

NOTE: BEARING SYSTEM BASED ON ASTRONOMIC NORTH.



0 50 100 200
SCALE IN FEET

- LEGEND**
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP
 - FOUND IP
 - CONCRETE MONUMENT

B&F ENGINEERING, INC.		928 AIRPORT ROAD, HOT SPRINGS, ARK. 71913 (PH) 501-767-2366 (FAX) 501-767-6859	
PROPERTY SURVEY TRACT 4 U. S. BANK			
GARLAND COUNTY		ARKANSAS	
	Design	BY	DATE
	Drawn	JMT	12/02
	Checked	12/12	12/12
	Survey	BJA	12/02
	Fld.Bk.No.	1263	DATE: DECEMBER, 2002

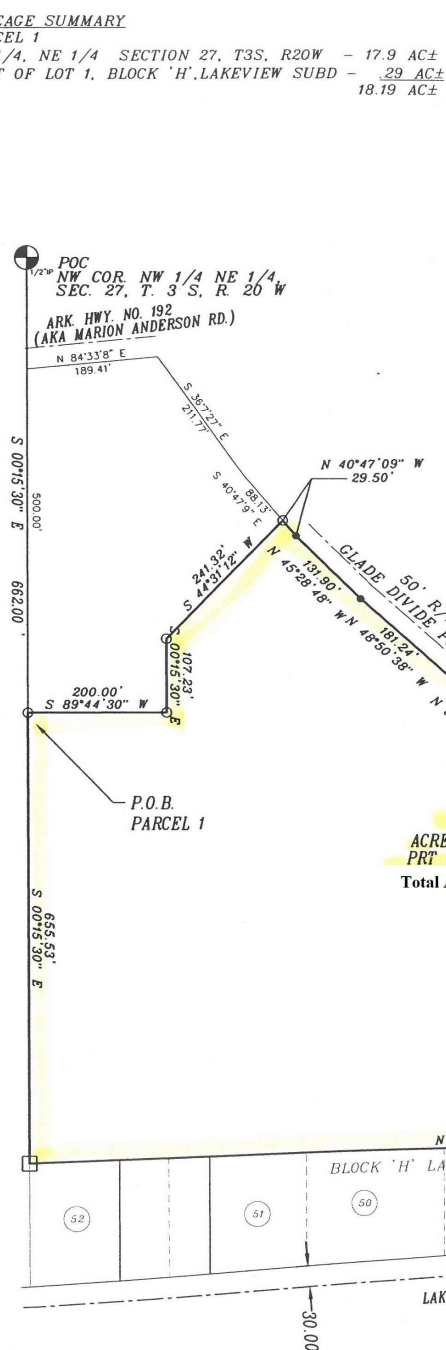
SURVEY NOTES:

1. FIELD SURVEY CONDUCTED 19 & 20, DECEMBER, 2002.
2. FOLLOWING INSTRUMENTS WERE USED IN COURSE OF SURVEY -
 - A. LAKEVIEW SUBDIVISION RECORD PLAT
 - B. SURVEY FOR BRAD AND PAM LOVELL DATED 1/7/87 BY JOHN M. THORNTON, PLS NO 864.
 - C. WARRANT DEED 1581, AT PAGE 285 OF THE DEED AND MORTGAGE RECORDS, GARLAND COUNTY, ARKANSAS.
 - D. COMMISSIONER'S DEED BOOK 2182, PAGE 224 OF THE DEED AND MORTGAGE RECORDS, GARLAND COUNTY, ARKANSAS.
3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LEGAL DESCRIPTION: PARCEL 1

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 20 WEST, GARLAND COUNTY, ARKANSAS AND A PART OF LOT 1, BLOCK 'H', LAKEVIEW SUBDIVISION, AS RECORDED IN BOOK 246, PAGE 128 OF THE DEED AND MORTGAGE RECORDS OF GARLAND COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 0°15'30" EAST, ALONG THE WEST LINE OF THE SAID NW 1/4, NE 1/4, A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°15'30" EAST, ALONG THE SAME SAID WEST LINE, 655.53 TO THE SOUTHWEST CORNER OF THE SAID NW 1/4, NE 1/4, THENCE NORTH 87°48'33" EAST, ALONG THE SOUTH LINE OF THE SAID NW 1/4, NE 1/4, A DISTANCE FO 1321.01 FEET TO THE SOUTHEAST CORNER OF THE SAID NW 1/4, NE 1/4 AND THE WEST LINE OF LOT 1, BLOCK 'H', LAKEVIEW SUBDIVISION, THENCE SOUTH 00°15'30" EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 117.35 FEET TO THE NORTH RIGHT-OF-WAY OF MARION ANDERSON ROAD, THENCE NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°21'17", RADIUS OF 751.31 FEET, A DISTANCE OF 43.99 FEET; THENCE, LEAVING SAID RIGHT-OF-WAY, NORTH 02°31'23" WEST, 340.53 FEET TO THE SOUTH RIGHT-OF-WAY OF CLADE DIVIDE PASS, HAVING A RIGHT-OF-WAY WIDTH OF 50 FEET, THENCE NORTHWESTERLY ALONG THE LAST SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 64°37'34" WEST, 412.63 FEET; NORTH 62°45'36" WEST, 129.32 FEET; NORTH 56°59'20" WEST, 133.98 FEET; NORTH 50°5'17" WEST, 170.22 FEET; NORTH 48°50'38" WEST, 181.24 FEET; NORTH 45°28'48" WEST, 131.90 FEET; NORTH 40°47'09" WEST, 29.50 FEET; THENCE, LEAVING THE LAST SAID RIGHT-OF-WAY, SOUTH 44°31'12" WEST, 241.32 FEET; THENCE SOUTH 00°15'30" EAST, 107.23 FEET; THENCE SOUTH 89°44'30" WEST, 200.0 FEET TO THE POINT OF BEGINNING. ACCORDING TO A SURVEY BY JOHN M. THORNTON, PLS NO. 864, DATED DECEMBER 23, 2002.

PARCEL 1
ACREAGE - 17.9 AC±
PRT LOT 1 - 0.29 AC±
Total Acreage: 18.19 AC±



POB-PARCEL 2
SW CORNER LOT 1,
BLOCK 'H'
LAKEVIEW SUBD.

IC = 03°21'17"
R = 751.31'
L = 43.99'
CHD = N 74°07'57" E
CHL = 43.98'

IC = 13°16'03"
R = 50.00'
L = 114.55'
CHD = S 05°13'35" W
CHL = 91.09'