

Revisions



Arkansas Valley Alliance for
Economic Development Inc.
Property Surveys

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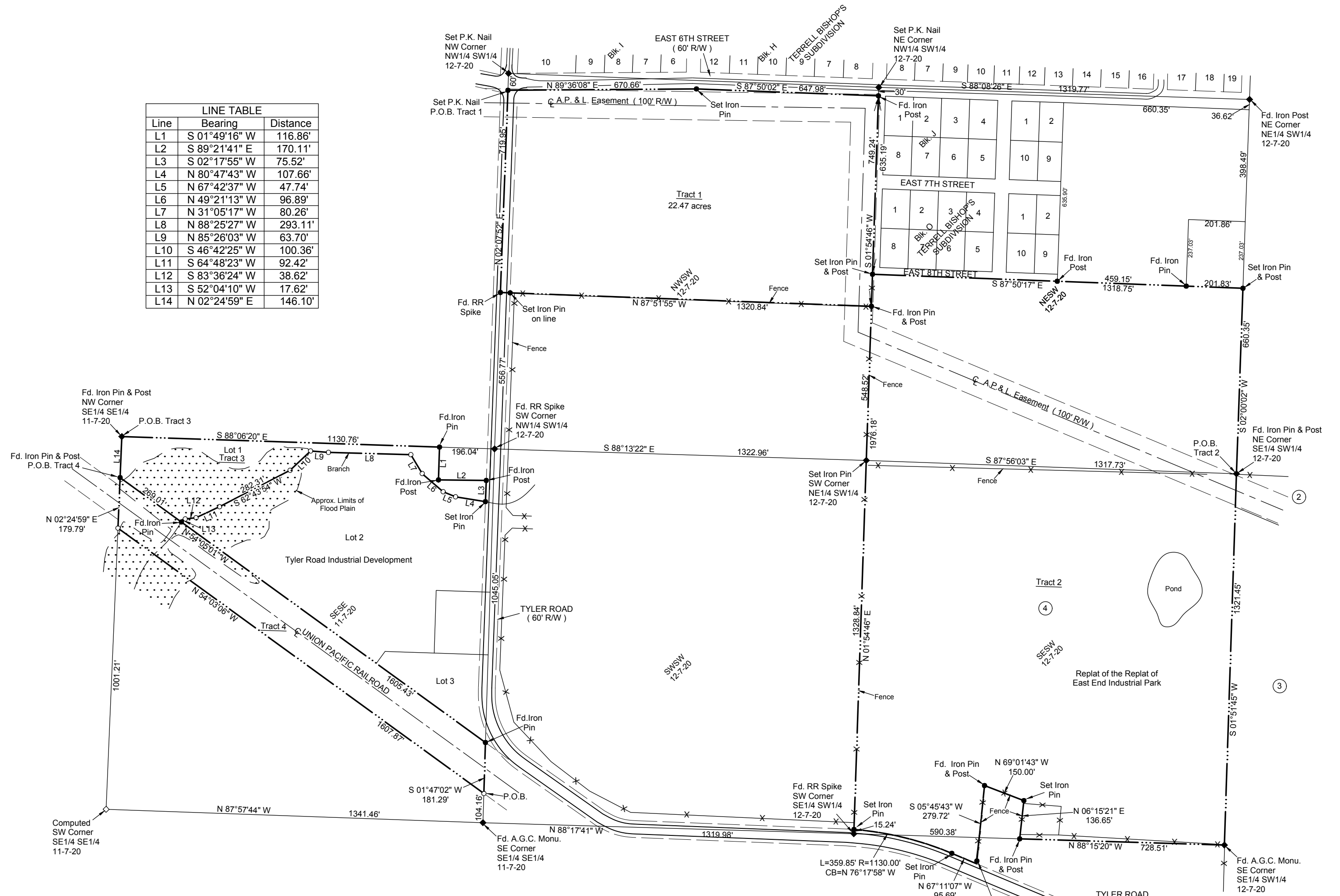
Date: 02/28/17

Scale: 1" = 300'

Job No: 1623-01

Sheet No.

Line	Bearing	Distance
L1	S 01°49'16" W	116.86'
L2	S 89°21'41" E	170.11'
L3	S 02°17'55" W	75.52'
L4	N 80°47'43" W	107.66'
L5	N 67°42'37" W	47.74'
L6	N 49°21'13" W	96.89'
L7	N 31°05'17" W	80.26'
L8	N 88°25'27" W	293.11'
L9	N 85°26'03" W	63.70'
L10	S 46°42'25" W	100.36'
L11	S 64°48'23" W	92.42'
L12	S 83°36'24" W	38.62'
L13	S 52°04'10" W	17.62'
L14	N 02°24'59" E	146.10'



LEGAL DESCRIPTIONS

Tract 1:

A part of the NW1/4 of the SW1/4 of Section 12, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:
Commencing at the NW Corner of said NW1/4 of the SW1/4; thence S 02°07'52" W, along the West line thereof, 60.00 ft. to the Point of Beginning; thence N 89°36'08" E, along the South right-of-way of East 6th Street, 670.66 ft.; thence S 87°50'02" E, along said right-of-way, 647.98 ft. to a point on the East line of said NW1/4 of the SW1/4; thence S 01°54'46" W, 749.24 ft.; thence N 87°51'55" W, 1320.84 ft. to a point on the West line of said NW1/4 of the SW1/4; thence N 02°07'52" E, along said West line, 719.95 ft. to the Point of Beginning. Containing 22.47 acre as surveyed.
Subject to any right-of-way dedications and easements of record.

Tract 2:

Lot 4, Replat of the Replat of East End Industrial Park, to the City of Russellville, Pope County, Arkansas, being a part of the E1/2 of the SW1/4 of Section 12, and a part of the NE1/4 of the NW1/4 of Section 13, all in T-7-N, R-20-W, more particularly described as follows: Beginning at the NE Corner of the SE1/4 of the SW1/4 of said Section 12; thence S 01°51'45" W, along the East line thereof, 1321.45 ft. to the SE Corner of said SE1/4 of the SW1/4; thence N 88°15'20" W, along the South line thereof, 728.51 ft.; thence N 06°15'21" E, 136.65 ft.; thence N 69°01'43" W, 150.00 ft.; thence S 05°45'43" W, 279.72 ft. to a point on the North right-of-way of Tyler Road; thence N 67°11'07" W, along said right-of-way, 95.69 ft.; beginning N 76°17'58" W, along said right-of-way, along a curve to the left, having a radius of 1130.00 ft., and a curve length of 359.85 ft. to a point on the West line of the E1/2 of the SW1/4; thence N 01°54'46" E, along said West line, 1976.18 ft.; thence S 87°50'17" E, 1318.75 ft. to a point on the East line of the NE1/4 of the SW1/4 of said Section 12; thence S 02°00'02" W, along said East line, 660.35 ft. to the Point of Beginning. Containing 20.02 acres in the NE1/4 of the SW1/4 of Section 12, 39.54 acres in the SE1/4 of the SW1/4 of Section 12, and 0.29 acres in the NE1/4 of the NW1/4 of Section 13, for an aggregate of 59.85 acres as surveyed.

Tract 3:

Lot 1, Tyler Road Industrial Development, to the City of Russellville, Pope County, Arkansas, being a part of the SE1/4 of the SE1/4 of Section 11, T-7-N, R-20-W, and more particularly described as beginning at the NW Corner of said SE1/4 of the SE1/4; thence S 88°06'20" E, along the North line thereof, 1130.76 ft.; thence S 01°49'16" W, 116.86 ft.; thence S 89°21'41" E, 170.11 ft. to a point on the West right-of-way of Tyler Road; thence S 02°17'55" W, along said right-of-way, 75.52 ft. to a point on the centerline of a Branch; thence along said Branch as follows: N 80°47'43" W, 107.66 ft.; N 67°42'37" W, 47.74 ft.; N 49°21'13" W, 96.89 ft.; N 31°05'17" W, 80.26 ft.; N 88°25'27" W, 293.11 ft.; N 85°26'03" W, 63.70 ft.; S 46°42'25" W, 100.36 ft.; S 62°43'54" W, 282.31 ft.; S 64°48'23" W, 92.42 ft.; S 83°36'24" W, 38.62 ft.; S 52°04'10" W, 17.62 ft. to a point on the Northerly right-of-way of the Union Pacific Railroad; thence N 54°05'01" W, along said right-of-way, 269.01 ft. to a point on the West line of said SE1/4 of the SE1/4; thence N 02°24'59" E, along said West line, 146.10 ft. to the Point of Beginning. Containing 3.73 acres as surveyed.

Tract 4:

A part of the SE1/4 of the SE1/4 of Section 11, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:
Commencing at the NW Corner of said SE1/4 of the SE1/4; thence S 02°24'59" W, along the West line thereof, 146.10 ft. to a point on the Northerly right-of-way of the Union Pacific Railroad and the Point of Beginning; thence S 54°05'01" E, along said right-of-way, 1605.43 ft. to a point on the East line of said SE1/4 of the SE1/4; thence S 01°47'02" W, along said East line, 181.29 ft. to a point on the Southerly right-of-way of the Union Pacific Railroad; thence N 54°03'06" W, along said right-of-way, 1607.87 ft. to a point on the West line of said SE1/4 of the SE1/4; thence N 02°24'59" E, along said West line, 179.79 ft. to the Point of Beginning. Containing 5.53 acres as surveyed. Subject to any right-of-way dedications and easements of record.

Basis of Bearings
Arkansas State Plane North / US Survey Foot
Combined Scale Factor: 0.999951551766
Convergence Factor: -0°37'35"
Corner: SE
Coordinate: N: 340167.585 / E: 990969.917

Coding Data: 500-07N-20W-0-11-220-58-1378
Coding Data: 500-00N-20W-0-12-300-58-1378
Coding Data: 500-07N-20W-0-13-410-58-1378

NOTE: Part of tract 3 is in a designated 100 Year Flood Plain as per FEMA Map No. 05115C0390E, dated March 2, 2010. All other tracts are not in said 100 Year Flood Plain.

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.

