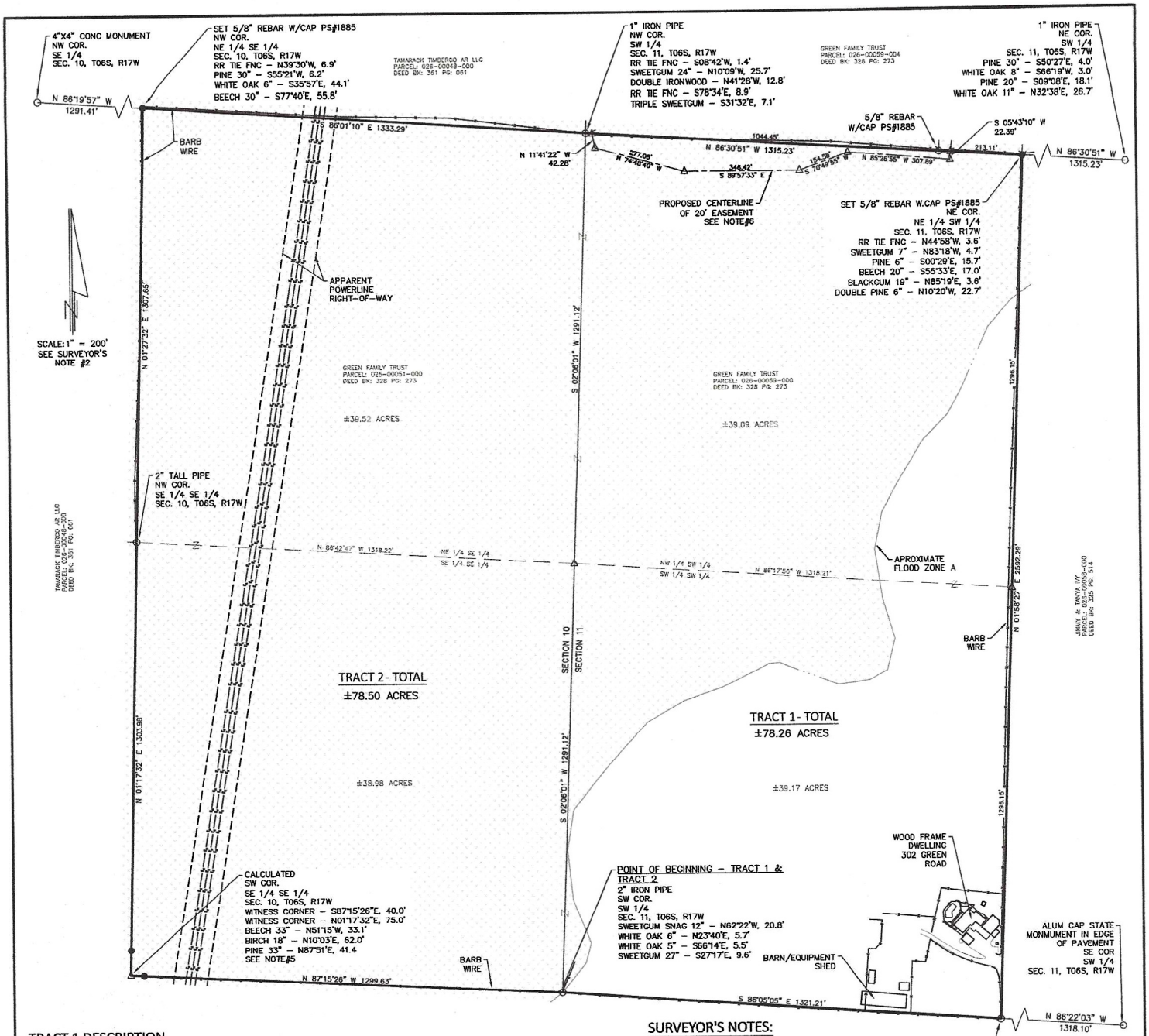

TRACT 1 DESCRIPTION

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 06 SOUTH, RANGE 17 WEST, HOT SPRING COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 11; THENCE ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 86°05'05" EAST, 1321.21 FEET TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,NORTH 01°58'27" EAST, 1296.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 11; THENCE ALONG THE EAST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 01°58'27" EAST, 1296.15 FEET TO THE NORTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, NORTH 86°30'51" WEST, 1315.23 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 02°06'01" WEST, 1291.12 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SOUTH 02°06'01" WEST, 1291.12 FEET TO THE POINT OF BEGINNING, CONTAINING 78.26 ACRES MORE OR LESS. SUBJECT TO A 20 FEET WIDE PROPOSED EASEMENT ALONG THE NORTH SIDE.

TRACT 2 DESCRIPTION

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 06 SOUTH, RANGE 17 WEST, HOT SPRING COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 10; THENCE ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTH 87°15'26" WEST, 1299.63 FEET TO THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTH 01°17'32" EAST, 1303.98 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 10; THENCE ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, NORTH 01°27'32" EAST, 1307.65 FEET TO THE NORTHWEST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTH 86°01'10" EAST, 1333.29 FEET TO THE NORTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTH 02°06'01" WEST, 1291.12 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 10; THENCE ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, SOUTH 02°06'01" WEST, 1291.12 FEET TO THE POINT OF BEGINNING, CONTAINING 78.50 ACRES MORE OR LESS. SUBJECT TO THE APPARENT 100 FEET WIDE RIGHT-OF-WAY OF A TRANSMISSION POWERLINE.

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS BOUNDARY SURVEY IS OF THAT CERTAIN TRACTS OF LAND OWNED BY GREEN FAMILY TRUST- PARCEL No. 026-00059-004 & 026-00051-000, RECORDED IN DEED BOOK 328 AT PAGE 273 OF HOT SPRING COUNTY, ARKANSAS.
2. BASIS OF BEARINGS ARE GRID NORTH, NAD 83 (2011) ARKANSAS SOUTH ZONE, BASED ON GPS OBSERVATIONS, WITH A CONVERGENCE ANGLE OF -00°27'19" AND THE COMBINED ADJUSTMENT FACTOR IS 0.99991237. ALL DISTANCES SHOWN HAVE BEEN CONVERTED TO GROUND
3. THE FOLLOWING DOCUMENTS (PLATS/DEEDS) WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
   - A. PLAT OF SURVEY BY DONNIE HOLLAND, PS #1625 OF HOLLAND SURVEYING, DATED APRIL 01, 2014 FOR JAMES F. GREEN.
   - B. PLAT OF SURVEY BY BOYD L. CARDIN, PS #368, DATED OCTOBER, 1980, PROVIDED BY CLIENT.
   - C. PLAT OF SURVEY BY ALAN S. NIX, PS #1885 OF CAAL SURVEYING, DATED FEBRUARY, 3 2022, FILED IN SURVEY BOOK 11 AT PAGE 109 OF THE RECORDS OF HOT SPRING COUNTY.
   - D. QUITCLAIM DEED TO JIMMY AND TANYA IVY, DATED FEBRUARY 28, 2014, RECORDED IN DEED BOOK 325 AT PAGE 514.
   - E. GLO PLAT AND NOTES FOR TOWNSHIP 06S, RANGE 17W.
4. PORTIONS OF THE SUBJECT PROPERTY LIE IN FLOOD ZONE A, AS SHOWN, (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD HAVING NO BASE FLOOD ELEVATIONS DETERMINED) AND PORTIONS OF THE SUBJECT PROPERTY LIE IN AN UNSHADED ZONE X (AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD) PER F.E.M.A FLOOD INSURANCE RATE MAP PANEL NO. 05059C0525C, WITH AN EFFECTIVE DATE OF MARCH 3, 2011.
5. CALCULATED POSITION FALLS NEAR THE WESTERN EDGE OF THE WATER LINE OF L'EAU FRAIS CREEK. OFFSET/WITNESS CORNERS SET ON-LINE TO THE NORTH AND EAST AS NOTED.
6. EASEMENT CENTERLINE SHOWN IS DESCRIBED ON THE SURVEY REFERENCED IN NOTE #3C.

LEGEND

- ○ = FOUND MONUMENT
- △ = CALCULATED CORNER
- ● = SET 5/8" REBAR WITH CAP P.S. # 1885
- = FENCE
- = PROPERTY LINE
- = FLOOD ZONE A

200 150 100 50 0 100 200 300 400 500

SCALE IN FEET

I, ALAN S. NIX, PROFESSIONAL SURVEYOR NO. 1885 DO HEREBY CERTIFY THIS PLAT TO BE A ACCURATE REPRESENTATION OF THE PROPERTY SURVEYED BY ME OR UNDER MY SUPERVISION

STATE PLAT CODE: 500-06S-17W-0-10-200-30-1885
STATE PLAT CODE: 500-06S-17W-0-11-300-30-1885

CERTIFICATE OF AUTHORIZATION
CAAL SURVEYING, INC.
No. 3969
ARKANSAS

PROFESSIONAL LICENSED SURVEYOR
STATE OF ARKANSAS
NO. 1885
SIGNATURE
ALAN S. NIX
2/25/22

	BY	DATE
Survey	ASN	02/22
Drawn	ASN	02/22
Checked	ASN	02/22
Fld.Bk.No.	03	

CAAL SURVEYING, INC.
488 LOST ROAD MALVERN, AR 72104
OFFICE/FAX: (501) 384-5277 MOBILE: (501) 282-6053 EMAIL: alnix1225@gmail.com

BOUNDARY SURVEY – THE W 1/2 OF THE SW 1/4, OF SEC.11 & E 1/2 OF THE SE 1/4, OF SEC. 10, T06S, R17W

02/25/22

GREEN FAMILY TRUST

HOT SPRING COUNTY ARKANSAS

1
1
DRAWING NUMBER
JOB NO: 1019-0101
ACAD NO: 003
SCALE: 1" = 200'
DATE: FEBRUARY, 2022