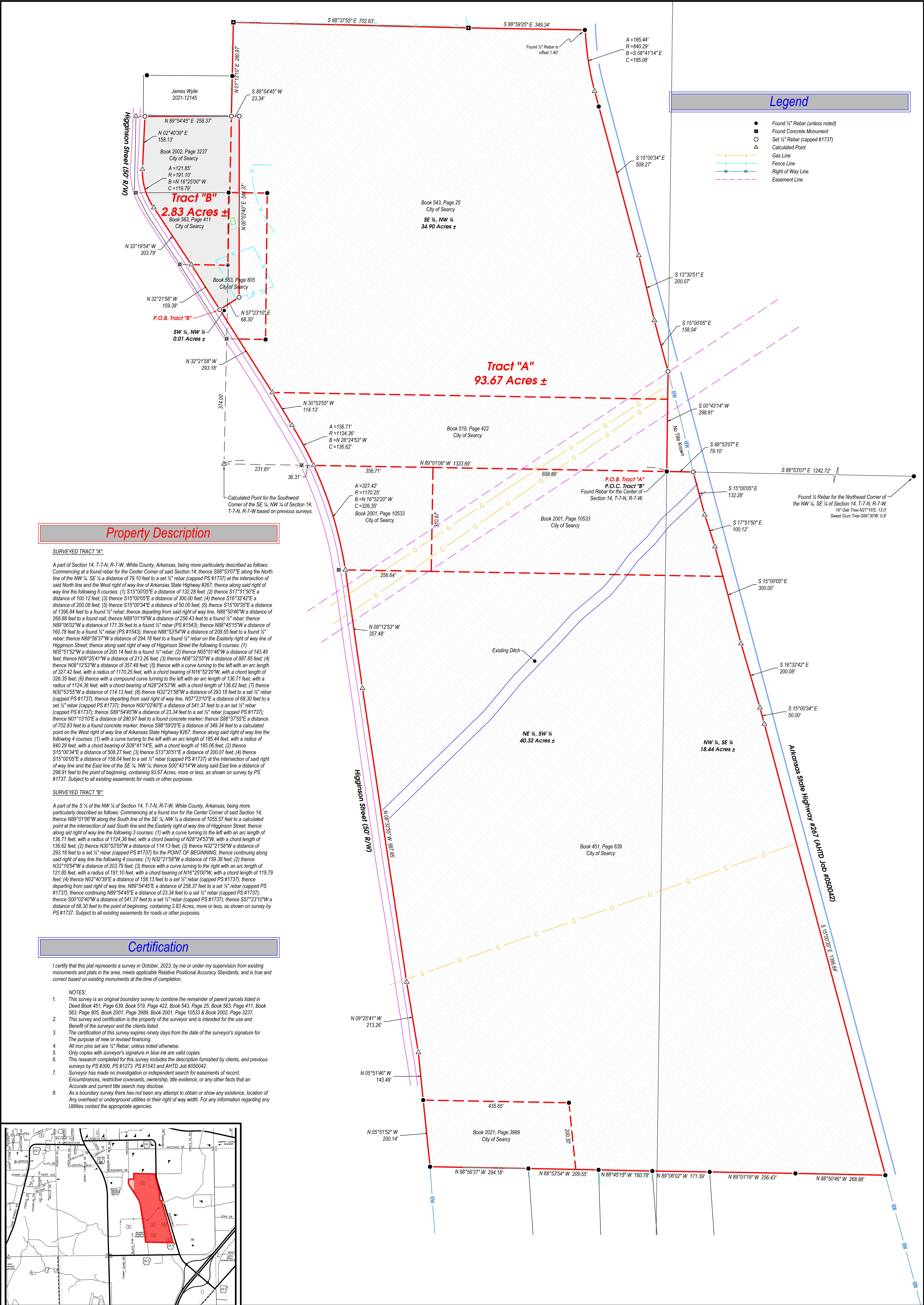




Property Description

SURVEYED TRACT "A":

A part of Section 14, T-7-N, R-7-W, White County, Arkansas, being more particularly described as follows: Commencing at a found rebar for the Center Corner of said Section 14; thence S88°53'07"E along the North line of the NW ¼, SE ¼ a distance of 79.10 feet to a set ½" rebar (capped PS #1737) at the intersection of said North line and the West right of way line of Arkansas State Highway #267; thence along said right of way line the following 6 courses: (1) S15°00'05"E a distance of 132.28 feet; (2) thence S17°51'50"E a distance of 100.12 feet; (3) thence S15°00'05"E a distance of 300.00 feet; (4) thence S16°32'42"E a distance of 200.08 feet; (5) thence S15°00'34"E a distance of 50.00 feet; (6) thence S15°00'35"E a distance of 1396.84 feet to a found ½" rebar; thence departing from said right of way line, N88°50'46"W a distance of 268.88 feet to a found nail; thence N89°01'19"W a distance of 256.43 feet to a found ½" rebar; thence N89°06'02"W a distance of 171.39 feet to a found ½" rebar (PS #1543); thence N88°45'15"W a distance of 160.78 feet to a found ½" rebar (PS #1543); thence N88°53'54"W a distance of 209.55 feet to a found ½" rebar; thence N88°56'37"W a distance of 294.18 feet to a found ½" rebar on the Easterly right of way line of Higginson Street; thence along said right of way of Higginson Street the following 6 courses: (1) N05°51'52"W a distance of 200.14 feet to a found ½" rebar; (2) thence N05°51'46"W a distance of 143.49 feet; thence N09°25'41"W a distance of 213.26 feet; (3) thence N08°32'55"W a distance of 887.85 feet; (4) thence N08°12'53"W a distance of 357.48 feet; (5) thence with a curve turning to the left with an arc length of 327.42 feet, with a radius of 1170.25 feet, with a chord bearing of N16°52'20"W, with a chord length of 326.35 feet; (6) thence with a compound curve turning to the left with an arc length of 136.71 feet, with a radius of 1124.36 feet, with a chord bearing of N28°24'53"W, with a chord length of 136.62 feet; (7) thence N30°53'55"W a distance of 114.13 feet; (8) thence N32°21'58"W a distance of 293.18 feet to a set ½" rebar (capped PS #1737); thence departing from said right of way line, N57°23'10"E a distance of 68.30 feet to a set ½" rebar (capped PS #1737); thence N00°02'40"E a distance of 541.37 feet to a set ½" rebar (capped PS #1737); thence S89°54'45"W a distance of 23.34 feet to a set ½" rebar (capped PS #1737); thence N01°13'10"E a distance of 280.97 feet to a found concrete marker; thence S88°37'55"E a distance of 702.83 feet to a found concrete marker; thence S88°59'25"E a distance of 349.34 feet to a calculated point on the West right of way line of Arkansas State Highway #267; thence along said right of way line the following 4 courses: (1) with a curve turning to the left with an arc length of 185.44 feet, with a radius of 840.29 feet, with a chord bearing of S08°41'14"E, with a chord length of 185.06 feet; (2) thence S15°00'34"E a distance of 508.27 feet; (3) thence S13°30'51"E a distance of 200.07 feet; (4) thence S15°00'05"E a distance of 158.04 feet to a set ½" rebar (capped PS #1737) at the intersection of said right of way line and the East line of the SE ¼, NW ¼; thence S00°43'14"W along said East line a distance of 298.91 feet to the point of beginning, containing 93.67 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

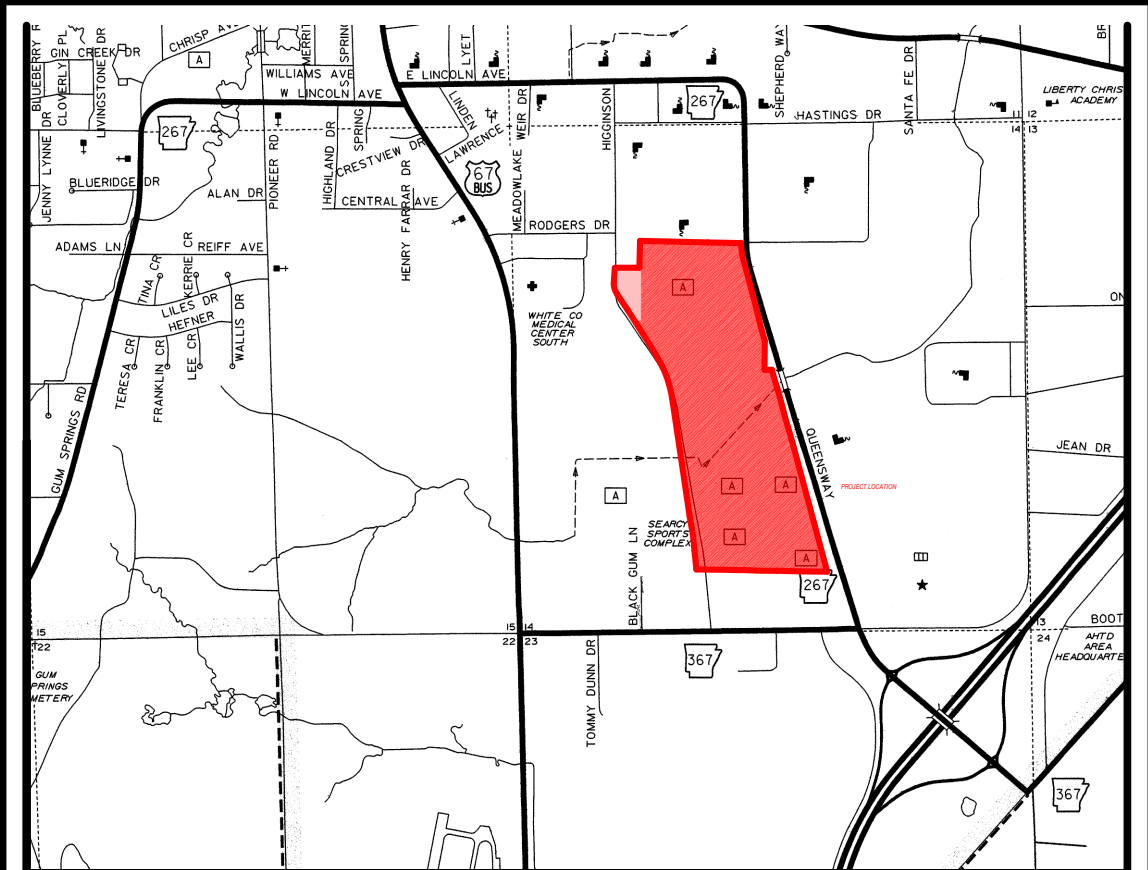
SURVEYED TRACT "B":

A part of the S ½ of the NW ¼ of Section 14, T-7-N, R-7-W, White County, Arkansas, being more particularly described as follows: Commencing at a found iron for the Center Corner of said Section 14; thence N89°01'06"W along the South line of the SE ¼, NW ¼ a distance of 1055.57 feet to a calculated point at the intersection of said South line and the Easterly right of way line of Higginson Street; thence along said right of way line the following 3 courses: (1) with a curve turning to the left with an arc length of 136.71 feet, with a radius of 1124.36 feet, with a chord bearing of N28°24'53"W, with a chord length of 136.62 feet; (2) thence N30°53'55"W a distance of 114.13 feet; (3) thence N32°21'58"W a distance of 293.18 feet to a set ½" rebar (capped PS #1737) for the POINT OF BEGINNING; thence continuing along said right of way line the following 4 courses: (1) N32°21'58"W a distance of 159.38 feet; (2) thence N33°19'54"W a distance of 203.79 feet; (3) thence with a curve turning to the right with an arc length of 121.85 feet, with a radius of 191.10 feet, with a chord bearing of N16°25'00"W, with a chord length of 119.79 feet; (4) thence N02°40'39"E a distance of 158.13 feet to a set ½" rebar (capped PS #1737); thence departing from said right of way line, N89°54'45"E a distance of 255.37 feet to a set ½" rebar (capped PS #1737); thence continuing N89°54'45"E a distance of 23.34 feet to a set ½" rebar (capped PS #1737); thence S00°02'40"W a distance of 541.37 feet to a set ½" rebar (capped PS #1737); thence S57°23'10"W a distance of 68.30 feet to the point of beginning, containing 2.83 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Certification

I certify that this plat represents a survey in October, 2023, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct based on existing monuments at the time of completion.

- NOTES:
- This survey is an original boundary survey to combine the remainder of parent parcels listed in Deed Book 451, Page 639, Book 519, Page 422, Book 543, Page 25, Book 563, Page 411, Book 563, Page 805, Book 2001, Page 3989, Book 2001, Page 10533 & Book 2002, Page 3237.
 - This survey and certification is the property of the surveyor and is intended for the use and Benefit of the surveyor and the clients listed.
 - The certification of this survey expires ninety days from the date of the surveyor's signature for The purpose of new or revised financing.
 - All iron pins set are ½" Rebar, unless noted otherwise.
 - Only copies with surveyor's signature in blue ink are valid copies.
 - This research completed for this survey includes the description furnished by clients, and previous surveys by PS #300, PS #1273, PS #1543 and AHTD Job #050042.
 - Surveyor has made no investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an Accurate and current title search may disclose.
 - As a boundary survey there has not been any attempt to obtain or show any existence, location of Any overhead or underground utilities or their right of way width. For any information regarding any Utilities contact the appropriate agencies.



0' 120' 240' 360'

BASIS OF BEARINGS DERIVED FROM GPS AR NORTH.

BOUNDARY SURVEY FOR:

City of Searcy

No.	Revisions	Date	By

301 EAST LINCOLN AVE.
SEARCY, ARKANSAS 72143
(501) 268-2174 (501) 279-3698 FAX

QUATTLEBAUM
SURVEYING, LLC
BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY	DATE	APPROVED	DATE
JDC	10/13/23	AWW	10/13/23
PROJECT	SCALE	SHEET	
23-316 City of Searcy	1" = 120'	1 of 1	