



LEGAL DESCRIPTIONS

TRACT 1

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF (NW/4 NE/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BAXTER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1548 MARKING THE SOUTHEAST CORNER OF THE NE/4 NW/4 OF SAID SECTION 20, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE NORTH 86° 34' 38" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 1325.79 FEET (DISTANCES ARE GROUND DISTANCE) TO A COMPUTED CHISELED CROSS ON LEDGE ROCK MARKING THE SOUTHWEST CORNER OF SAID NE/4 NW/4; THENCE NORTH 02° 09' 16" EAST, 1343.12 FEET TO A COMPUTED ALUMINUM ID CAP MARKING THE NORTHWEST CORNER OF SAID NE/4 NW/4; THENCE ALONG THE NORTH LINE OF SAID NE/4 NW/4 SOUTH 86° 43' 35" EAST, 1088.16 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE LEAVING SAID NORTH LINE SOUTH 02° 06' 25" WEST, 590.66 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE SOUTH 86° 05' 41" EAST, 1052.85 FEET TO A POINT IN THE CENTERLINE OF ROCKY RIDGE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 04° 05' 17" EAST 216.58 FEET, SOUTH 03° 53' 49" EAST 66.67 FEET, SOUTH 02° 59' 00" EAST 55.65 FEET, SOUTH 01° 50' 11" EAST 22.22 FEET, SOUTH 00° 32' 52" EAST 135.15 FEET, SOUTH 01° 38' 32" WEST 101.23 FEET, SOUTH 02° 27' 31" WEST 136.09 FEET, SOUTH 03° 28' 04" WEST 46.04 FEET TO A POINT ON THE SOUTH LINE OF THE NW/4 NE/4 OF SAID SECTION 20; THENCE LEAVING SAID CENTERLINE NORTH 84° 34' 02" WEST, 859.35 FEET TO THE POINT OF BEGINNING, CONTAINING 52.57 ACRES MORE OR LESS AGGREGATE. SUBJECT TO THE RIGHT OF WAY OF ROCKY RIDGE ROAD.

TRACT 2

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF (NW/4 NE/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BAXTER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH REBAR WITH ALUMINUM ID CAP #883 MARKING THE NORTHWEST CORNER OF THE NW/4 NE/4 OF SAID SECTION 20, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID NW/4 NE/4 SOUTH 86° 05' 41" EAST (BEARINGS BASED ON GRID NORTH NAD 83), 779.60 FEET (DISTANCES ARE GROUND DISTANCE) TO A POINT IN THE CENTERLINE OF ROCKY RIDGE ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 01° 06' 41" WEST 97.59 FEET, SOUTH 00° 01' 26" WEST 143.53 FEET, SOUTH 00° 55' 32" EAST 58.78 FEET, SOUTH 00° 55' 32" EAST 58.78 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 86° 05' 41" WEST, 1026.14 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE NORTH 02° 06' 25" EAST, 296.78 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786 ON THE NORTH LINE OF THE NE/4 NW/4 OF SAID SECTION 20; THENCE SOUTH 86° 43' 36" EAST, 236.45 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES MORE OR LESS AGGREGATE. SUBJECT TO THE RIGHT OF WAY OF ROCKY RIDGE ROAD.

TRACT 3

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF (NW/4 NE/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BAXTER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH REBAR WITH ALUMINUM ID CAP #883 MARKING THE NORTHEAST CORNER OF THE NE/4 NW/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID NE/4 NW/4 NORTH 86° 43' 39" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 236.44 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE LEAVING SAID NORTH LINE SOUTH 02° 06' 25" WEST, 296.78 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE TRACT BEING DESCRIBED; THENCE SOUTH 86° 05' 41" EAST, 1026.14 FEET TO A POINT IN THE CENTERLINE OF ROCKY RIDGE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 00° 55' 32" EAST 40.90 FEET, SOUTH 02° 59' 00" EAST 55.65 FEET, SOUTH 01° 38' 32" WEST 101.23 FEET, SOUTH 03° 53' 49" EAST 66.67 FEET, SOUTH 04° 05' 17" EAST 26.14 FEET TO A POINT; THENCE LEAVING SAID CENTERLINE NORTH 86° 05' 41" WEST, 1052.85 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE NORTH 02° 06' 25" EAST, 293.88 FEET TO THE POINT OF BEGINNING, CONTAINING 7.00 ACRES MORE OR LESS AGGREGATE. SUBJECT TO THE RIGHT OF WAY OF ROCKY RIDGE ROAD.

CENTERLINE DESCRIPTION OF FORTY (40) FEET WIDE UTILITY EASEMENT

AN EASEMENT FORTY (40) FEET IN WIDTH CROSSING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF (NW/4 NE/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BAXTER COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ONE-HALF INCH REBAR WITH ALUMINUM ID CAP #883 MARKING THE NORTHEAST CORNER OF THE NE/4 NW/4 OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID NE/4 NW/4 NORTH 86° 43' 39" WEST (BEARINGS BASED ON GRID NORTH NAD 83), 236.44 FEET (DISTANCES ARE GROUND DISTANCE) TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE LEAVING SAID NORTH LINE SOUTH 02° 06' 25" WEST, 296.78 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1786; THENCE SOUTH 86° 05' 41" EAST, 1006.07 FEET TO A POINT TWENTY FEET WESTERLY OF THE CENTERLINE OF ROCKY RIDGE ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE EASEMENT BEING DESCRIBED; THENCE PARALLEL TO SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 00° 55' 32" EAST 42.92 FEET, SOUTH 02° 50' 30" EAST 121.20 FEET, SOUTH 03° 55' 42" EAST 134.61 FEET, SOUTH 04° 03' 48" EAST 248.60 FEET TO A POINT, SAID POINT ALSO BEING THE POINT OF TERMINATION OF SAID EASEMENT.

LINE	BEARING	DISTANCE
L1	S 01°06'41" W	97.59'
L2	S 00°01'26" W	143.53'
L3	S 00°55'32" E	58.78'
L3	S 00°55'32" E	58.78'
L4	S 00°55'32" E	40.90'
L5	S 02°50'30" E	120.68'
L6	S 03°53'23" E	108.25'
L7	S 04°05'17" E	26.14'
L8	S 04°05'17" E	216.58'
L9	S 03°53'49" E	66.67'
L9	S 03°53'49" E	66.67'
L10	S 02°59'00" E	55.65'
L11	S 01°50'11" E	22.22'
L12	S 00°32'52" E	135.15'
L13	S 01°38'32" W	101.23'
L14	S 02°27'31" W	136.09'
L15	S 03°28'04" W	46.04'
L16	S 00°55'32" E	42.92'
L17	S 02°50'30" E	121.20'
L17	S 02°50'30" E	121.20'
L18	S 03°55'42" E	134.61'
L19	S 04°03'48" E	248.60'

LEGEND

- SET 1/2" REBAR W/ ID CAP #1786
- EXISTING MONUMENT AS NOTED
- COMPUTED PER STATE SURVEY DOC #201608088706
- ⊕ EXISTING UTILITY POLE
- FENCING WHERE LOCATED
- OHE
- - - OVERHEAD ELECTRIC
- - - EXISTING ROAD
- BOUNDARY (L202603857)

BASIS OF BEARING
 GRID NORTH
 NAD83 NORTH ZONE
 PER GPS OBSERVATION
 SCALE FACTOR GRID TO GROUND: 1.00001169
 CONVERGENCE ANGLE: -00° 05' 16"
 DISTANCES SHOWN ARE GROUND DISTANCES



CERTIFICATE OF AUTHORIZATION
 TYLER AND HARRIS
 LAND SURVEYING, INC.
 No. 3022
 ARKANSAS

PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 No. 1786
 SIGNATURE
 06-04-2026
 HALEN D. HARRIS

TYLER AND HARRIS LAND SURVEYING, INC PO BOX 798 MARSHALL, AR 72650 (870) 504-1099 (501) 733-1187 atyler1099@gmail.com halendharris@gmail.com	SURVEYOR'S CERTIFICATION I, HALEN D. HARRIS, CERTIFY THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION, AND THE CORNERS WERE MONUMENTED AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.	PLAT OF SURVEY NW/4 NE/4 & PT. NE/4 NW/4 OF SECTION 20, T19N, R12W OF THE FIFTH PRINCIPAL MERIDIAN, BAXTER COUNTY, ARKANSAS.	STATE SURVEYOR'S FILE CODE NUMBER: 500-19N-12W-0-20-401-03-1786 SURVEY FOR: Phil Milligan ELECTRONIC FILE NUMBER: T19N/R12W/SEC20/26-262	DATE: 06-02-2026 SCALE: 1"=300' DRAWN BY: H. HARRIS JOB NO: 26-271 SHEET 1 OF 1
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