

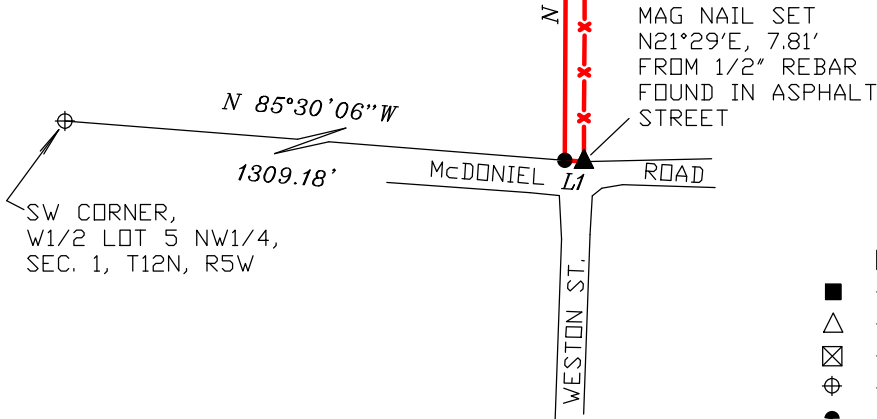
BEARINGS ARE GEODETIC,
ARKANSAS NORTH ZONE
PER GPS OBSERVATION.
CONVERGENCE ANGLE
0°18'01.215600"
SCALE-FACTOR
0.999938453652

10.11 ACRES

POINT OF
BEGINNING -
NE CORNER
W1/2 LOT 5
NW1/4, SEC. 1,
T12N, R5W

PROPERTY DESCRIPTION
A tract of land being part of the West Half of Lot Five of the Northwest Quarter (W1/2 Lot 5 NW1/4) of Section 1 in Township 12 North, Range 5 West of the 5th Principal Meridian in Independence County, Arkansas, more particularly described as follows:
Beginning at the Northeast Corner of said W1/2 Lot 5 NW1/4; thence run South 00 degrees 16 minutes 55 seconds West, a distance of 1,578.50 feet; thence run North 86 degrees 23 minutes 05 seconds West, a distance of 20.00 feet; thence run North 00 degrees 16 minutes 55 seconds East, a distance of 460.00 feet; thence run South 87 degrees 53 minutes 06 seconds West, a distance of 200.58 feet; thence run North 00 degrees 03 minutes 24 seconds East, a distance of 217.00 feet; thence run South 76 degrees 31 minutes 14 seconds West, a distance of 221.60 feet; thence run North 00 degrees 00 minutes 57 seconds East, a distance of 70.00 feet; thence run North 09 degrees 09 minutes 24 seconds West, a distance of 677.00 feet; thence run North 88 degrees 36 minutes 51 seconds East, a distance of 539.10 feet to the Point of Beginning. Containing 10.11 Acres, more or less.

Course	Bearing	Distance
L1	N 86°23'05" W	20.00'
L2	S 87°25'47" E	9.50'
L3	N 00°21'14" E	70.00'

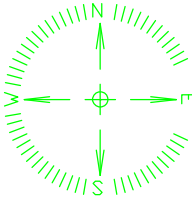


- LEGEND
- - FOUND 1/2" REBAR W/ID CAP (1012)
 - △ - FOUND 1" GALVANIZED PIPE
 - ⊠ - FOUND BURIED BASE OF T-POST
 - ⊕ - FOUND 1" METAL ROD
 - - SET 1/2" REBAR W/ID CAP (846)
 - ▲ - SET MAG NAIL W/ID WASHER (846)
 - - CALCULATED POINT
 - x-x-x- - FENCE

NOTE: THE HEREON DESCRIPTION COMBINES INTO ONE DESCRIPTION THE THREE INDIVIDUAL DESCRIPTIONS FOUND IN DEED BOOK "2026," PAGES 2715-2718. THOUGH THE BEARINGS OF THE LINES DIFFER FROM THE ORIGINAL, THIS DESCRIPTION ENCOMPASSES THE ORIGINAL TRACT, THE ORIGINAL BEARINGS WERE BASED ON SURVEYS BY KENNY FLETCHER, PS 1012.

REFERENCE DOCUMENTS:
WARRANTY DEED BOOK "2026," PAGES 2715-2718
K. FLETCHER PLAT DATED 5-27-08 FURNISHED BY ALDEN WRIGHT
SURVEY DOC. #20250425034122
SURVEY DOC. #201504170003
SURVEY DOC. #134015
SURVEY DOC. #101152
SURVEY DOC. #050133
SURVEY DOC. #035700



 DAVID L. CARPENTER PROFESSIONAL SURVEYOR 35 DAVIDSON LN. # (870) 291-2575 BATESVILLE, ARKANSAS 72501		PROPERTY SURVEY FOR SNOWMAN PROPERTIES, LLC	
LSD FILE CODE	500-12N-05W-0-01-400-32-0846	DATE	JULY 21, 2026
DRAWING CODE	SNOW626B	FIELD BOOK	2026A
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