

SURVEY DETAILS AND NOTES

OWNER OF RECORD: ANTHONY E. SIMPSON, TRUSTEE, OF THE ANTHONY E. SIMPSON LIVING TRUST
2215 BRANDON ROAD, BRYANT, AR
COUNTY PARCEL TAX ID: 840-12139-000 & 840-12150-000

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

REFERENCE DOCUMENTS CITED

RECORDED SURVEY PLATS BY:
KERRY D. LANE (PS 1141), FOR RHOADES CONSTRUCTION, DATED 8/30/1988
WILLIAM W. HOPE (PS 128), FOR SPRINGHILL, INC., DATED 2/24/1998
JAMES A. RASBURY (PS 1506), FOR J&R PROPERTIES, DATED 10/4/2010
RANDY D. REYNOLDS (PS 1478), FOR LINDA HARMON, DATED 6/21/2017

RECORD PROPERTY DESCRIPTION

SALINE COUNTY INSTRUMENT 2025-017765

PART OF THE W $\frac{1}{2}$ SW $\frac{1}{4}$, SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER TO SECTIONS 20, 21, 28, 29, TOWNSHIP 1 SOUTH, RANGE 14 WEST; THENCE RUN EAST ALONG SOUTH LINE OF SAID W $\frac{1}{2}$ SW $\frac{1}{4}$ 600 FEET; THENCE RUN NORTH 750 FEET; THENCE RUN WEST PARALLEL TO THE SOUTH LINE OF SAID W $\frac{1}{2}$ SW $\frac{1}{4}$ 210 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST PARALLEL TO SOUTH LINE OF SAID W $\frac{1}{2}$ SW $\frac{1}{4}$ 100 FEET; THENCE RUN NORTH 1 DEGREE 31 MINUTES EAST 184 FEET TO THE CENTER LINE OF U.S. HIGHWAY 67-70; THENCE RUN SOUTH 58 DEGREES WEST ALONG SAID CENTERLINE 133.1 FEET; THENCE RUN SOUTH 1 DEGREE 31 MINUTES WEST ALONG THE EAST LINE OF A ROAD 218 FEET; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID SW $\frac{1}{4}$ 208.5 FEET; THENCE RUN NORTH 1 DEGREE 31 MINUTES EAST 100 FEET TO THE POINT OF BEGINNING, SAID PROPERTY BEING ALSO KNOWN AS LOTS 14 AND 15, JAKE RICHARD SUBDIVISION ACCORDING TO AN UNRECORDED PLAT THEREOF DATED NOVEMBER 6, 1951, PREPARED BY L. D. HUCHINGSON.

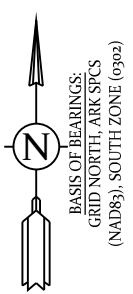
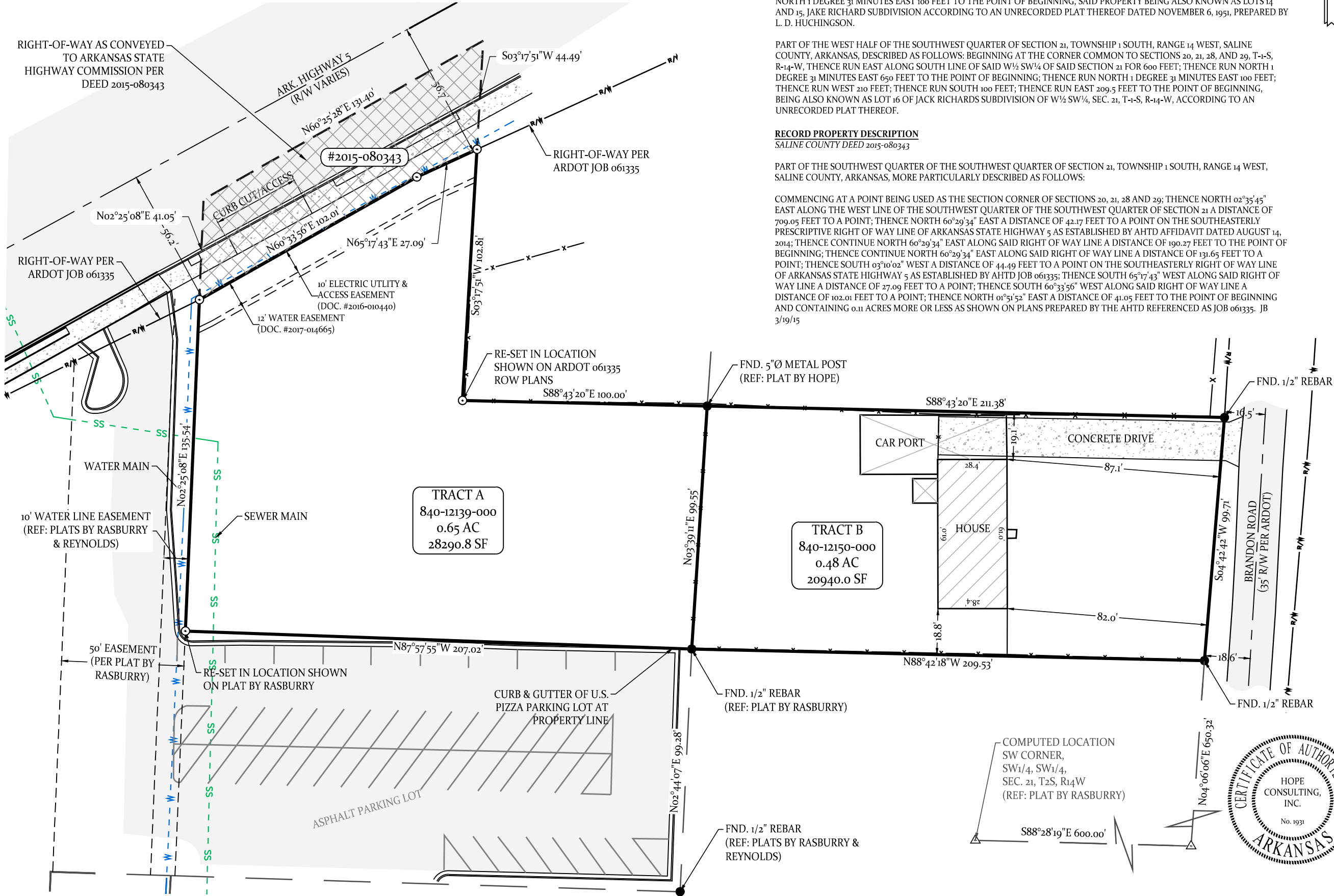
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER COMMON TO SECTIONS 20, 21, 28, AND 29, T-1-S, R-14-W, THENCE RUN EAST ALONG SOUTH LINE OF SAID W $\frac{1}{2}$ SW $\frac{1}{4}$ OF SAID SECTION 21 FOR 600 FEET; THENCE RUN NORTH 1 DEGREE 31 MINUTES EAST 650 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 1 DEGREE 31 MINUTES EAST 100 FEET; THENCE RUN WEST 210 FEET; THENCE RUN SOUTH 100 FEET; THENCE RUN EAST 209.5 FEET TO THE POINT OF BEGINNING, BEING ALSO KNOWN AS LOT 16 OF JACK RICHARDS SUBDIVISION OF W $\frac{1}{2}$ SW $\frac{1}{4}$, SEC. 21, T-1-S, R-14-W, ACCORDING TO AN UNRECORDED PLAT THEREOF.

RECORD PROPERTY DESCRIPTION

SALINE COUNTY DEED 2015-080343

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING USED AS THE SECTION CORNER OF SECTIONS 20, 21, 28 AND 29; THENCE NORTH 02°35'45" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21 A DISTANCE OF 709.05 FEET TO A POINT; THENCE NORTH 60°29'34" EAST A DISTANCE OF 42.17 FEET TO A POINT ON THE SOUTHEASTERLY PRESCRIPTIVE RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 5 AS ESTABLISHED BY AHTD AFFIDAVIT DATED AUGUST 14, 2014; THENCE CONTINUE NORTH 60°29'34" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 190.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 60°29'34" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 131.65 FEET TO A POINT; THENCE SOUTH 03°10'02" WEST A DISTANCE OF 44.49 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 5 AS ESTABLISHED BY AHTD JOB 061335; THENCE SOUTH 65°17'43" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 27.09 FEET TO A POINT; THENCE SOUTH 60°33'56" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 102.01 FEET TO A POINT; THENCE NORTH 01°51'52" EAST A DISTANCE OF 41.05 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.11 ACRES MORE OR LESS AS SHOWN ON PLANS PREPARED BY THE AHTD REFERENCED AS JOB 061335. JB 3/19/15



LEGEND	
	Found Monument
	Set 1/2" Rebar #664
	Computed Point Location
	Measured by Surveyor
	Record/Dead/Plat Measurements
	Building Setback Line Restriction
	Utility/Drainage Easement
	Property Boundary Line
	Fence Lines
	Centerlines
	Parcel Lines/Misc Lines

Drawn By: OV Checked WCS

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records public or private. Listed reference documents herein were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0360E, dated 06/05/2020

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For the Exclusive Use and Benefit of:

WAYNE MONTGOMERY
Address 2215 BRANDON RD
BRYANT, AR 72022
Date 11/20/2025
500 14W 02S 0 21 330 62 1664

