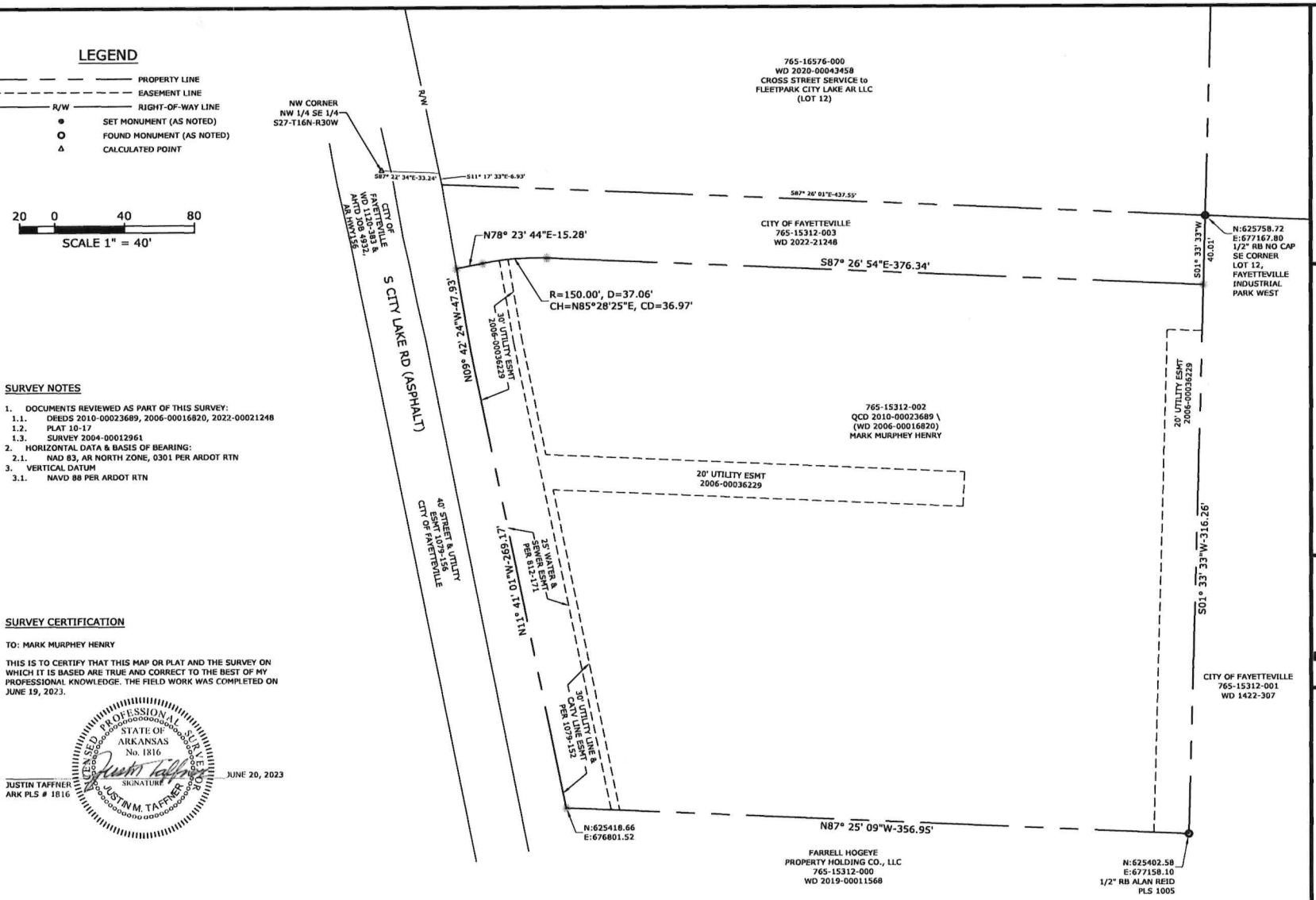


## SURVEY NOTES

1. DOCUMENTS REVIEWED AS PART OF THIS SURVEY:
   - 1.1. DEEDS 2010-00023689, 2006-00016820, 2022-00021248
   - 1.2. PLAT 10-17
   - 1.3. SURVEY 2004-00012961
2. HORIZONTAL DATA & BASIS OF BEARING:
   - 2.1. NAD 83, AR NORTH ZONE, 0301 PER ARDOT RTN
3. VERTICAL DATUM
   - 3.1. NAVD 88 PER ARDOT RTN

## SURVEY CERTIFICATION

TO: MARK MURPHEY HENRY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. THE FIELD WORK WAS COMPLETED ON JUNE 19, 2023.

REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1816
JUSTIN M. TAFFNER

JUSTIN TAFFNER — SIGNATURE — JUNE 20, 2023
ARK PLS # 1816

**LEGAL DESCRIPTION: (QUITCLAIM DEED 2010-00023689)**

A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-SEVEN (27) OF TOWNSHIP SIXTEEN (16) NORTH, IN RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 156 (CITY LAKE ROAD), SAID POINT BEING SOUTH 87° 23' 05" EAST 33.24 FEET AND SOUTH 11° 18' 04" EAST 6.93 FEET FROM THE NORTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 27, SAID POINT ALSO BEING AN EXISTING IRON AT THE SOUTHWEST CORNER OF LOT NO. TWELVE (12) OF THE FAYETTEVILLE INDUSTRIAL PARK WEST TO THE CITY OF FAYETTEVILLE, ARKANSAS, AS PER PLAT RECORDED IN PLAT BOOK 10 AT PAGE 17 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS; THENCE SOUTH 87° 26' 32" EAST 437.55 FEET TO A POINT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT NO. 12 OF SAID FAYETTEVILLE INDUSTRIAL PARK WEST; THENCE SOUTH 01° 34' 34" WEST 356.21 FEET TO A POINT; THENCE NORTH 87° 22' 54" WEST 356.92 FEET TO THE EAST RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 156; THENCE WITH SAID EAST RIGHT-OF-WAY LINE NORTH 11° 38' 27" WEST 269.50 FEET; THENCE CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE NORTH 09° 45' 29" WEST 96.74 FEET TO THE POINT OF BEGINNING CONTAINING 3.26 ACRES, MORE OR LESS, AND SUBJECT TO RIGHTS OF WAY AND EASEMENTS OF RECORD, AS SHOWN ON THE REPLAT OF LOTS 13 AND 14 OF FAYETTEVILLE INDUSTRIAL PARK WEST PER ALAN REID & ASSOCIATES SURVEY RECORDED 04/07/04 ON FILE AS NO. 2004-00012961 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

**LESS AND EXCEPT: (WARRANTY DEED 2022-00021248)**

A RIGHT OF WAY (R.O.W.) ACROSS PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 27 OF TOWNSHIP 16 NORTH, RANGE 30 WEST, IN WASHINGTON COUNTY, ARKANSAS, BEING ALSO PART OF A TRACT DESCRIBED IN WASHINGTON COUNTY DOCUMENT 2010-00023689 (THE PARENT TRACT), THE SAID R.O.W. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 27; THENCE, ALONG THE NORTH LINE OF THE NW/4 SE/4, S87°22'34"E 33.24 FEET TO THE EAST LINE OF CITY LAKE ROAD; THENCE LEAVING THE NORTH LINE, ALONG THE SAID EAST LINE OF CITY LAKE ROAD, S11°17'33"E 6.93' TO THE R.O.W. POINT OF BEGINNING AT THE NORTHWEST CORNER OF THE SAID PARENT TRACT, BEING ALSO THE SOUTHWEST CORNER OF LOT 12 OF THE FAYETTEVILLE INDUSTRIAL PARK - WEST AS DEPICTED ON A PLAT FILED IN WASHINGTON COUNTY PLAT BOOK 10, PAGE 17; THENCE LEAVING THE EAST LINE OF CITY LAKE ROAD S87°26'01"E 437.66 FEET TO THE NORTHEAST CORNER OF THE PARENT TRACT, BEING ALSO THE SOUTHEAST CORNER OF LOT 12; THENCE ALONG THE EAST LINE OF THE PARENT TRACT S01°33'33"W 40.01 FEET TO THE NEW SOUTH R.O.W. OF INDUSTRIAL DRIVE; THENCE LEAVING THE EAST LINE, ALONG THE SAID SOUTH R.O.W. OF INDUSTRIAL DRIVE FOR THE FOLLOWING COURSES: N87°26'54"W 376.34 FEET; THENCE, ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 150.00 FEET AND ARC LENGTH OF 37.06 FEET, FOR A CHORD OF S85°28'25"W 36.97 FEET TO THE POINT OF TANGENCY; THENCE LEAVING THE CURVE S78°23'44"W 15.28 FEET TO THE EAST LINE OF CITY LAKE ROAD; THENCE LEAVING THE SOUTH R.O.W., ALONG THE EAST LINE OF CITY LAKE ROAD, N09°42'24"W 49.53 FEET TO THE R.O.W. POINT OF BEGINNING, ENCLOSING 17,528 SQUARE FEET, OR 0.402 ACRES.

CERTIFICATE OF AUTHORIZATION
McCLELLAND CONSULTING ENGINEERS, INC.
No. 24
ARKANSAS ENGINEER


McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
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# BOUNDARY SURVEY
MARK HENRY
S. CITY LAKE ROAD
FAYETTEVILLE, AR

811. Know what's below. Call before you dig.

REVISIONS

| REV | DATE | DESCRIPTION |
|---|---|---|
| | | |

BOUNDARY SURVEY

| | |
|---|---|
| PROJ. MANAGER: PJW | DRAWN BY: JMT |
| DATE: 06/19/2023 | REVISION: 01 |
| SCALE: AS NOTED | PROJ. NUMBER: 23-2712 |

BND-1

#### W:\2023\0-SURVEY JOBS\23-2712 - FAYETTEVILLE, AR - HENRY BOUNDARY SURVEY\SURVEY\BOUNDARY\23-2712 BOUNDARY.DWG