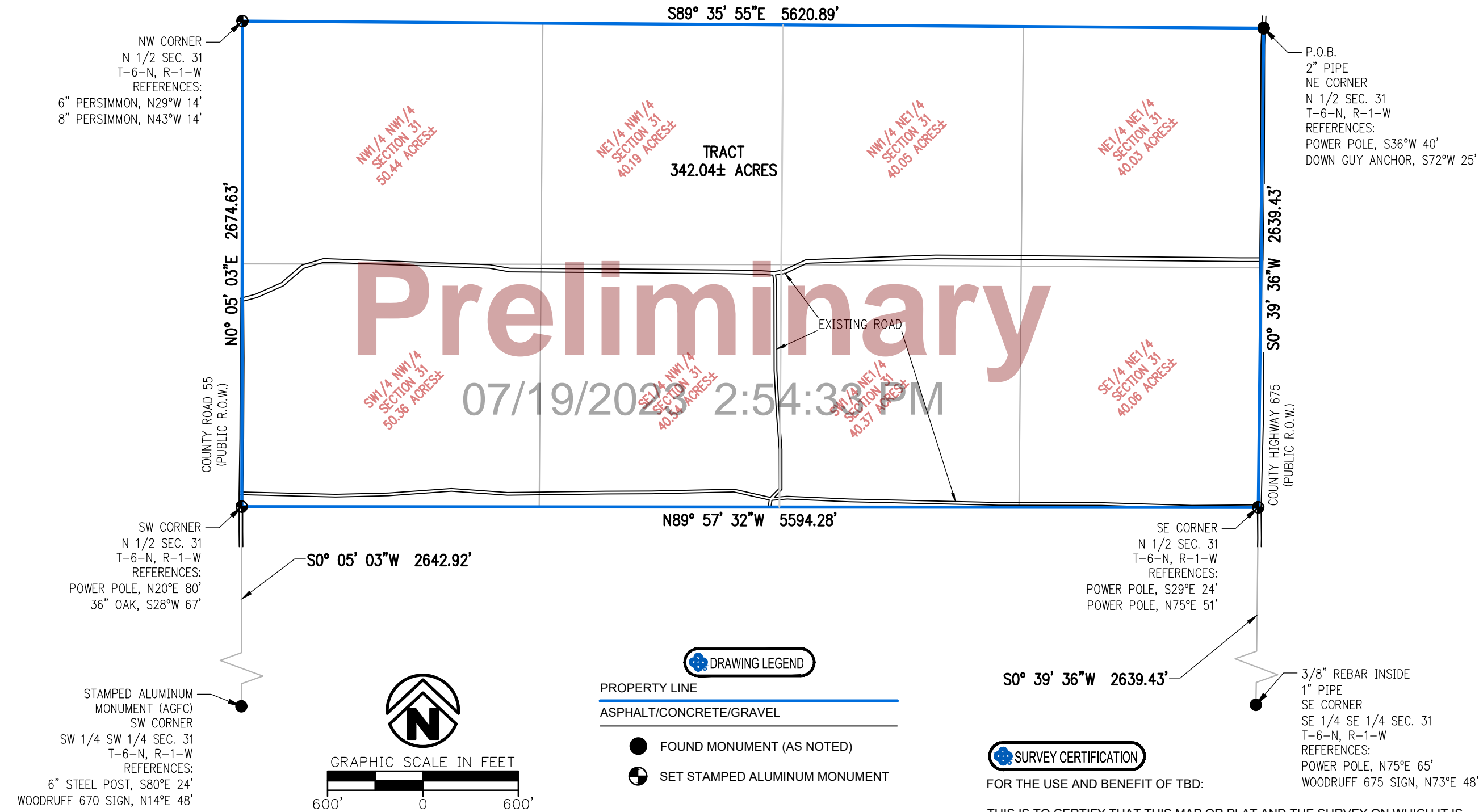


DRAWING: G:\CONWAY BOUNDARY SURVEYS\CBSSV0194\WA WOODRUFF-ST FRANCIS CO\WA WOODRUFF COUNTY.DWG
LAYOUT: 4N 1W 31, LAST SAVED: 7/19/2023 2:44:08 PM
LAST PLOTTED BY: LUIS LOBATO, 7/19/2023 2:47:14 PM (PLOTTED BY: VALID ON HARD COPY ONLY)



LEGAL DESCRIPTION

THE NORTH HALF OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, WOODRUFF COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH HALF, BEING MARKED BY A FOUND 2" PIPE; THENCE S0°39'36"W A DISTANCE OF 2639.43 FEET TO THE SOUTHEAST CORNER OF SAID NORTH HALF, BEING MARKED BY A SET STAMPED ALUMINUM MONUMENT; THENCE N89°57'32"W A DISTANCE OF 5594.28 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF, BEING MARKED BY A SET STAMPED ALUMINUM MONUMENT; THENCE N0°05'03"E A DISTANCE OF 2674.63 FEET TO THE NORTHWEST CORNER OF SAID NORTH HALF, BEING MARKED BY A SET STAMPED ALUMINUM MONUMENT; THENCE S89°35'55"E A DISTANCE OF 5620.89 FEET TO THE POINT OF BEGINNING, CONTAINING 342.04 ACRES MORE OR LESS.

SAID TRACT BEING SUBJECT TO ALL RIGHTS OF WAY, COVENANTS, EASEMENTS AND RESTRICTIONS ON RECORD OR PHYSICALLY IN PLACE.

DRAWING LEGEND

- PROPERTY LINE
- ASPHALT/CONCRETE/GRAVEL
- FOUND MONUMENT (AS NOTED)
 - ⊙ SET STAMPED ALUMINUM MONUMENT

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999970824976
CONVERGENCE ANGLE: 0° 30' 18.89526320"
VALUES TAKEN AT THE P.O.B.

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF TBD:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. NO ATTEMPT WAS MADE TO LOCATE UTILITIES ABOVE OR BELOW SURFACE. SUBJECT TO ANY EASEMENTS PRESCRIPTIVE AND NON-PRESCRIPTIVE. SUBJECT TO ANY FACTS AN ACCURATE TITLE SEARCH MAY REVEAL. THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON 07/07/2023.

DATE OF PLAT OR MAP: 07/19/2023

STATE PLAT CODE: 500-06N-01W-0-31-104-74-1547

RECORD INFORMATION

- GLO NOTES OF RECORD
- GLO PLATS OF RECORD
- SURVEY BY PS#1043 DATED 11/24/2008
- WOODRUFF COUNTY TITLE COMMITMENT #2023-48-HE

DELTA	DESCRIPTION	DATE

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CERTIFICATE OF AUTHORIZATION

CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

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PROJECT NO:	CBSSV0194
ISSUE DATE:	07/19/2023
DRAWN BY:	LLOBATO
APPROVE BY:	M.NGUYEN
SHEET NO.:	1 OF 1
CONTACT:	BRANDON FOILES (501) 339-2837

BOUNDARY SURVEY
PART OF THE NORTH HALF OF SECTION 31
T-6-N, R-1-W

PREPARED FOR:
TBD

WOODRUFF COUNTY
ARKANSAS