

PK NAIL
NW CORNER, SW 1/4, NW 1/4
SECTION 27, T4S, R3E

COMMENCEMENT POINT
1/2" REBAR
NW CORNER
SECTION 34, T4S, R3E

1/2" POSTAL REBAR WITH PLASTIC CAP BY RLS 0735
NE CORNER
SECTION 34, T4S, R3E

P.O.B.
NE CORNER, W 1/2, W 1/2
SECTION 34, T4S, R3E

28

27

27

26

33

34

34

35

33

34

34

35

4

3

3

2

CALL REFERENCES

1	S37°54'29"W 124.00'
2	S16°29'29"W 180.00'
3	S28°54'29"W 110.00'
4	S49°54'29"W 140.00'
5	S15°54'29"W 180.00'
6	S8°54'29"W 200.00'
7	S6°05'31"E 200.00'
8	S12°33'31"E 200.00'
9	S23°24'29"W 300.00'
10	S18°54'29"W 150.00'
11	S24°54'29"W 140.00'
12	S29°39'29"W 380.00'
13	S47°54'29"W 170.00'
14	S19°54'29"W 180.00'
15	S29°54'29"W 130.00'
16	S48°42'29"W 80.00'
17	S36°54'29"W 200.00'
18	S21°54'29"W 400.00'
19	S23°54'29"W 300.00'
20	S32°24'29"W 200.00'

SURVEYED LEGAL DESCRIPTION:

PROPERTY LOCATED IN SECTIONS THIRTY-FOUR (34) AND THIRTY-FIVE (35), TOWNSHIP FOUR (4) SOUTH, RANGE THREE (3) EAST AND SECTION THREE (3), TOWNSHIP FIVE (5) SOUTH, RANGE THREE (3) EAST, PHILLIPS COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN MARKING THE NORTHWEST CORNER OF SAID SECTION 34, THENCE NORTH 89°22'16" EAST 1340.26 FEET ALONG THE NORTH LINE THEREOF TO AN IRON PIN MARKING THE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/4) OF SAID SECTION 34, THENCE CONTINUE NORTH 89°22'16" EAST 5708.48 FEET ALONG THE NORTH LINE OF SAID SECTIONS 34 AND 35 TO AN IRON PIN LYING IN THE CENTERLINE OF FORMER ISLAND SIXTY-TWO (62) THENCE SOUTH 27°54'29" WEST 124.40 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 16°24'29" WEST 150.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 28°54'29" WEST 110.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 49°54'29" WEST 140.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 15°54'29" WEST 180.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 8°54'29" WEST 200.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 6°05'31" EAST 200.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 12°33'31" EAST 200.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 23°24'29" WEST 300.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 18°54'29" WEST 150.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 24°54'29" WEST 140.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 29°39'29" WEST 380.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 47°54'29" WEST 170.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 19°54'29" WEST 180.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 29°54'29" WEST 130.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 48°54'29" WEST 80.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 36°54'29" WEST 200.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 33°54'29" WEST 400.00 FEET ALONG THE SAID CENTERLINE TO A POINT, THENCE SOUTH 23°54'29" WEST 200.00 FEET ALONG THE SAID CENTERLINE TO AN IRON PIN, THENCE SOUTH 88°54'29" WEST 123.40 FEET TO AN IRON PIN LYING ON THE EAST LINE OF SAID SECTION 34, THENCE SOUTH 0°39'28" EAST 4153.75 FEET ALONG THE EAST LINE OF SAID SECTIONS 34 AND 35 TO AN IRON PIN LYING ON THE MEAN HIGH WATER MARK OF THE MISSISSIPPI RIVER, THENCE SOUTH 87°11'14" WEST 328.24 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT, THENCE SOUTH 90°00'00" WEST 433.64 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT, THENCE SOUTH 76°48'29" WEST 596.66 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT, THENCE NORTH 81°19'08" WEST 737.24 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT, THENCE NORTH 79°35'12" WEST 885.37 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT, THENCE SOUTH 88°56'07" WEST 500.00 FEET ALONG THE SAID MEAN HIGH WATER MARK TO AN IRON PIN LYING IN THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID SECTION 35, THENCE NORTH 0°15'24" WEST 7669.86 FEET ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF SAID SECTIONS 3 AND 34 TO THE POINT OF BEGINNING, CONTAINING 844 ACRES, MORE OR LESS, INCLUDING ALL ACCRETIONS THERETO, WITHIN THE LIMITS OF THE PROJECTED BOUNDARY LINES (ACCORDING TO BOUNDARY LINE AGREEMENTS RECORDED IN BOOK 475, PAGE 325 AND BOOK 475, PAGE 385), THE PROPERTY IS SUBJECT TO THE RIGHT OF WAY OF THE MISSISSIPPI RIVER LEVEE, AS SHOWN ON ATTACHED PLAT.

BEARINGS USED IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE ARKANSAS SOUTH STATE PLANE COORDINATE SYSTEM USING NAD83.

NOTE 1:

A NEW SURVEYED LEGAL DESCRIPTION HAS BEEN CREATED TO COMBINE ALL THE TRACTS INTO ONE PARCEL AND TO CLEARLY DEFINE AND DELINEATE THE PROPERTY BOUNDARY BASED ON FOUND MONUMENTS AND BOUNDARY FEATURES OF THE PARCEL TO AN EXISTING, RECOGNIZED MONUMENT. THE NEW DESCRIPTION IS THE SAME PROPERTY AS THAT DESCRIBED IN REFERENCED BOOK 880, PAGE 586.

NOTE 2:

THE PROPERTY SHOWN HEREON THAT CONTAINS BOTH ESTABLISHED AND DEVELOPING ACCRETIONS HAS BEEN DELINEATED IN A MANNER THAT REFLECTS THE APPROXIMATE MEAN HIGH WATER MARK AND THE ESTABLISHED ACCRETIONS ARE DEFINED AS BEING UPLAND OF THE MEAN HIGH WATER MARK AND THE OWNERSHIP IS VESTED IN THE SUBJECT RIPARIAN PROPERTY. THE DEVELOPING ACCRETIONS ARE BELOW THE MEAN HIGH WATER MARK AND THE OWNERSHIP RESTS WITH THE STATE OF ARKANSAS UNTIL SUCH TIME THAT THE ACCRETIONS DEVELOP ABOVE THE MEAN HIGH WATER MARK. BOUNDARY LINE AND ACCRETIONS AGREEMENTS WITH ADJOINING PROPERTIES ARE RECORDED IN DEED BOOK 475 PAGE 325 AND DEED BOOK 475 PAGE 385.



CLASS OF SURVEY: MEAN HIGH WATER BY GRID NORTH
ARKANSAS SOUTH STATE PLANE COORDINATE SYSTEM (NAD83)
CONVERGENCE ANGLE: 00° 40' 45.41"
UTM ZONE: 18N
UTM EASTING: 428,066.71
UTM NORTHING: 4,999,925.10
SCALE FACTOR: 0.999995

- LEGEND:**
- ▲ FOUND MONUMENTS (AS NOTED)
 - 1/2" REBAR
 - PROPERTY LINE ESTABLISHED
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - GLO GOVERNMENT LAND OFFICE ORIGINAL TOWNSHIP PLAT

REFERENCES:

BOOK 880, PAGE 586
BOOK 475, PAGE 385
BOOK 475, PAGE 385
OFFICIAL RECORDS OF PHILLIPS COUNTY, AR

SURVEY PLAT CODES:

001/04/01/01-1-34/000-54/744
001/04/01/01-35/000-54/744
001/05/01/01-03/000-54/744
001/05/01/01-04/000-54/744

REVISION 01 - 10/11/2017

PLAT REVISIONS TO CORRECT THE PROPERTY ACCRETION FROM THE MEAN HIGH WATER MARK

REVISION 02 - 10/11/2017

CORRECT PROPERTY BOUNDARY TO REFLECT ACCRETIONS FROM THE MEAN HIGH WATER MARK

PLAT OF THE DAVIS-HOUSE-BRAMLETTE TRACT
LOCATED IN SECTIONS 34 & 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST,
AND SECTION 3, TOWNSHIP 5 SOUTH, RANGE 3 EAST,
PHILLIPS COUNTY, ARKANSAS

SMITH & WELAND
SURVEYORS AND ENGINEERS, P.C.
228 CHERRY STREET, HELLENA, ARKANSAS
PHONE NO. 870-338-6330
Info@smithweland.com

SCALE: 1" = 60'	DRAWN BY: RH
SURVEYED DATE: 10/11/2017	APPROVED BY: TES