



PROPERTY DESCRIPTION TRACT 1 AS SURVEYED

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 344.20 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST LINE A DISTANCE OF 322.78 FEET; THENCE NORTH 01°37'30" EAST A DISTANCE OF 314.63 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 89°21'13" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 324.80 FEET TO THE POINT OF BEGINNING, CONTAINING 2.45 ACRES, MORE OR LESS.

SUBJECT TO A 15 FOOT WIDE SEWER EASEMENT DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 344.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 318.15 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST LINE A DISTANCE OF 15.03 FEET; THENCE NORTH 01°59'18" EAST A DISTANCE OF 316.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALEXANDER ROAD; THENCE SOUTH 89°23'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF ALEXANDER ROAD

PROPERTY DESCRIPTION TRACT 2 AS SURVEYED

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 344.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 318.15 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST LINE A DISTANCE OF 15.03 FEET; THENCE NORTH 01°59'18" EAST A DISTANCE OF 316.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALEXANDER ROAD; THENCE SOUTH 89°23'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

TOGETHER WITH A 15 FOOT WIDE SEWER EASEMENT DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 13 WEST, PULASKI COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 344.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°06'07" WEST CONTINUING ALONG SAID EAST LINE A DISTANCE OF 318.15 FEET; THENCE NORTH 84°06'34" WEST LEAVING SAID EAST LINE A DISTANCE OF 15.03 FEET; THENCE NORTH 01°59'18" EAST A DISTANCE OF 316.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ALEXANDER ROAD; THENCE SOUTH 89°23'11" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.11 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY OF ALEXANDER ROAD AND A 100 FOOT POWER TRANSMISSION LINE RIGHT OF WAY

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@rasbury.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:

KEVIN STEED

PROPERTY ADDRESS:
11617 & 11705
ALEXANDER ROAD

FIELDWORK DATE: 2-13-25
PLAT DATE: 2-27-25

DRAWN BY: DCR

CHECKED BY: JAR

FILE: C:\DRAWINGS\1S-13W\16\KEVIN STEED

STATE CODE: 500-01S-13W-0-16-410-60-1506

JOB#: 25-039

CERTIFICATE OF AUTHORIZATION

RASBURY SURVEYING, LLC

NO. 2267

ARKANSAS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ARKANSAS NO. 1506

AMANDA A. RASBURY

SIGNATURE