

REFERENCE DEEDS:
WD L20220241, WD 3900-87, TWD 10677-2001,
WD 844-2002, TWD 9306-2004, WD 13119-2007
AND TOCD L202101200.

REFERENCE EASEMENTS:
ROW GRANT 6770-84, OCD 4415-89, OCD 6627-94,
8705-97, 8077-2002 AND 1145-2003.

REFERENCE SURVEYS:
RS-160-92, RS-307-2007, RS-340-2007, L202112069, L202509825.

OTHER REFERENCE DOCUMENTS:
CITY OF MOUNTAIN HOME ORDINANCES 98-027 & 98-028
AND FLOOD INSURANCE RATE MAP NUMBER 05005C0135E,
EFFECTIVE 12/03/2010.

INDUSTRIAL PLAZA ROAD RIGHT OF WAY:

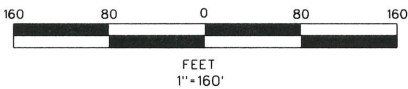
INDUSTRIAL PLAZA BECAME A CITY STREET AT THE TIME OF THE ANNEXATION OF THE PROPERTY INTO THE CITY LIMITS. PER CITY ORDINANCE 98-028, SECTION 3, "ALL STREETS AND ROADS IN THE ANNEXED AREA WHICH ARE PRESENTLY CONSTRUCTED AND USEABLE, ARE HERE BY ACCEPTED AS CITY STREETS." PER CITY OF MOUNTAIN HOME PLANNING AND ENGINEERING DIRECTOR, THE CITY OF MOUNTAIN HOME RECOGNIZE THE END OF THE PAVEMENT OF INDUSTRIAL PLAZA ROAD AS THE EXTENT OF THE CITY STREET AND NOT THE END OF THE GRAVEL PORTION OF THE EXISTING ROAD.
THE RIGHT OF WAY OF INDUSTRIAL PLAZA ROAD IS SHOWN ON THIS PLAT AS 50 FEET IN TOTAL WIDTH, BASED ON THE CLAIMED RIGHT OF WAY WIDTH OF COUNTY ROADS BY BAXTER COUNTY AT THE TIME OF ANNEXATION. THIS WIDTH IS ALSO SHOWN ON REFERENCE SURVEY L202112069.

EASEMENT NOTE:

ALL SEWER EASEMENTS ARE SHOWN BASED ON A WIDTH OF 10 FEET, EACH SIDE, OF THE EXISTING SEWER LINE AS DETERMINED BY THE LOCATION OF THE ABOVE GROUND SEWER MANHOLES, EXCEPT FOR THE EASEMENT FOR LATERAL B-3-A. LATERAL B-3-A IS SHOWN ON THIS SURVEY AS BEING 20 FEET IN TOTAL WIDTH AND ABUTTING THE RIGHT OF WAY OF INDUSTRIAL PLAZA ROAD AS DESCRIBED IN SEWER EASEMENT DOCUMENT NUMBER 8077-2002.
THE GAS LINE EASEMENT (DOCUMENT NUMBER 6770-84) IS SHOWN BASED ON BEING 15 FEET IN TOTAL WIDTH, 7.5 FEET EACH SIDE OF THE EXISTING GAS LINE AS MARKED ABOVE GROUND BY BLACK HILLS ENERGY.



THE BEARINGS FOR THIS
SURVEY ARE STATE PLANE,
BASED ON THE ARDOT VIRTUAL
REFERENCE STATION NETWORK.

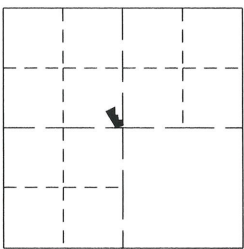


COURSE	BEARING	DISTANCE
L1	S75°11'54"W	26.64'
L2	N31°14'20"W	43.17'
L3	N71°09'49"E	25.16'
L4	N31°00'04"W	44.96'
L5	S75°11'54"W	25.42'
L6	S02°26'39"W	40.65'
L7	N76°27'05"E	7.40'

LEGEND

- FOUND MONUMENT (AS NOTED)
- △ COMPUTED LOCATION
- ▼ 1/2" REBAR W/AL. CAP PS1578
- PARCEL BOUNDARY LINE
- SEWER EASEMENT
- GAS LINE EASEMENT
- UTILITY EASEMENT
- - - ARDOT RIGHT OF WAY
- - - STREET RIGHT OF WAY
- - - QUARTER SECTION LINE
- - - SURVEY TIE LINE

LOCATION MAP
S17-T19N-R13W



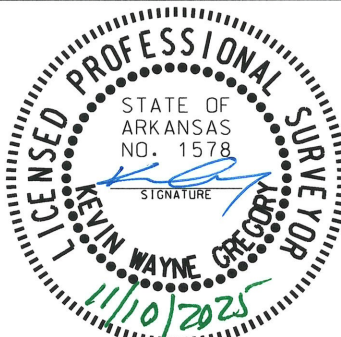
PLAT OF SURVEY FOR:
NAPIER PROPERTIES OF
THE OZARKS, LLC

500-19N-13W-0-17-104-03-1578

SURVEYOR'S CERTIFICATION

I CERTIFY THAT, UNDER MY SUPERVISION, THE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED AND THE MONUMENTS WERE SET OR FOUND AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

REVISIONS:



**CONSOLIDATED
LAND SERVICES
INCORPORATED**
5667 HIGHWAY 62 EAST
MOUNTAIN HOME, ARKANSAS
(870) 425-6161

BOUNDARY SURVEY

PART OF THE SE1/4 NW1/4
AND PART OF THE SW1/4 NE1/4,
S17-T19N-R13W,
BAXTER COUNTY, ARKANSAS

DATE: FEBRUARY 01, 2024 SHEET
PROJECT NO.: 24025 1
P.C.: DG OF
CREW: JN, BH, AM 3
APPROVED BY: KG SHEETS
DRAWN BY: AM, KG



L202509869

BAXTER CO, AR FEE \$25.00

PRESENTED: 11-10-2025 11:03:09 AM

RECORDED: 11-10-2025 11:03:09 AM

CANDA REESE

CIRCUIT CLERK

BY: LISA PEMBERTON

DEPUTY

PLATS AND SURVEYS

3 Pages

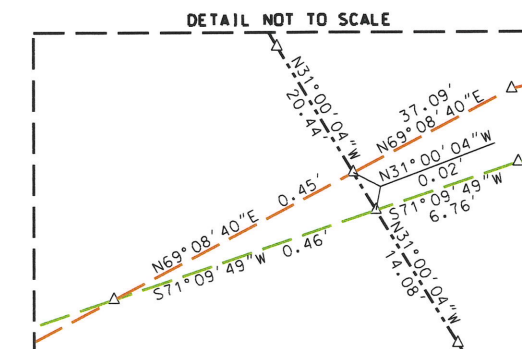
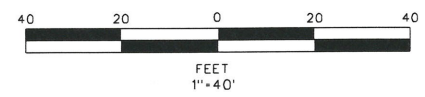
(COMPUTED FROM RS-160-92)
1/4 S08:17 (19N 13W)

CN1/16 S17 (19N 13W)
5/8" REBAR

ACREAGE CALCULATION
SE1/4 NW1/4: +/-1.99 ACRES
SW1/4 NE1/4: +/-0.01 ACRES

SW1/4 NE1/4
S17-T19N-R13W

(COMPUTED FROM TRUSTEE'S
QUITCLAIM DEED L202101200)
Δ1/4 S17:20 (19N 13W)

TRACT A

EASEMENT DETAIL

DATE: FEBRUARY 01, 2024
PROJECT NO.: 24025
P.C.: DG
CREW: JN, BH, AM
APPROVED BY: KG
DRAWN BY: AM, KG

SHEET
2
OF
3
SHEETS

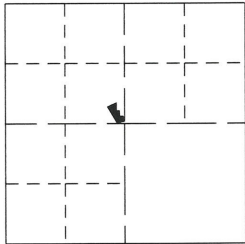
500-19N-13W-0-17-104-03-1578

SURVEY DESCRIPTION:

PART OF THE SE1/4 OF THE NW1/4 AND PART OF THE SW1/4 OF THE NE1/4, SECTION 17, TOWNSHIP 19 NORTH, RANGE 13 WEST, BAXTER COUNTY, ARKANSAS, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE QUARTER CORNER BETWEEN SECTIONS 08 AND 17, TOWNSHIP 19 NORTH, RANGE 13 WEST; GO, ALONG THE QUARTER SECTION LINE, S02°26'39"W 1724.76 FEET; THEN, LEAVING SAID QUARTER SECTION LINE, GO N89°40'36"W 199.46 FEET; THEN GO S00°17'00"W 446.94 FEET TO A 1/2" REBAR WITH ALUMINUM CAP (PS1578) AND THE POINT OF BEGINNING OF TRACT BEING DESCRIBED; THEN GO S00°17'00"W 173.91 FEET TO A 1/2" REBAR; THEN GO S85°59'57"E 60.64 FEET TO A 3/8" REBAR WITH UNREADABLE CAP; THEN GO S04°22'54"E 119.00 FEET TO A 3/8" REBAR; THEN GO N84°27'19"E 73.59 FEET TO A COTTON PICKER SPINDLE; THEN GO S17°35'47"E 140.66 FEET TO A 3/8" REBAR WITH CAP (PS1475) ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY 62/412; THEN GO, ALONG THE SAID HIGHWAY RIGHT OF WAY, S71°41'55"W 50.25 FEET TO THE CENTER OF AN 8" CONCRETE POST; THEN CONTINUE, ALONG SAID HIGHWAY RIGHT OF WAY, S75°11'54"W 140.59 FEET TO A POINT IN THE CENTERLINE OF INDUSTRIAL PLAZA ROAD; THEN GO, ALONG SAID CENTERLINE, N31°14'20"W 435.41 FEET; THEN, LEAVING SAID CENTERLINE, GO N65°21'32"E 247.48 FEET TO THE POINT OF BEGINNING.



LOCATION MAP
S17-T19N-R13W



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TRACT DESCRIPTION
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AND PART OF THE SW1/4 NE1/4,
S17-T19N-R13W,
BAXTER COUNTY, ARKANSAS

PLAT OF SURVEY FOR:
NAPIER PROPERTIES OF
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