

Legal Description as Surveyed May 08, 2019 and Being Part of a Tract Described on a Notice of Contract Recorded as Document Number 2019-1235 in the Independence County, Arkansas Circuit Clerk's Office.

201907259447

A part of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 06 West, Independence County, Arkansas and more particularly described as follows:

Commencing at a found ½-inch iron reinforcement bar being used for the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 35, Township 11 North, Range 06 West, Independence County, Arkansas; thence S 88°20'49" E along the South line of the said Southwest Quarter a distance of 1,649.96 feet to a point, thence N 03°09'48" E a distance of 416.61 feet to a found cross-tie post, thence N 89°38'39" W a distance of 457.39 feet to a found chain link fence post being used for the Point of Beginning, thence S 30°27'55" E a distance of 217.55 feet to a found 2-inch iron pipe in concrete, thence S 57°02'24" W a distance of 125.17 feet to a set ½-inch iron reinforcement bar with an identification cap, thence N 36°41'37" W along the East right of way line of U.S. Highway 167 as shown on Arkansas Department of Transportation Job R50053 a distance of 311.63 feet to a point, thence N 37°24'39" W a distance of 8.61 feet to a found spike nail in a rubber patch, thence leave the said East right of way line of U.S. Highway 167 and run S 89°39'37" E along an existing chain link fence a distance of 186.17 feet to the point of beginning.

The above-described tract contains 0.86 acres more or less and is subject to easements and rights of way of record, permissive and prescriptive.

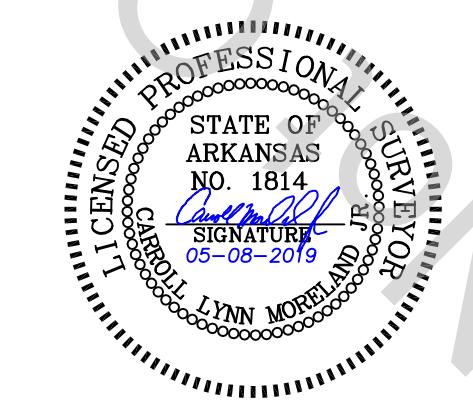
I, CARROLL LYNN MORELAND JR., LICENSED PROFESSIONAL LAND SURVEYOR NUMBER 1814, STATE OF ARKANSAS, DO HEREBY CERTIFY THAT A SURVEY CREW UNDER MY SUPERVISION DID PERFORM THE FIELD WORK AND THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY RESULTS. ALL CORNER MONUMENTS ARE AS SHOWN AND THE SURVEY IS BASED ON EXISTING AREA MONUMENTS FOUND, READILY AVAILABLE RECORDED PLATS, SURVEYS AND DEEDS OF RECORD.

RELATIVE ACCURACY, CLASS C, RURAL PROPERTY DESIGNATION.

DOCUMENTS CONSULTED IN THE PREPARATION OF THIS SURVEY INCLUDE A DEED RECORDED AT THE COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT NUMBER Y9-125, A NOTICE OF CONTRACT RECORDED AS DOCUMENT NUMBER 2019-1235; A SURVEY RECORDED AT THE ARKANSAS DIVISION OF LAND SURVEYS AS DOCUMENT NUMBER 201504150040; A SURVEY RECORDED AT THE COUNTY CIRCUIT CLERK'S OFFICE AS DOCUMENT NUMBER K-593; ARDOT JOB R50053; AND TAX ASSESSOR RECORDS.

DISTANCES SHOWN ARE GROUND DISTANCES. BEARINGS ARE BASED ON GRID NORTH, NAD 83, ARKANSAS STATE PLANE COORDINATES, NORTH ZONE, AS REPORTED BY CARLSON SOFTWARE AT A LOCAL GPS OBSERVATION. GRID TO GROUND COMBINED GPS SCALE FACTOR USED: 1.000094327259.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS. ALL IMPROVEMENTS MAY NOT BE SHOWN. THE SURVEYED TRACT SHOWN HEREON IS SUBJECT TO RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, PREScriptive AND PERMISSIVE. PROPERTY IS ALSO SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.



ARKANSAS DIVISION OF LAND SURVEYS CODE:  
500-11N-06W-0-35-330-32-1814

SEE DRAWING 1 OF 2 FOR PLAT DRAWING.

ROBERSON & MORELAND LAND SURVEYING  
900 EAST CRAIG STREET  
BATESVILLE, AR 72501  
VOICE: 870-251-3448 OR 501-825-8179  
E-MAIL: droberson@dr.com or cl.morelandjr@gmail.com

BOUNDARY SURVEY FOR  
JUNE E'S, LLC

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35,  
TOWNSHIP 11 NORTH, RANGE 06 WEST, INDEPENDENCE  
COUNTY, ARKANSAS.

FILE: JUNE E'S LLC 4-26-2019	DRAWN BY: D.L.R.
DATE: 05-08-2019	ORIGINAL SCALE: 1" = 50'
FIELD BOOK: 49-75	DRAWING NO. 2 OF 2