

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

F-POST
NE CORNER,
SECTION 34, T4S, R3E

28 27 27 26
N89°32'16"E 1340.26'
N89°32'16"E 5708.48'
N89°32'16"E 1687.70'
(DISTANCE AS PER DEED BOOK 475, PAGE 325)

P.O.B.
NE CORNER, W 1/2, W 1/2
SECTION 34, T4S, R3E
MISSISSIPPI RIVER LEVEE
431 ACRES
E. COUNTY ROAD 62
LEVEE RIGHT OF WAY
TRAFFIC RIGHT OF WAY

34 35
#82 ACRES
IN SECTION 35
T4S, R3E
CENTERLINE OF FORMER
ISLAND SIXTY-TWO CHUTE
BOUNDARY LINE AGREEMENT
BOOK 475, PAGE 325

W 1/2, W 1/2
SECTION 34, T4S, R3E

±490 ACRES
IN SECTION 34
T4S, R3E

BOUNDARY LINE AGREEMENT
BOOK 475, PAGE 385

±844 ACRES TOTAL

S88°54'29"W 123.40'

33 34
4 3

T4S-R3E
T5S-R3E

34 35
3 2

±226 ACRES
IN SECTION 3
T5S, R3E

W 1/2, W 1/2
SECTION 3, T5S, R3E

VEGETATION LINE
MEAN HIGH WATER MARK
S86°50'07"W 569.02'
N79°35'12"W 885.37'
S76°48'20"W 563.37'
S76°48'20"W 595.66'
S90°00'00"W 433.64'
S81°19'08"W 737.24'

DEVELOPED ACCRETIONS
TO SUBJECT PROPERTY
±10 ACRES

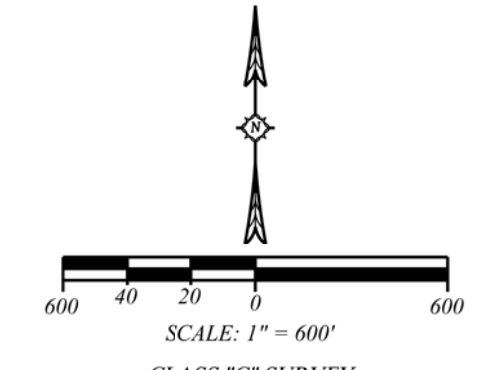
±266 ACRES IN DEVELOPING ACCRETIONS
SECTION 3, T5S, R3E
(SEE NOTE 2)

DEVELOPED ACCRETIONS
TO SUBJECT PROPERTY
±10 ACRES

MISSISSIPPI RIVER

MISSISSIPPI RIVER

CALL REFERENCES	
1	S27°54'29"W 124.40'
2	S16°24'29"W 150.00'
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°55'31"E 260.00'
9	S23°54'29"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°54'29"W 80.00'
17	S36°54'29"W 200.00'
18	S33°54'29"W 400.00'
19	S23°54'29"W 200.00'
20	S33°24'29"W 200.00'

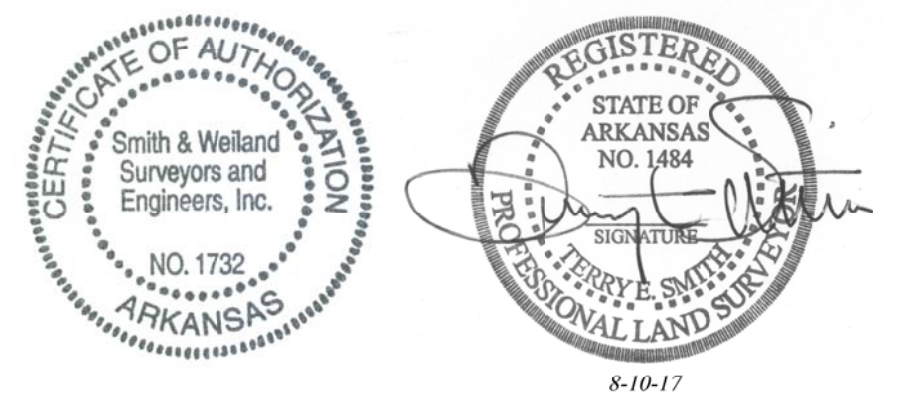


SCALE: 1" = 600'
 CLASS "C" SURVEY
 SURVEY COMPLETED ON JUNE 30, 2017
 FOR VIDAL DAVIS, CONNER HOUSE AND
 DAVID BRAMLETTE
 BASIS OF BEARINGS: MERIDIAN BASED ON GRID NORTH
 ARKANSAS SOUTH STATE PLANE COORDINATE SYSTEM NAD 83
 CONVERGENCE ANGLE: 0° 40' 45.417"
 AT LAT: NORTH 34° 18' 24.44" LONG: WEST 90° 47' 10.77"
 SCALE FACTOR: 0.9999297

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°32'16" 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 1/2) OF SAID SECTION 34;
 THENCE CONTINUE NORTH 89°32'16" 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 CHUTE;
 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°55'31" EAST 260.00 FEET ALONG THE SAID CENTERLINE TO A POINT;
 THENCE SOUTH 23°54'29" 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" EAST 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 A POINT;
 THENCE SOUTH 33°24'29" 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°00'00" EAST 415.75 FEET ALONG THE EAST LINE OF SAID SECTIONS 34 AND 3 TO AN IRON PIN LYING ON THE MEAN HIGH WATER MARK OF THE MISSISSIPPI RIVER;
 THENCE SOUTH 87°31'11" WEST 328.74 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT;
 THENCE SOUTH 81°19'08" WEST 737.24 FEET ALONG THE SAID MEAN HIGH WATER MARK TO A POINT;
 THENCE SOUTH 90°00'00" WEST 433.64 ALONG THE SAID MEAN HIGH WATER MARK TO A POINT;
 THENCE SOUTH 76°48'20" WEST 595.66 ALONG THE SAID MEAN HIGH WATER MARK TO A POINT;
 THENCE SOUTH 76°48'20" WEST 563.37 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 86°50'07" WEST 569.02 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 THE WEST HALF (W 1/2) OF SAID SECTION 3;
 THENCE NORTH 0°00'00" EAST 415.75 FEET ALONG THE EAST LINE 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 NAD 83.

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 AND TO TIE THE PARCEL TO AN EXISTING, RECOGNIZED GLO 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. THE ESTABLISHED ACCRETIONS ARE DEFINED AS BEING THE MEAN HIGH WATER MARK AND THUS THE OWNERSHIP IS VESTED IN THE SUBJECT RIPARIAN PROPERTY. THE DEVELOPING ACCRETIONS ARE BELOW THE MEAN HIGH WATER MARK AND THE OWNERSHIP REST 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.

- LEGEND:
- △ FOUND MONUMENTS (AS NOTED)
 - SET 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 325
 BOOK 475, PAGE 385
 OFFICIAL RECORDS OF PHILLIPS COUNTY, AR

SURVEY PLAT CODE:
 500-045-01E-0-34-000-54-1484
 500-045-01E-0-35-304-54-1484
 500-055-01E-0-03-000-54-1484

REVISION R1, AUGUST 10, 2017
 PLAT REVISED TO CLARIFY THE STATUS OF ACCRETION LANDS AND ACCRETION RIGHTS.

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 & WEILAND
 SURVEYORS AND ENGINEERS, INC.
 728 CHERRY STREET, HELENA, ARKANSAS
 PHONE NO. 870-338-6550
 info@smithweiland.com

SCALE:	1" = 600'	DRAWN BY:	RH
SURVEY DATE:	JUNE 30, 2017	APPROVED BY:	TES