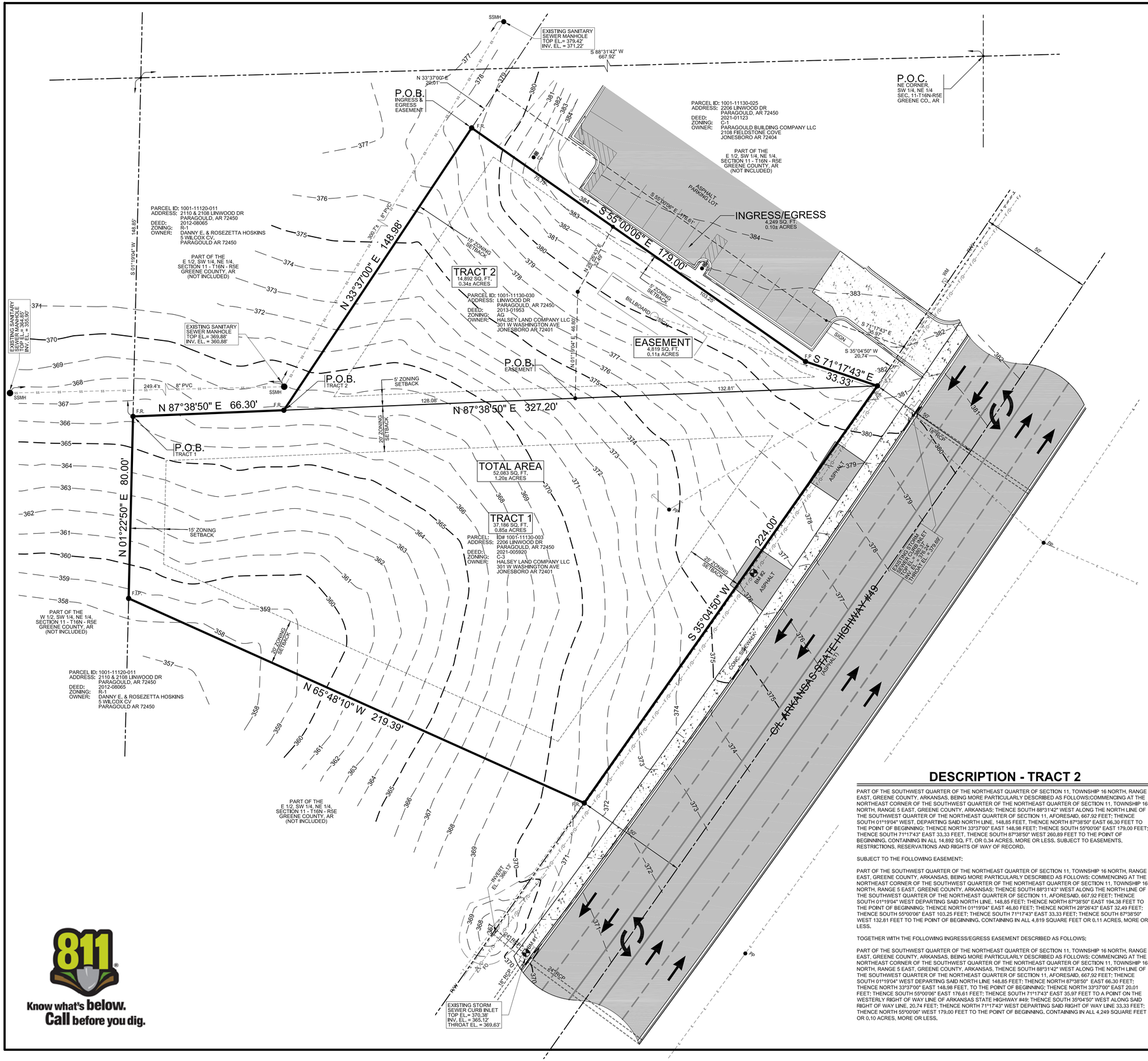
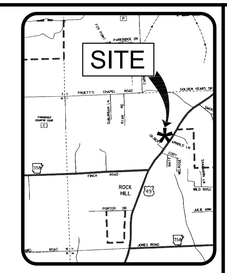





BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

20' 10' 0' 20' 40'

**GRAPHIC SCALE**
IN FEET




**VICINITY SKETCH**
NOT TO SCALE

## LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- = EASEMENT LINES
- = ZONING SETBACK LINES
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- F.S.T. = FOUND SQUARE TUBE
- = EXISTING SANITARY SEWER LINE
- SSMH = EXISTING SANITARY SEWER MANHOLE
- = EXISTING WATER LINE
- WM = EXISTING WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = EXISTING UNDERGROUND FIBER OPTIC LINE
- = EXISTING UNDERGROUND CABLE TV LINE
- = EXISTING UNDERGROUND ELECTRICAL LINE
- = EXISTING OVERHEAD ELECTRICAL LINE
- PP = POWER POLE
- LP = LIGHT POLE
- = TELEPHONE PEDESTAL
- = EXISTING UNDERGROUND TELEPHONE LINE
- 360 = EXISTING GROUND CONTOUR
- BM = BENCH MARK

## SURVEYOR'S NOTES

1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR HALSEY LAND COMPANY, LLC.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. BENCHMARK LAND SURVEYING, INC. MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON, FURTHERMORE BENCHMARK LAND SURVEYING, INC. MAKES NOR WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS, IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
4. SUBJECT PROPERTY IS WITHIN "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR GREENE COUNTY ARKANSAS AND INCORPORATED AREAS, COMMUNITY PANEL 05055C0345F (PANEL 345 OF 525) EFFECTIVE DATE - JUNE 16, 2009, REVISION DATE - MAY 16, 2013.
5. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
   BENCHMARK NO. 1: IS A FOUND A/DOT DISC SET IN CONCRETE CURBED INLET TOP, LOCATED APPROXIMATELY 71'± SOUTHWEST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 370.38 (NAVD88).
   BENCHMARK NO. 2: IS A COTTON PICKER SPINDLE SET IN THE ASPHALT DRIVE, LOCATED APPROXIMATELY 125'± NORTHEAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY. ELEVATION = 376.42 (NAVD88).
6. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   a. GENERAL WARRANTY DEED DATED MARCH 13, 2013, RECORDED AS DOCUMENT NO. 201301953 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
   b. WARRANTY DEED DATED JULY 20, 20212013, RECORDED AS DOCUMENT NO. 2021005920 IN THE PUBLIC RECORDS OF GREENE COUNTY, AT PARAGOULD, ARKANSAS.
   c. ALTA SURVEY PREPARED BY ERIC W. COLEMAN, PS#1213, DATED APRIL 30, 2007, JOB NO. 2598 ,
   d. PLAT OF SURVEY PREPARED BY CLINT RICHARDSON, PS#1487, DATED OCTOBER 31, 2016, RECORDED AS DOCUMENT NO.201712114331 IN THE STATE SURVEYOR'S OFFICE IN LITTLE ROCK, ARKANSAS.
   e. RIGHT-OF-WAY PLANS FOR ARKANSAS STATE HIGHWAY #49, ArDOT JOB NO. R00071.

## DESCRIPTION - TRACT 2

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS: THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET, THENCE NORTH 87°38'50" EAST 66.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33°37'00" EAST 148.98 FEET; THENCE SOUTH 55°00'06" EAST 179.00 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET, THENCE SOUTH 87°38'50" WEST 260.89 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 14,892 SQ. FT, OR 0.34 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SUBJECT TO THE FOLLOWING EASEMENT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS: THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 194.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°19'04" EAST 46.80 FEET; THENCE NORTH 28°26'43" EAST 32.49 FEET; THENCE SOUTH 55°00'06" EAST 103.25 FEET; THENCE SOUTH 71°17'43" EAST 33.33 FEET; THENCE SOUTH 87°38'50" WEST 132.81 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 4,819 SQUARE FEET OR 0,11 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS;

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST DEPARTING SAID NORTH LINE, 148.85 FEET; THENCE NORTH 87°38'50" EAST 66.30 FEET; THENCE NORTH 33°37'00" EAST 148.98 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 33°37'00" EAST 20,01 FEET; THENCE SOUTH 55°00'06" EAST 176,61 FEET; THENCE SOUTH 71°17'43" EAST 35,97 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 35°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 20,74 FEET; THENCE NORTH 71°17'43" WEST DEPARTING SAID RIGHT OF WAY LINE 33,33 FEET; THENCE NORTH 55°00'06" WEST 179,00 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 4,249 SQUARE FEET OR 0,10 ACRES, MORE OR LESS.

## DESCRIPTION - TRACT 1

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 16 NORTH, RANGE 5 EAST, GREENE COUNTY, ARKANSAS; THENCE SOUTH 88°31'42" WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, AFORESAID, 667.92 FEET; THENCE SOUTH 01°19'04" WEST, DEPARTING SAID NORTH LINE, 148.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°38'50" EAST 327.20 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY #49; THENCE SOUTH 35°04'50" WEST ALONG SAID RIGHT OF WAY LINE, 244,00 FEET; THENCE NORTH 65°48'10" WEST DEPARTING SAID RIGHT OF WAY LINE 219,39 FEET; THENCE NORTH 01°22'50" EAST 80,00 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 37,186 SQUARE FEET OR 0.85 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATION

TO HALSEY LAND COMPANY, AN ARKANSAS LIMITED LIABILITY COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 6(b), 7(a), 7(b-1), 8, 11, 13, 14, 17 AND 19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/25/2021.

AND FURTHER THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF ALTA/NSPS LAND TITLE SURVEY: 10/25/2021

© Copyright 2021 BMLS-INC

**BENCHMARK** LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2300 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

**ALTA/NSPS LAND TITLE SURVEY**

**HALSEY LAND COMPANY, LLC**

**PART OF THE E 1/2, SW 1/4, NE 1/4, SECTION 11 - T16N - R5 E GREENE COUNTY, ARKANSAS**

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
12/08/2021

KEVIN L. SCRAPE
ARKANSAS PS#1637

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

500-16N-05E-0-11-130-28-1637

| | |
|---|---|
| CADD FILE: 21279-001 | SCALE: 1"=20' |
| DATE: 12/08/2021 | SHEET |
| DWG#: 0516111-0007 | 1 OF 1 |