

GRAPHIC SCALE IN FEET

A horizontal scale bar with a central point labeled '0'. To the left of '0' is a tick mark labeled '400'', and to the right is a tick mark labeled '400''. The bar is divided into three segments: a black segment from the left '400'' to the center '0', a white segment from the center '0' to the right '400'', and a black segment from the right '400'' to the center '0'.



STATE PLANE COORDINATES
ARKANSAS NORTH ZONE, NAD 1983
U.S. SURVEY FOOT
BEARING: GRID
DISTANCE: GROUND
SCALE FACTOR: 0.999938202375
CONVERGENCE ANGLE: -0° 27' 32.47053127"
VALUES TAKEN AT THE P.O.B. TRACT 1



TRACT 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 17 WEST, VAN BUREN COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND ALUMINUM MONUMENT, SAID POINT BEING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE THEREOF, N2°06'33"E A DISTANCE OF 2626.31 FEET TO A FOUND ALUMINUM MONUMENT, SAID POINT BEING AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF, S87°43'50"E A DISTANCE OF 1581.10 FEET TO A FOUND REBAR; THENCE LEAVING SAID NORTH LINE, S2°02'33"W A DISTANCE OF 2623.62 FEET TO A FOUND REBAR, SAID POINT BEING ON THE SOUTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°49'40"W A DISTANCE OF 263.83 FEET TO A SET REBAR; THENCE LEAVING SAID SOUTH LINE, N2°02'33"E A DISTANCE OF 315.00 FEET TO A SET REBAR; THENCE N87°49'40"W A DISTANCE OF 210.00 FEET TO A SET REBAR; THENCE S2°02'33"W A DISTANCE OF 315.00 FEET TO A SET REBAR, SAID POINT BEING ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, N87°49'40"W A DISTANCE OF 1110.32 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 93.85 ACRES, MORE OR LESS.

TRACT 2:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 10 NORTH, RANGE 17 WEST, VAN BUREN COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCING AT A FOUND ALUMINUM MONUMENT, SAID POINT BEING AT THE SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF, N87°49'40"W A DISTANCE OF 528.32 FEET TO A FOUND REBAR, SAID POINT BEING AT THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, N87°49'40"W A DISTANCE OF 528.17 FEET TO FOUND REBAR; THENCE LEAVING SAID SOUTH LINE, N2°02'33"E A DISTANCE OF 2623.62 FEET TO A FOUND REBAR, SAID POINT BEING ON THE NORTH LINE OF THE SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, S87°43'50"E A DISTANCE OF 527.10 FEET TO A FOUND REBAR; THENCE LEAVING SAID NORTH LINE, S2°01'08"W A DISTANCE OF 2622.73 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 31.77 ACRES. MORE OR LESS.

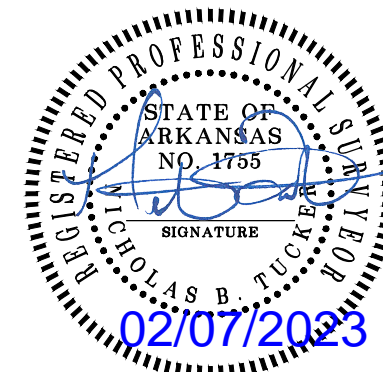


FOR THE USE AND BENEFIT OF JOHN C. NELSON AND WHITNEY BUTTS
AND ATTORNEY'S TITLE:

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.
THE FIELD WORK WAS COMPLETED UNDER MY SUPERVISION ON
02/06/2023.

DATE OF PLAT OR MAP: 02/07/2023


NICHOLAS TUCKER. LS #1755



PROPERTY LINE _____

CENTERLINE ROAD _____

BUILDING SETBACKS _____

EXISTING BUILDING _____

EXISTING ASPHALT _____

EXISTING CONCRETE _____

EXISTING RIGHT-OF-WAY _____

- SET 1/2" REBAR WITH CAP, LS #1755
- FOUND IRON PIN (AS NOTED)
- CALCULATED POINT



BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS WITHIN
ZONE X, ZONE X BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN, AS PER FEMA FIRM MAP COMMUNITY PANEL NUMBER
0505660150A, DATED AUGUST 4, 1987, BASED UPON SURVEYOR'S INTERPRETATION
OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE
PROPERTY LINES.

BOUNDARY SURVEY
PART OF THE SOUTHEAST QUARTER
SECTION 34, TOWNSHIP 10 NORTH, RANGE 17 WEST
TACKETT MOUNTAIN ROAD

PREPARED FOR:
JOHN NELSON AND WHITNEY BUTTS

JERUSALEM, VAN BUREN COUNTY ARKANSAS

[illegible]