

NW CORNER OF THE SW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECT. 23-10-11.

1. Property is designated as a Class "B" property (Suburban Area Designation).

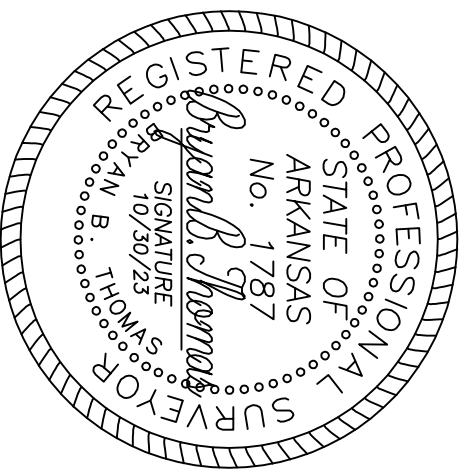
**SURVEY NOTES**

Part of the East Half (E $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-two (22) and part of the West Half (W $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twenty-three (23) all in Township Ten North (T10N), Range Eleven West (R11W) of the 5th Principal Meridian, Cleburne County, Arkansas and being more particularly described as follows:

**TRACT #20 DESCRIPTION (PART OF DEED DOC. #202104131)**

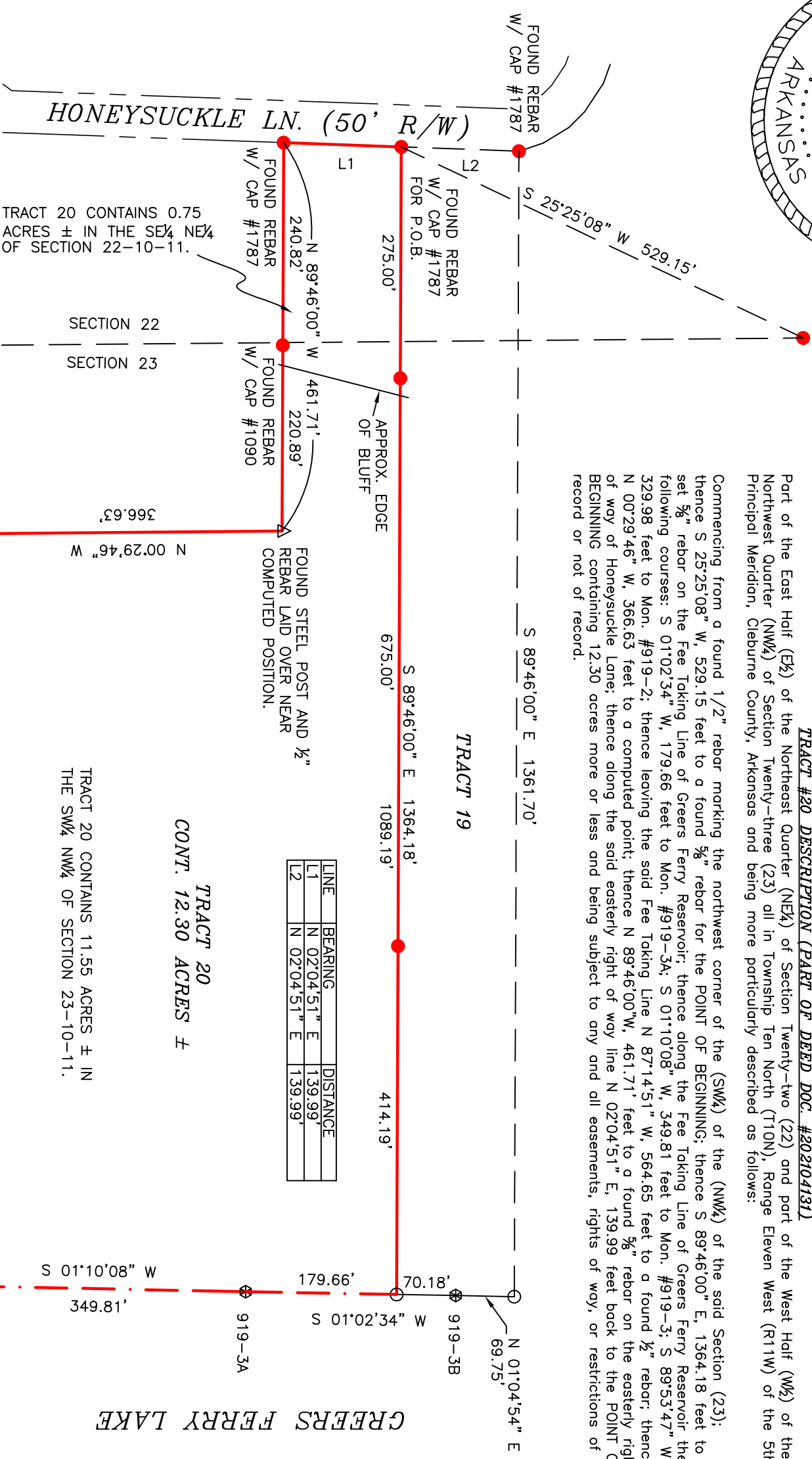
Commencing from a found 1/2" rebar marking the northwest corner of the (SW $\frac{1}{4}$ ) of the (NW $\frac{1}{4}$ ) of the said Section (23); thence S 25°25'08" W, 529.15 feet to a found 5/8" rebar for the POINT OF BEGINNING; thence S 89°46'00" E, 1364.18 feet to a set 3/8" rebar on the Fee Taking Line of Greers Ferry Reservoir; thence along the Fee Taking Line of Greers Ferry Reservoir the following courses: S 01°02'34" W, 179.66 feet to Mon. #919-3A; S 01°10'08" W, 349.81 feet to Mon. #919-3; S 89°53'47" W, 329.98 feet to Mon. #919-2; thence leaving the said Fee Taking Line N 87°14'51" W, 564.65 feet to a found 1/2" rebar; thence N 00°29'46" W, 366.63 feet to a computed point; thence N 89°46'00" W, 461.71' feet to a found 5/8" rebar on the easterly right of way of Honeysuckle Lane; thence along the said easterly right of way line N 02°04'51" E, 139.99 feet back to the POINT OF BEGINNING containing 12.30 acres more or less and being subject to any and all easements, rights of way, or restrictions of record or not of record.

**CERTIFICATION**  
I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED PROPERTY WAS COMPLETED BY ME ON THIS 30TH DAY OF OCTOBER, 2023 AND THE CORNERS WERE SET OR FOUND AS SHOWN. THE FOLLOWING CONDITIONS ARE A PART OF THIS CERTIFICATION:  
1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.  
2. NO STATEMENT IS MADE CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.  
3. NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING THE EXISTENCE, SIZE DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCIES.  
4. NO STATEMENTS CONCERNING FLOOD PLAN LOCATION OR DETERMINATION ARE INCLUDED WITH THIS SURVEY.



**LEGEND**

- DESCRIPTION BOUNDARY
- TIE LINES
- C.O.E. FEE LINE / BOUNDARY
- C.O.E. FEE LINE
- △ CALCULATED POINT
- FOUND 1/2" REBAR (UNLESS NOTED)
- SET 5/8" x 18" REBAR
- ⊗ FOUND C.O.E. DISC. MONUMENT



TRACT 20 CONTAINS 0.75 ACRES ± IN THE SE $\frac{1}{4}$  NE $\frac{1}{4}$  OF SECTION 22-10-11.

TRACT 20 CONTAINS 11.55 ACRES ± IN THE SW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SECTION 23-10-11.

TRACT 20 CONT. 12.30 ACRES ±

**JOB #23-145(20)**  
**SCALE 1"=150'**  
**DATE 10/30/23**  
**F.B. ELECTRONIC**

Survey for the use and benefit of:  
**Paul Cofferty**

Arkansas Agriculture Department  
 Land Survey Division File Code Number  
 500-10N-11W-0-22-120-12-1787  
 500-10N-11W-0-23-430-12-1787

Part of the (SE $\frac{1}{4}$ ) of the (NE $\frac{1}{4}$ ) of Section Twenty-two (22) & part of the (SW $\frac{1}{4}$ ) of the (NW $\frac{1}{4}$ ) of Section Twenty-three (23) all in Township 10 North (T10N), Range Eleven West (R11W), Cleburne County, Arkansas

**BOUNDARY SURVEY**

**THOMAS LAND SURVEYING LLC**

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