

NW CORNER
N 1/2
SEC. 18, T-5-N, R-1-E

EXISTING ROAD

50' OS
REFERENCES:
T-POST W/PVC PIPE, S4°E 15'
EDGE OF DITCH, S87°E 2'

1557.23'

S89° 13' 26"E 4200.10'

2642.87'

EXISTING ROAD

P.O.B.
RAILROAD SPIKE
NE CORNER
N 1/2
SEC. 18, T-5-N, R-1-E
REFERENCES:
POWER POLE, N42°W 40'
6" GATE POST, S77°E 66'

1343.50'

S0° 01' 34"E

NE CORNER
S 1/2 NW 1/4
SEC. 17, T-5-N, R-1-E

S86° 13' 30"E 2667.70'

1333.06'

S0° 08' 11"W

SE CORNER
S 1/2 NW 1/4
SEC. 17, T-5-N, R-1-E
REFERENCES:
POWER POLE, N1°E 1448'
POWER POLE, N85°W 2724'

N86° 26' 38"W 2663.26'

SW CORNER
S 1/2 NW 1/4
SEC. 17, T-5-N, R-1-E

75' OS

EXISTING ROAD

50' OS
REFERENCES:
8" OAK, S6°W 8'
24" FORKED GUM, N82°W 4'

N89° 31' 06"W 2667.80'

SW CORNER
SW 1/4 NE 1/4
SEC. 18, T-5-N, R-1-E

N0° 30' 22"E 1340.30'

1550.78'

S89° 13' 44"W

1402.10'

N0° 13' 39"E

1/2" REBAR
SW CORNER
SW 1/4 NW 1/4
SEC. 18, T-5-N, R-1-E

BASIS OF BEARINGS

STATE PLANE COORDINATE SYSTEM,
ARKANSAS NORTH ZONE, NAD 83
U.S. SURVEY FOOT
BEARINGS: GRID
DISTANCES: GROUND
SCALE FACTOR: 0.999977731852
CONVERGENCE ANGLE: 0° 33' 50.98969115"
VALUES TAKEN AT THE P.O.B.

DRAWING LEGEND

PROPERTY LINE

ASPHALT/CONCRETE/GRAVEL

OVERHEAD ELECTRIC

OHE

- SET 1/2" REBAR W/CAP (PS 1547)
(UNLESS OTHERWISE NOTED)
- FOUND MONUMENT (AS NOTED)
- POWER POLE
- SET STAMPED ALUMINUM MONUMENT

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18, AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, ALL IN TOWNSHIP 5 NORTH, RANGE 1 EAST, ST. FRANCIS COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTH HALF OF SECTION 18, BEING MARKED BY A FOUND RAILROAD SPIKE; THENCE S0°01'34"E A DISTANCE OF 1343.50 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 17, BEING MARKED BY A SET 1/2" REBAR W/CAP (PS 1547); THENCE S86°13'30"E A DISTANCE OF 2667.70 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, BEING MARKED BY A SET 1/2" REBAR W/CAP (PS 1547); THENCE S0°08'11"W A DISTANCE OF 1333.06 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, BEING MARKED BY A SET STAMPED ALUMINUM MONUMENT; THENCE N86°26'38"W A DISTANCE OF 2663.26 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE N89°31'06"W A DISTANCE OF 2667.80 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18; THENCE N0°30'22"E A DISTANCE OF 1340.30 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BEING MARKED BY A SET 1/2" REBAR W/CAP (PS 1547); THENCE S89°13'44"W A DISTANCE OF 1550.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, BEING MARKED BY A FOUND 1/2" REBAR; THENCE N0°13'39"E A DISTANCE OF 1402.10 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE S89°13'26"E A DISTANCE OF 4200.10 FEET TO THE POINT OF BEGINNING, CONTAINING 295.19 ACRES MORE OR LESS.

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

SURVEY CERTIFICATION

FOR THE USE AND BENEFIT OF TBD:

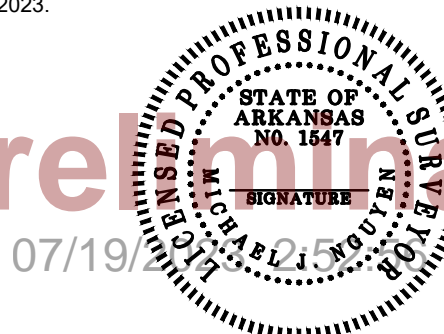
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MOST CURRENT ARKANSAS STATE MINIMUM STANDARDS FOR SURVEYS OF THIS TYPE. NO ATTEMPT WAS MADE TO LOCATE UTILITIES ABOVE OR BELOW SURFACE. SUBJECT TO ANY EASEMENTS PRESCRIPTIVE AND NON-PRESCRIPTIVE. 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



GRAPHIC SCALE IN FEET

600' 0 600'



500-05N-01E-0-18-104-68-1547
STATE PLAT CODE: 500-05N-01E-0-17-400-68-1547

RECORD INFORMATION

- GLO NOTES OF RECORD
- GLO PLATS OF RECORD
- SURVEY BY PS#1400
DATED 6/17/2019
- SURVEY BY PS#993
DATED 11/04/2022
- SURVEY BY PS#993
DATED 11/10/2021
- ST FRANCIS TITLE COMMITMENT
#2023-49-HE

DELTA	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

1000 LedgeLawn Dr.
Conway, Arkansas 72034

Crafton Tull
engineering | surveying
501.328.3316 f 501.328.3325 f
www.craftontull.com

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

©2023 Crafton, Tull & Associates, Inc.

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

1 OF 1

ST FRANCIS COUNTY

ARKANSAS

PREPARED FOR:
TBD

BOUNDARY SURVEY
PART OF THE N 1/2 OF SECTION 18
AND PART OF THE S 1/2 OF THE NW 1/4 OF SECTION 17
ALL IN T-5-N, R-1-E