

LEGAL DESCRIPTION

A part of the SE1/4 of the NW1/4 of Section 16, T-7-N, R-21-W, Yell County, Arkansas, more particularly described as follows:

Commencing at the SE Corner of said SE1/4 of the NW1/4; thence N 01°15'21" E, along the East line thereof, 325.34 ft.; thence N 88°44'39" W, 258.49 ft. to the Point of Beginning; thence S 37°04'05" W, 156.11 ft. to a point on the Northerly right-of-way of State Highway No. 22; thence along said right-of-way as follows: N 64°04'00" W, 235.62 ft.; beginning N 61°00'21" W, along a curve to the right, having a radius of 2804.79, and a curve length of 19.90 ft.; thence leaving said right-of-way N 38°13'54" E, 193.03 ft.; thence S 55°34'41" E, 247.23 ft. to the Point of Beginning. Containing 1.00 acres as surveyed. Subject to any right-of-way dedications and easements of record.

Set Iron Pin
SE Corner
SE1/4 NW1/4
16-7-21

NOTE: The above described property is not in a designated 100 Year Flood Plain as per FEMA Map No. 05149C0050E, dated March 4, 2002.

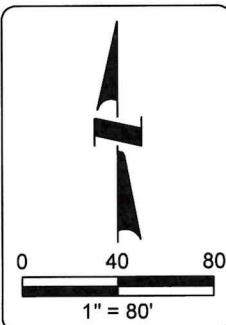
Address: 15288 State Hwy. 22
Dardanelle, Arkansas 72834

Basis of Bearings
Arkansas State Plane North / US Survey Foot
Combined Scale Factor: 0.999951554922
Convergence Factor: -0°43'09"
Corner: NE
Coordinate: N: 340714.492 / E: 943391.067

SURVEYOR'S CERTIFICATE

This is to certify that the above described property has been surveyed under my personal supervision and the above plat is an acceptable accurate representation thereof and shows the location of the property, its exterior boundaries, roadways, any known easements and observable encroachments, if any.

This survey is made for the use of the parties shown hereon and also for those who purchase, mortgage or guarantee the title for said parties. Barrett & Associates, Inc., its associates, and/or agents shall not be liable for use of this survey by any other entities or persons for any purpose beyond the date shown. This document should contain a red seal to indicate an original.



Gary McElligott
PROPERTY SURVEY



Date: 12/13/2024
Revision:
Scale: 1" = 80'
Job No: 1943-08

Basis of Bearing: Arkansas State Plane North
Coding Data: 500-07N-21W-0-16-420-75-1378