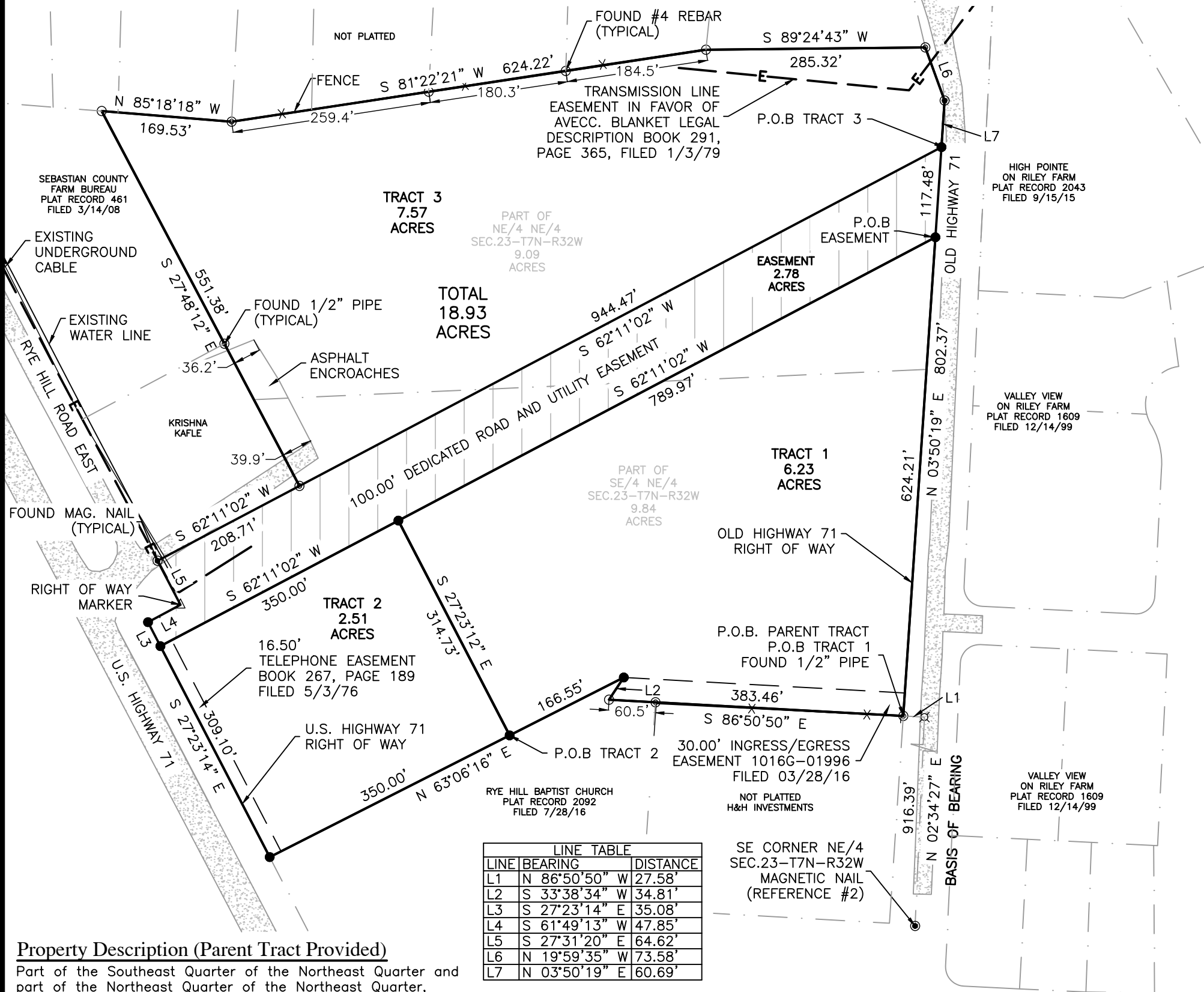


Plat of Survey

of
Part of the Northeast Quarter of Section 23, Township
7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.

Arkansas Survey Plat Coding

Arkansas Agriculture Department
Land Survey Division
File Code Number
500-07N-32W-0-23-100-65-1597

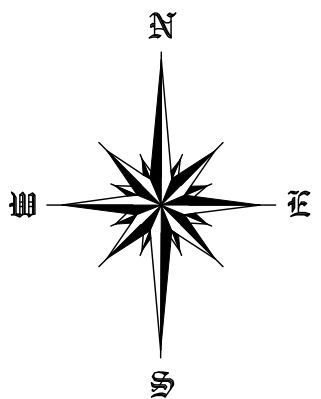


LINE	BEARING	DISTANCE
L1	N 86°50'50" W	27.58'
L2	S 33°38'34" E	34.81'
L3	S 27°23'14" E	35.08'
L4	S 61°49'13" W	47.85'
L5	S 27°31'20" E	64.62'
L6	N 19°59'35" W	73.58'
L7	N 03°50'19" E	60.69'

Property Description (Parent Tract Provided)

Part of the Southeast Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter, Section 23, Township 7 North, Range 32 West, Sebastian County, Arkansas, being more particularly described as follows:

Commencing at the southeast corner of said Northeast Quarter, said point being marked with an existing magnetic nail; Thence N 02°34'27" E 916.39 feet; Thence N 86°50'50" W 27.58 feet to the Point of Beginning on the West right-of-way line of Old Highway 71, said point being marked with an existing 1/2" iron pin; Thence continuing N 86°50'50" W, 383.46 feet to an existing 1/2" rebar with cap stamped 988; Thence N 33°38'34" E, 34.81 feet to a set 1/2" rebar with cap stamped MWC 1369; Thence S 63°06'16" W 516.55 feet to the easterly right-of-way line of Highway 71, said point being marked with a set 1/2" iron pin rebar with cap stamped MWC 1369; Thence along said right-of-way line, N 27°23'14" W 344.18 feet to a set 1/2" iron pin rebar with cap stamped MWC 1369; Thence N 61°49'13" E, 47.85 feet to the easterly right-of-way line of Rye Hill Road East and an existing right-of-way marker; Thence continuing along said right-of-way line; N 27°31'20" W, 64.62 feet to an existing magnetic nail; Thence leaving said right-of-way N 62°11'02" E 208.71 feet to an existing 1/2" iron pin; Thence N 27°48'12" W 551.38 feet to an existing 1/2" rebar; Thence S 85°18'18" E 169.53 feet, to an existing 1/2" rebar; Thence N 89°24'43" E 285.32 feet the west right-of-way line of Old Highway 71 and an existing 1/2" iron pin; Thence along said right-of-way line, S 19°59'35" E 73.58 feet to an existing magnetic nail; Thence continuing along said right-of-way line, S 03°50'19" W, 802.37 feet to the Point of Beginning.



Arkansas State Plane Coordinate System NAD 83, AR North GROUND DISTANCES

"SEE ATTACHED SHEET 2"

Reference Material

REFERENCE 1- ORIGINAL SURVEY PLAT of Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas.
REFERENCE 2- Survey by Mickle Wagner Coleman Engineers-Consultants-Surveyors, Job No. PWO 13363, Dated August 2021.

Surveyor Certificate

I, Chad Fox, a duly registered Professional Land Surveyor in the State of ARKANSAS, do hereby certify specifically and only to

KARLA HUNT & GAINES CONSTRUCTION

that the boundary survey shown hereon was completed and represents a good and accurate survey made upon the ground by me or under my direct supervision and checking and that this survey is in accordance with applicable MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING. I further certify that the notes shown hereon are made a part of this certification and that all monuments exist as shown.

PREPARED BY:

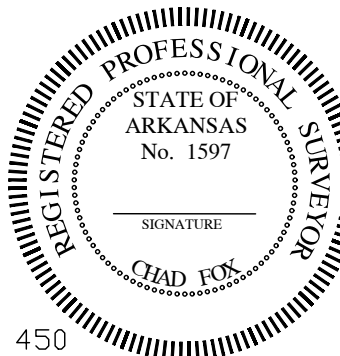
CDF AND ASSOCIATES, LLC

208 Dewey Ave. Poteau, OK 74953 (918) 649-3303
Certificate of Authorization No. 1789

Legend

- FOUND REBAR
- FOUND MAGNETIC NAIL
- ⊙ FOUND 1/2" PIPE
- △ FOUND RIGHT OF WAY MARKER
- ⊗ CALCULATED POINT
- REBAR & CAP LS 1597

- X — EXISTING FENCE
- — — PROPERTY LINE
- — — EXISTING ROAD



CLIENT: KARLA HUNT & GAINES CONSTRUCTION

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.			
JOB NO:	BDRY22/05-16/HUNT	SITE/DATE:	05/31/22
DATE	BY	REVISION	DWG/DATE: 06/27/22
			DRAWN BY: TG
SHEET	1 OF 2	SCALE:	1"=300'

Plat of Survey

of

Part of the Northeast Quarter of Section 23, Township
7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.

Property Description

TRACT 1

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas, being more particularly described as follows: COMMENCING at a found magnetic nail at the Southeast corner of the Northeast Quarter; thence NORTH 02°34'27" EAST 916.39 feet along the East line of the Northeast Quarter; thence NORTH 86°50'50" WEST 27.58 feet to a found 1/2" pipe on the West Right of Way of Old Highway 71 and the POINT OF BEGINNING; thence NORTH 03°50'19" EAST 624.21 feet along said Right of Way to a set #4 Rebar; thence SOUTH 62°11'02" WEST 789.97 feet to a set #4 rebar; thence SOUTH 27°23'12" EAST 314.73 feet to a set #4 rebar; thence NORTH 63°06'16" EAST 166.65 feet to a set #4 rebar; thence SOUTH 33°38'34" WEST 34.81 feet to a found #4 rebar with cap LS 988; thence SOUTH 86°50'50" EAST 383.46 feet to the POINT OF BEGINNING.

TRACT 2

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas, being more particularly described as follows: COMMENCING at a found magnetic nail at the Southeast corner of the Northeast Quarter; thence NORTH 02°34'27" EAST 916.39 feet along the East line of the Northeast Quarter; thence NORTH 86°50'50" WEST 411.04 feet to a found #4 rebar with cap LS 988; thence NORTH 33°38'34" EAST 34.81 feet to a set #4 rebar; thence SOUTH 63°06'16" WEST 166.55 feet to a set #4 rebar and the POINT OF BEGINNING; thence SOUTH 63°06'16" WEST 350.00 feet to a set #4 rebar and the Easterly Right of Way of US Highway 71 ; thence NORTH 27°23'14" WEST 309.10 feet along said Right of Way to a set #4 rebar; thence NORTH 62°11'02" EAST 350.00 feet to a set #4 rebar; thence SOUTH 27°23'12" EAST 314.73 feet to the POINT OF BEGINNING.

TRACT 3

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas, being more particularly described as follows: COMMENCING at a found magnetic nail at the Southeast corner of the Northeast Quarter; thence NORTH 02°34'27" EAST 916.39 feet along the East line of the Northeast Quarter; Thence NORTH 86°50'50" WEST 27.58 feet to a found 1/2" pipe on the West Right of Way of Old Highway 71; thence NORTH 03°50'19" EAST 741.69 feet along said Right of Way to a set #4 rebar and the POINT OF BEGINNING; thence NORTH 03°50'19" EAST 60.69 feet along said Right of Way to a found magnetic nail; thence NORTH 19°59'35" WEST 73.58 feet along said Right of Way to a found 1/2" pipe; thence SOUTH 89°24'43" WEST 285.32 feet a found #4 rebar with cap LS 988; thence SOUTH 81°22'21" WEST 624.22 feet to a found 1/2" pipe; thence NORTH 85°18'18" WEST 169.53 feet to a found #4 rebar with cap LS 988; thence SOUTH 27°48'12" EAST 551.38 feet to a found 1/2" pipe; thence NORTH 62°11'02" EAST 944.47 feet to the POINT OF BEGINNING.

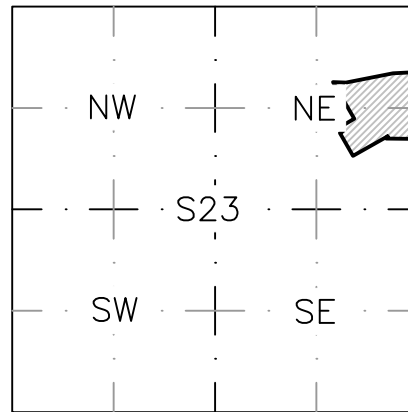
Notes

- This survey was performed without the benefit of a current title policy. The record information which is referenced hereon is the result of research performed by this surveyor and is not necessarily complete or conclusive.
- This survey does not constitute a Title Search by this surveyor of the property shown and described hereon to determine:
 - Ownership of the tract of land.
 - Compatibility of this description with those of adjoiners.
 - Rights of way, easements and encumbrances of record affecting this tract of land.
- BEARINGS are based on the Arkansas State Plane Coordinate System NAD 83, AR North Zone and are designated on a line as shown on this drawing as the East line of the Northeast Quarter Section 23, Township 7 North, Range 32 West, Sebastian County, Arkansas which is considered to bear N 02°34'27" E.
- The word "certify" or "certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief. As such, it does not constitute a guarantee, nor a warranty, expressed or implied.
- Property surveyed is not in published flood zone(s) at date of survey per flood map No. 05131C0140E of the Federal Emergency Management Agency, National Flood Insurance Program.

Property Description

DEDICATED ROAD

Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M., Sebastian County, Arkansas, being more particularly described as follows: COMMENCING at a found magnetic nail at the Southeast corner of the Northeast Quarter; thence NORTH 02°34'27" EAST 916.39 feet along the East line of the Northeast Quarter; thence NORTH 86°50'50" WEST 27.58 feet to a found 1/2" pipe on the West Right of Way of Old Highway 71; thence NORTH 03°50'19" EAST 624.21 feet along said Right of Way to a set #4 Rebar and the POINT OF BEGINNING; thence NORTH 03°50'19" EAST 117.48 feet along said Right of Way to a set #4 Rebar; thence SOUTH 62°11'02" WEST 1153.18 feet to a found magnetic nail on the Easterly Right of Way of Rye Hill Road East; thence SOUTH 27°31'20" EAST 64.62 feet along said Right of Way to an Existing Right of Way Marker; thence SOUTH 61°49'13" WEST 47.85 feet to a set #4 Rebar on the Easterly Right of Way of U.S. Highway 71; thence SOUTH 27°23'14" EAST 35.08 feet along said Right of Way to a set #4 Rebar; thence NORTH 62°11'02" EAST 1139.97 feet to the POINT OF BEGINNING.



T7N - R32W
VICINITY MAP
N.T.S.

"SEE ATTACHED SHEET 1"

PREPARED BY:

CDF AND ASSOCIATES, LLC

208 Dewey Ave. Poteau, OK 74953 (918) 649-3303
Certificate of Authorization No. 1789

CLIENT: KARLA HUNT & GAINES CONSTRUCTION			
Part of the Northeast Quarter of Section 23, Township 7 North, Range 32 West of the 5th P.M. Sebastian County Arkansas.			
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			DRAWN BY: TG
SHEET		1 OF 2	SCALE: 1"=N/A