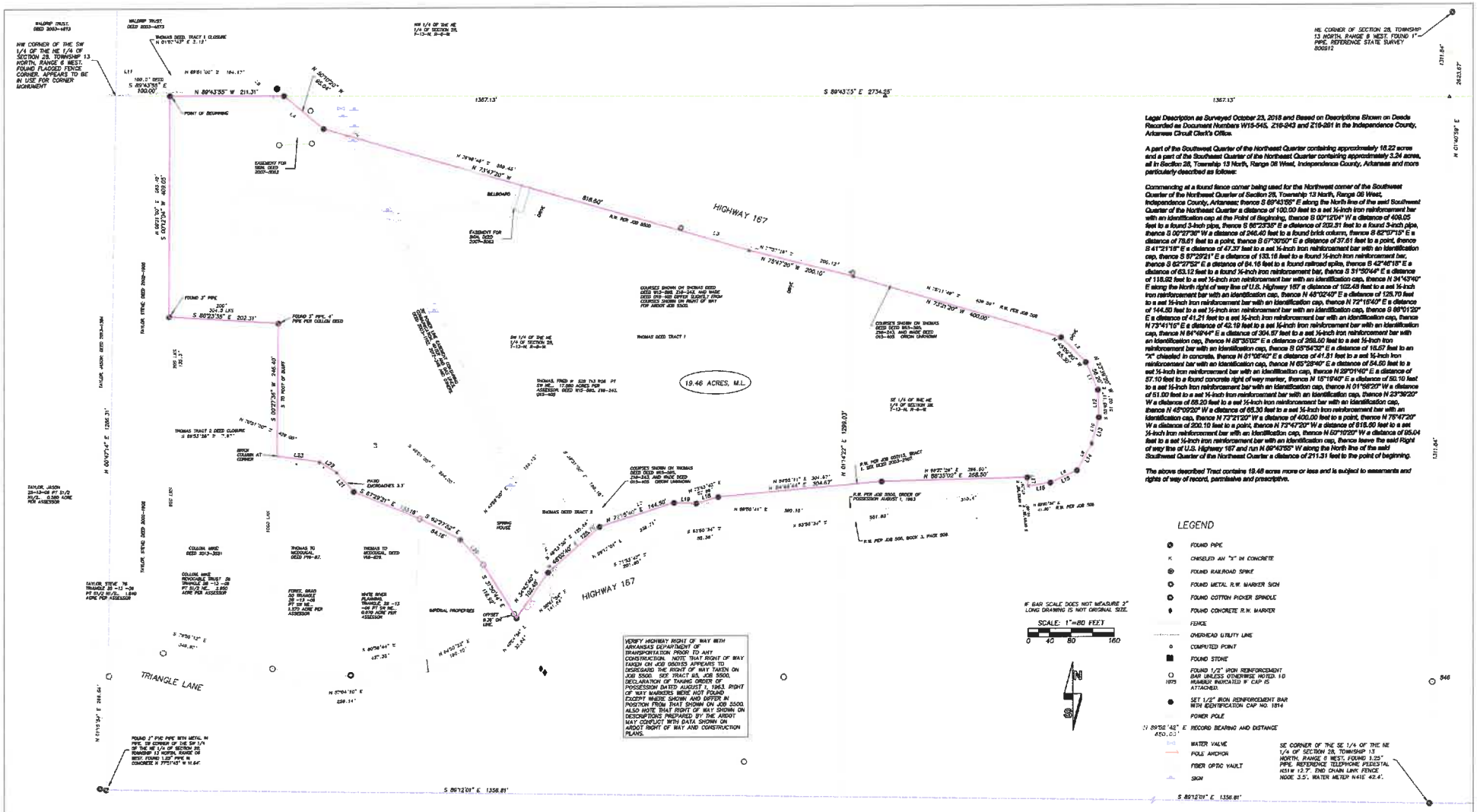

Legal Description as Surveyed October 23, 2018 and Based on Descriptions Shown on Deeds Recorded as Document Numbers W15-545, 216-243 and 216-281 in the Independence County, Arkansas Circuit Clerk's Office.

A part of the Southwest Quarter of the Northeast Quarter containing approximately 16.22 acres and a part of the Southeast Quarter of the Northeast Quarter containing approximately 3.24 acres, all in Section 28, Township 13 North, Range 06 West, Independence County, Arkansas and more particularly described as follows:

Commencing at a found fence corner being used for the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 28, Township 13 North, Range 06 West, Independence County, Arkansas; thence S 89°43'35" E along the North line of the said Southwest Quarter of the Northeast Quarter a distance of 100.00 feet to a set ½-inch iron reinforcement bar with an identification cap at the Point of Beginning, thence S 00°12'04" W a distance of 409.05 feet to a found 3-inch pipe, thence S 88°23'38" E a distance of 202.31 feet to a found 3-inch pipe, thence S 00°27'36" W a distance of 246.40 feet to a found brick column, thence S 62°07'15" E a distance of 78.61 feet to a point, thence S 67°30'50" E a distance of 37.61 feet to a point, thence S 41°21'18" E a distance of 47.37 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 87°29'21" E a distance of 133.16 feet to a found ½-inch iron reinforcement bar, thence S 62°27'52" E a distance of 84.16 feet to a found railroad spike, thence S 42°46'18" E a distance of 63.12 feet to a found ½-inch iron reinforcement bar, thence S 31°50'44" E a distance of 118.62 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 34°43'40" E along the North right of way line of U.S. Highway 167 a distance of 102.48 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 48°02'40" E a distance of 126.70 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 72°15'40" E a distance of 144.60 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 88°01'20" E a distance of 41.21 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 73°41'15" E a distance of 42.19 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 84°49'44" E a distance of 304.97 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 88°35'02" E a distance of 259.50 feet to a set ½-inch iron reinforcement bar with an identification cap, thence S 05°34'32" E a distance of 16.07 feet to an "X" chiseled in concrete, thence N 01°06'40" E a distance of 41.81 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 65°26'40" E a distance of 54.60 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 39°01'40" E a distance of 57.10 feet to a found concrete right of way marker, thence N 15°19'40" E a distance of 50.10 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 01°56'20" W a distance of 51.00 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 33°39'20" W a distance of 65.20 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 45°09'20" W a distance of 65.30 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 73°21'20" W a distance of 400.00 feet to a point, thence N 75°47'20" W a distance of 200.10 feet to a point, thence N 72°47'20" W a distance of 616.60 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 53°10'20" W a distance of 95.04 feet to a set ½-inch iron reinforcement bar with an identification cap, thence leave the said Right of way line of U.S. Highway 167 and run N 89°43'35" W along the North line of the said Southwest Quarter of the Northeast Quarter a distance of 211.31 feet to the point of beginning.

The above described Tract contains 19.46 acres more or less and is subject to easements and rights of way of record, permissive and prescriptive.

LEGEND

- FOUND PIPE
- CHISELED AN "X" IN CONCRETE
- FOUND RAILROAD SPIKE
- FOUND METAL R.W. MARKER SIGN
- FOUND COTTON PICKER SPINDLE
- FOUND CONCRETE R.W. MARKER
- FENCE
- OVERHEAD UTILITY LINE
- COMPUTED POINT
- FOUND STONE
- FOUND 1/2" IRON REINFORCEMENT BAR UNLESS OTHERWISE NOTED. 1075 NUMBER INDICATED IF CAP IS ATTACHED.
- SET 1/2" IRON REINFORCEMENT BAR WITH IDENTIFICATION CAP NO. 1814
- POWER POLE
- N 89°56'42" E RECORD BEARING AND DISTANCE 650.03'
- WATER VALVE
- POLE ANCHOR
- FIBER OPTIC VAULT
- SIGN

SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 6 WEST, FOUND 1.25" PIPE, REFERENCE TELEPHONE PEDESTAL N31W 12.7'. END CHAIN LINK FENCE NOOE 3.5'. WATER METER N41E 42.4'.

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 25°29'38" E	56.14'
L2	N 42°40'09" E	60.98'
L3	N 72°27'00" E	121.10'
L4	N 53°48'56" E	105.39'
L5	N 44°55'08" E	43.60'
L6	N 00°31'00" E	99.00'
L7	N 00°28'13" E	117.17'
L8	N 83°33'48" E	54.40'
L9	N 27°11'09" E	57.18'
L10	N 13°30'38" E	50.06'
L11	S 89°51'00" E	105.00'
L12	N 01°56'20" W	51.00'
L13	N 15°19'40" E	50.10'
L14	N 39°01'40" E	57.10'
L15	N 65°26'40" E	54.60'
L16	N 01°06'40" E	41.81'
L17	S 05°34'32" E	16.07'
L18	N 73°41'15" E	42.19'
L19	S 88°01'20" E	41.21'
L20	S 42°46'18" E	63.12'
L21	S 41°21'18" E	47.37'
L22	S 57°30'50" E	37.61'
L23	S 62°07'15" E	78.61'

L DARREN LYNN MORELAND JR., LICENSED PROFESSIONAL LAND SURVEYOR NUMBER 1814, STATE OF ARKANSAS, DO HEREBY CERTIFY THAT A SURVEY CREW UNDER MY SUPERVISION DID PERFORM THE FIELD WORK AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY RESULTS. ALL CORNER MONUMENTS ARE AS SHOWN AND THE SURVEY IS BASED ON EXISTING AREA MONUMENTS FOUND, READILY AVAILABLE RECORDED PLATS, SURVEYS AND DEEDS OF RECORD.

RELATIVE ACCURACY, CLASS A, URBAN PROPERTY DESIGNATION.

DOCUMENTS CITED IN THE PREPARATION OF THIS SURVEY INCLUDE DEEDS RECORDED AT THE COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT NUMBER 177-555, 063-400, 2003-2107, 063-388, 2015-1128, 2011-691, 2003-4743, 2013-1286, 2014-4246, 2002-1906, 2013-3521, 814-425, 216-281, 216-775, 2011-2309, 78-401, 2002-4871, 2013-345, 2007-2062, 2002-1485, 216-243, 2013-2521; SURVEYS RECORDED AT THE ARKANSAS DIVISION OF LAND SURVEYS AS DOCUMENT NUMBER 2010(150000), 080052, 080048, 88050, 2010(150000), 2010(150000); SURVEYS RECORDED AT THE COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT NUMBER 0-33, A-633, W-205, W-335; ARKANSAS DEPARTMENT OF TRANSPORTATION JOB NUMBERS 5500, 5500, 080153, ORDER OF RIGHT WAY POSSESSION RECORDED AUGUST 1, 1963; AND TAX ASSESSOR RECORDS.

DISTANCES SHOWN ARE GROUND DISTANCES. BEARINGS ARE BASED ON GRID NORTH, AND AS ARKANSAS STATE PLANE COORDINATES, NORTH ZONE, AS REPORTED BY CARLSON SOFTWARE AT A LOCAL GPS OBSERVATION. GRID TO GROUND COMBINED GPS SCALE FACTOR USED: 0.9999528638331.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS. ALL IMPROVEMENTS MAY NOT BE SHOWN. THE SURVEYED TRACT SHOWN HEREON IS SUBJECT TO RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, PRESCRIPTIVE AND PERMISSIVE. PROPERTY IS ALSO SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF ARKANSAS NO. 1814 L. DARREN LYNN MORELAND JR. PROFESSIONAL SURVEYOR SIGNATURE 10-23-2018

ARKANSAS DIVISION OF LAND SURVEYS CODE: 500-136-069-0-28-100-32-1814

ROBERSON & MORELAND LAND SURVEYING
900 EAST DRAKE STREET
BATESVILLE, AR 72501
3220 FAIRGRUN RD.
HEBER SPRINGS, AR 72543
VOICE: 870-251-3448 OR 501-825-8179
E-MAIL: drobersonlls@cox.net or d.moreland@yahoo.com

BOUNDARY SURVEY FOR
STEPHEN THOMAS

PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 06 WEST, INDEPENDENCE COUNTY, ARKANSAS.

FILE: THOMAS, STEPHEN 10-02-2018 | DRAWN BY: D.L.R.

DATE:	ORIGINAL SCALE:	FIELD BOOK:	DRAWING NO.
10-23-2018	1"= 80'	48-37	1 OF 1