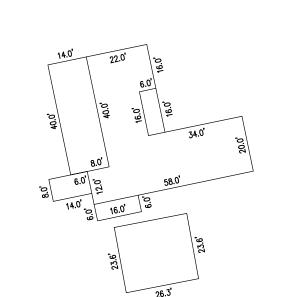


BUILDING INSET DETAIL #2



BUILDING INSET DETAIL #3



(DEEDED DESCRIPTION

MAIN TRACT DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 9 LYING WEST AND SOUTH OF THE CENTER OF DREW COUNTY ROAD NO. 98 (WHICH ROAD RUNS IN A NORTHERLY AND SOUTHERLY DIRECTION ACROSS SAID NW/4) CONTAINING APPROXIMATELY 115.9 ACRES; AND THE SOUTHWEST QUARTER (SW/4) OF SECTION 9, LESS AND EXCEPT THE SOUTH HALF (S/2 OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION 9, CONTAINING (AFTER DEDUCTING SAID EXCEPTED PARCEL) APPROXIMATELY 140 ACRES; ALL LOCATED IN TOWNSHIP 11 SOUTH, RANGE 8 WEST, DREW COUNTY, ARKANSAS, CONTAINING IN THE AGGREGATE, APPROXIMATELY 255.9 ACRES OF LAND.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 8 WEST, BOUNDED BY A LINE BEGINNING AT A BRASS CAP AS THE NORTHWEST CORNER OF SAID NW/4 AND THENCE RUNNING EAST ALONG THE NORTH BOUNDARY OF SAID NW/4 A DISTANCE OF 1627.50 FEET TO THE CENTERLINE OF DREW COUNTY ROAD NO. 98. THENCE RUNNING SOUTH 09° 33' 25" EAST ALONG SAID CENTERLINE A DISTANCE OF 1628.32 FEET, THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 12° 44' 08" EAST A DISTANCE OF 662.38 FEET, THENCE RUNNING WEST PARALLEL WITH THE NORTH BOUNDARY OF SAID NW/4 A DISTANCE OF 2037.37 FEET TO THE WEST BOUNDARY OF SAID NW/4, AND THENCE RUNNING NORTH 00° 29' 55" WEST ALONG SAID LAST MENTIONED BOUNDARY A DISTANCE OF 2251.81 FEET TO THE POINT OF BEGINNING. CONTAINING APPROXIMATELY 94.039 ACRES OF LAND.

BASIS OF BEARING FOR THIS SURVEY IS STATE PLANE COORDINATES, ARKANSAS SOUTH ZONE, NAD83, U.S. SURVEY FEET. DISTANCES ARE GRID BASED. 0.999929067075' CONVERGENCE ANGLE: -0° 02' 12.13868836"

🗱 GENERAL SURVEY NOTES

PLAT REPRESENTS A BOUNDARY SURVEY IN PART OF OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 09 ALL IN TOWNSHIP 11 SOUTH, RANGE 8 WEST, DREW 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. ALL LEGAL DESCRIPTIONS AND AND THIS SURVEY ARE SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY FOR SULLIVAN ROAD (A.K.A. AS COUNTY ROAD NO. 98)
- 7. TRACT DIVISIONS SHOWN HEREON ARE NOT FINALIZED, NOR ARE THEY PERMANENTLY MARKED ON THE GROUND. AFTER THE AUCTION, AND BEFORE CLOSING, THE SURVEYOR WILL ENSURE THAT MONUMENTS ARE SET AT ALL CORNERS AS STATED ON THE SURVEY SHOWN HEREON.
- 8. ALL PLSS LINES WERE MARKED OR BLAZED WITH DIFFERENT COLORS OF PAINT AND COLOR SCHEMES. THESE LINES APPEAR TO HAVE BEEN IN PLACE FOR SOME TIME AND ARE LOCALLY ACCEPTED AS THE "PROPERTY LINES". ALL CORNERS SHOWN ON PLSS LINES HAVE WITNESS TRESS AS STATED OR SHOWN HEREON.

FLOOD HAZARD 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) AND ZONE A (ZONE A ARE AREAS OF THE SPECIAL FLOOD HAZARD SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED), AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 05043C0025C, DATED JANUARY 6, 2011, BASED UPON SURVEYOR'S INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES.



SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF BOBBY JOE HIBBARD AND BETTY HIBBARD AND WILSON AUCTIONEERS:

NICHOLAS TUCKER, LS #1755

RECORD INFORMATION

- GLO PLAT OF RECORD FOR TOWNSHIP 11 SOUTH, RANGE 9
- GLO NOTES OF RECORD FOR TOWNSHIP 11 SOUTH, RANGE 9
- WARRANTY DEED, BOOK 388, PAGE 267, RECORDS OF DREW
- WARRANTY DEED, BOOK 434, PAGE 687, RECORDS OF DREW

SOUTHWEST QUARTER AND NORTHWEST QUARTER CTION 9, TOWNSHIP 11 SOUTH, RANGE 8 WEST 347 SULLIVAN ROAD D FOR: SEPARED AND I

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CERTIFICATE OF AUTHORIZATION

ASSOCIATES, INC. No. 109

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