

VICINITY MAP

LEGEND:

	BOUNDARY LINE
	FENCE
	CENTERLINE STREET
	SECTION LINE
	MONUMENT AS DESCRIBED
	SET 1/2\"/>

**RECORD DESCRIPTION: WARRANTY DEED 312 123**  
 PART OF THE E 1/2 OF SECTION 23 AND THE W 1/2 OF SECTION 24, T-4-N, R-10-W, LONOKE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, THENCE N89°55'W, 320.5 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23 TO THE POINT OF BEGINNING; THENCE SOUTH, 278 FEET TO A POINT; THENCE N68°16'E, 114.5 FEET TO A POINT; THENCE S24°44'E, 199.8 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HWY 67; THENCE N56°11'E, 376.4 FEET TO A POINT ALONG SAID RIGHT OF WAY LINE OF U.S. HWY 67; THENCE N31°16'W, 352.1 FEET TO A POINT ON THE EAST LINE OF SECTION 23; THENCE NORTH, 467.1 FEET ALONG SAID EAST LINE OF SECTION 23 TO A POINT; THENCE N89°55'W, 409.1 FEET TO A POINT; THENCE SOUTH 561.1 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF THE NE 1/4, SECTION 23; THENCE S89°55'E, 88.6 FEET ALONG SAID SOUTH LINE OF THE SE 1/4 OF THE NE 1/4, SECTION 23 TO THE POINT OF BEGINNING, CONTAINING 8.50 ACRES, MORE OR LESS.

**RECORD DESCRIPTION: WARRANTY DEED 220 116**  
 A TRACT OF LAND LOCATED IN PART OF THE NE 1/4 OF THE SE 1/4, SECTION 23, T-4-N, R-10-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4, SE 1/4, SECTION 23, T-4-N, R-10-W; THENCE N89°55'W, 320.5 FEET; THENCE SOUTH, 278.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, 266.3 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 367; THENCE N56°11'E ALONG THE NORTH RIGHT OF WAY LINE OF SAID HIGHWAY 228.6 FEET; THENCE N24°44'W, 199.8 FEET; THENCE S68°16'W, 114.5 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.842 ACRES, MORE OR LESS.

**SURVEY DESCRIPTION:**  
 PART OF THE NE 1/4, SE 1/4 AND PART OF THE SE 1/4, NE 1/4, SECTION 23, AND PART OF THE SW 1/4, NW 1/4 AND NW 1/4, SW 1/4, SECTION 24, T-4-N, R-11-W, LONOKE COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

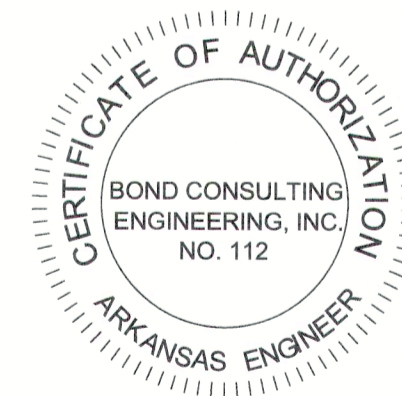
COMMENCING AT THE NE CORNER OF THE NE 1/4, SE 1/4, SECTION 23, T-4-N, R-10-W, THENCE N88°39'01\"/>

BASIS OF BEARINGS: AR STATE PLANE COORDINATES NORTH ZONE

**GENERAL NOTES:**

- 1.) THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE
- 2.) NO ATTEMPT HAS BEEN MADE AS PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR SERVICE FACILITY. FOR INFORMATION REGARDING THOSE UTILITIES OR SERVICES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
- 3.) DEED REFERENCES FOR THIS SURVEY ARE WARRANTY DEEDS FILED FOR RECORD AS BOOK 312 PAGE 123 AND BOOK 220 PAGE 116, IN THE LONOKE COUNTY RECORDS.
- 4.) BOUNDARY SURVEY BY STEVEN BEADLE PS #819 RECORDED WITH THE DIVISION OF LAND SURVEYS AS DOCUMENT NO. 500-04N-10W-0-23-210-43-0819

For the Use and Benefit of:  
 P.A.G. Automotive Inc.  
 Thomas Ross Everett  
 Patrick Everett  
 Fidelity National Title Insurance Agency  
 Realty Title



**CERTIFICATE OF SURVEYING ACCURACY:**  
 I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION, AND THAT ALL CORNERS ARE SHOWN IN ACCORDANCE WITH THE EXISTING MONUMENTS OF THE AREA. IMPROVEMENTS ARE AS SHOWN.

AARON K. ROBINSON  
 REGISTERED LAND SURVEYOR  
 ARKANSAS LICENSE NO. 1619

JOB. No. 10459	 <b>BOND CONSULTING ENGINEERS, INC.</b> 2601 T. P. White Drive Jacksonville, Arkansas 72076 Phone: (501) 962-1538 Fax: (501) 962-1530 E-mail: tbond@bondce.com E-mail: arobinson@bondce.com	Prepared For: P.A.G. Automotive Inc. Edwin Padilla 2304 & 2308 S. 2nd Street Cabot, AR 72023	<b>BOUNDARY SURVEY</b> <b>PART NE 1/4, SE 1/4 AND PART OF THE SE 1/4, NE 1/4, SECTION 23,</b> <b>AND PART OF THE SW 1/4, NW 1/4 &amp; NW 1/4, SW 1/4, SECTION 24, ALL IN T-4-N, R-11-W</b> LONOKE COUNTY, ARKANSAS	SCALE: 1" = 100'
DRAWN BY: ras				DATE: JUNE 28, 2024
FILE NO.:				SHEET OF 1