANCE COMPANY, AND FIRST NATIONAL TITLE INSURANCE COMPANY, I, THE SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP OR LAND SURVEY OF THIS TRACT IS BASED UPON THE RECORDS OF THE SURVEYOR'S FIELD BOOKS, AND THAT THE SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION AND DONE ON 07/31/2019.

DATE OF PLAT OF THIS SURVEY: 08/05/2019 10:11:34 AM

NICHOLAS TUCKER, LS #1755

RECORD INFORMATION

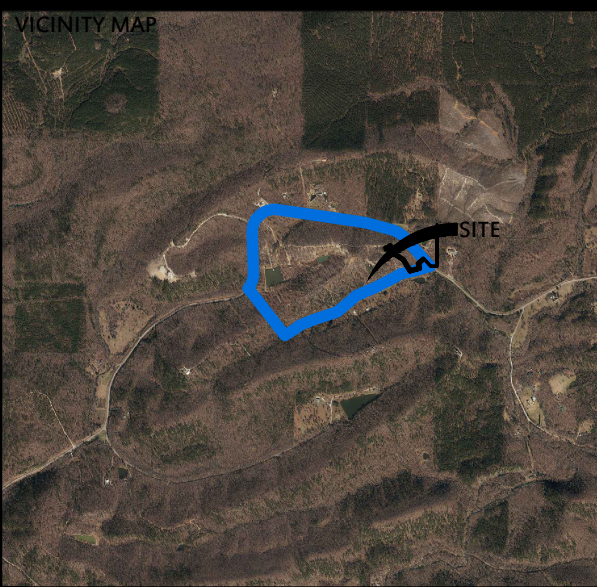
- GLO PLAT OF RECORD FOR LISTED TOWNSHIP.
- GLO NOTES OF RECORD FOR LISTED TOWNSHIP.
- PREVIOUS SURVEY PERFORMED BY LS #953, DATED 05/01/1997 FOR MIKE AND DEBBIE MCNEW.
- TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY/FIRST NATIONAL TITLE INSURANCE COMPANY #102-190961-T1-1, DATED 07/02/2019.
- WARRANTY DEED DESCRIPTION AS PROVIDED BY THE CLIENT.
- OTHER SURVEYS SHOWING SUPPORTING LOCAL MONUMENTATION FOUND ON THE STATE SURVEYOR'S WEBSITE FOR SECTION 22 AND 27.

BOUNDARY SURVEY
PART OF SW/4 AND THE SE/4 OF SECTION 22
PART OF THE NE/4 AND THE NW/4 OF SECTION 27
ALL IN TOWNSHIP 2 NORTH, RANGE 16 WEST

PREPARED FOR:
WILSON AUCTIONEERS

PARON, SALINE COUNTY

ARKANSAS



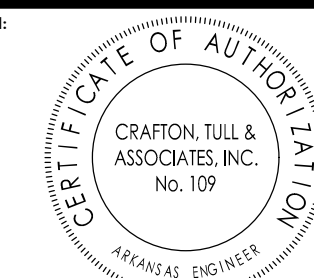
DELTA	DESCRIPTION	DATE

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1000 Ledgewood Dr.
Conway, Arkansas 72034

Crafton Tull
engineering | surveying
501.328.3316 f 501.328.3325 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:



2019 Crafton, Tull & Associates, Inc.
PROJECT NO: 19206400
ISSUE DATE: 08/05/2019
CONTACT: N.TUCKER
CHECKED BY:
SHEET NO: