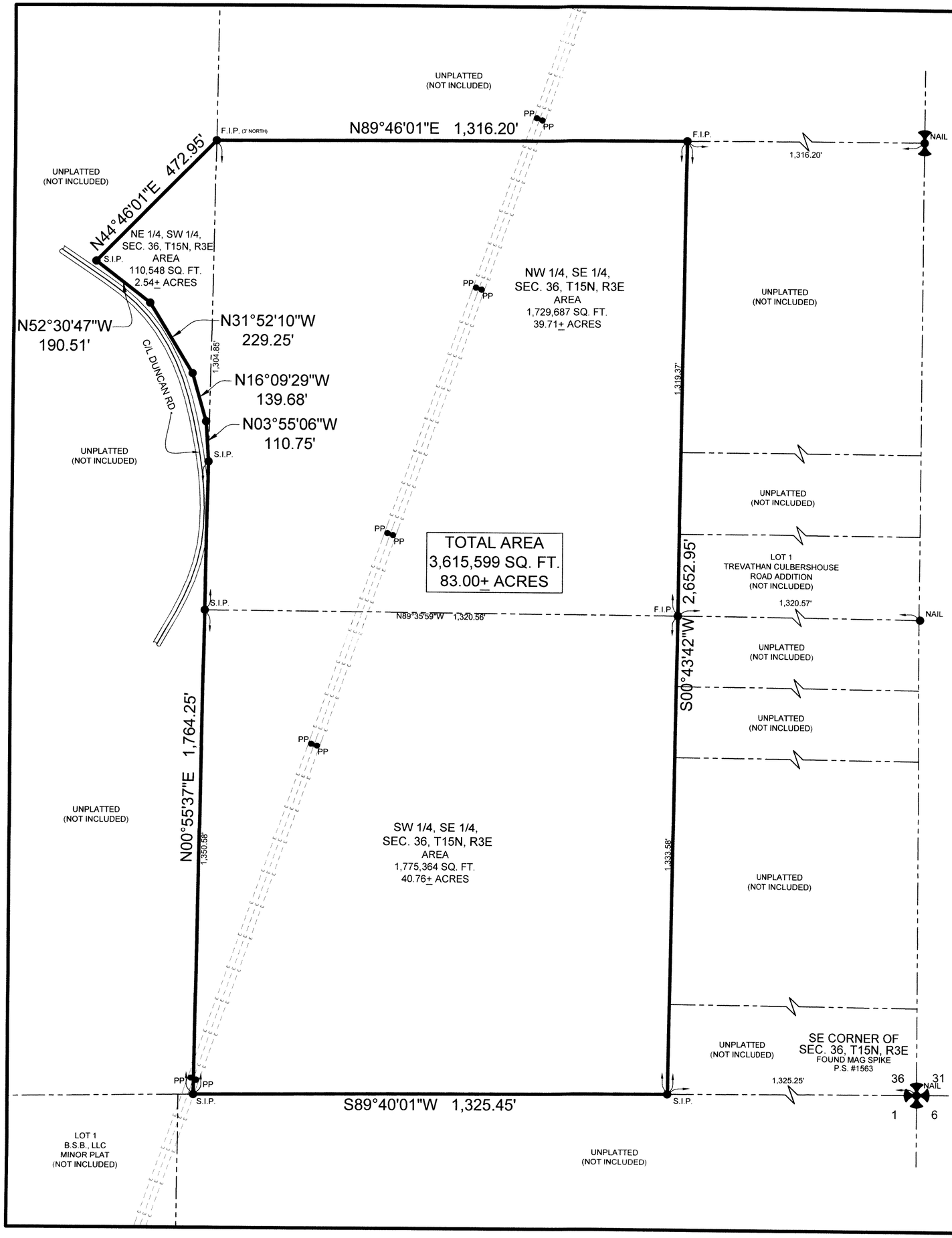
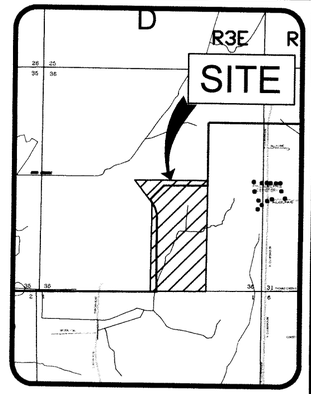



BEARING BASIS
(STATE PLANE COORDINATES - ARKANSAS NORTH ZONE)

200' 100' 0' 200' 400'

**GRAPHIC SCALE**
IN FEET




**VICINITY SKETCH**
NOT TO SCALE

## LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINES
- F.I.P. = FOUND IRON PIPE
- S.I.P. = SET 1-1/4" IRON PIPE W/ PLS #1637 CAP
- NAIL = FND MAG NAIL
- = EXISTING OVERHEAD ELECTRICAL LINE
- PP = POWER POLE

## DESCRIPTION

THE WEST HALF OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL LYING IN SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER, SECTION 36, TOWNSHIP 15 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°46'01" EAST, ALONG THE NORTH LINE OF SAID WEST HALF, A DISTANCE OF 1,316.20 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 00°43'42" WEST, ALONG THE EAST LINE OF SAID WEST HALF, A DISTANCE OF 2,652.95 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE SOUTH 89°40'01" WEST, ALONG THE SOUTH LINE OF SAID WEST HALF, A DISTANCE OF 1,325.45 FEET TO THE SOUTHWEST CORNER OF SAID WEST HALF; THENCE NORTH 00°55'37" EAST, ALONG THE WEST LINE OF SAID WEST HALF, A DISTANCE OF 1,764.25 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF DUNCAN ROAD; THENCE NORTH 03°55'06" WEST, DEPARTING SAID WEST LINE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.75 FEET; THENCE NORTH 16°09'29" WEST, A DISTANCE OF 139.68 FEET; THENCE NORTH 31°52'10" WEST A DISTANCE OF 229.65 FEET; THENCE NORTH 52°30'47" WEST A DISTANCE OF 190.51 FEET; THENCE NORTH 44°46'01" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 472.95 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL, 3,615,599 SQ. FT. OR 83.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

## SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR CRAIG McDANIEL REAL ESTATE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   - A: QUITCLAIM DEED TO SOUTH LIVING TRUST, RECORDED IN BOOK 673, PAGE 577, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - B: QUITCLAIM DEED TO SOUTH LIVING TRUST, RECORDED IN BOOK 673, PAGE 579, PUBLIC RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
   - C: PLAT OF SURVEY FOR ED SOUTH BY TERRY G. BARE, RECORDED IN PLAT CABINET "H", PAGE 37 AT JONESBORO, ARKANSAS.
   - D: PLAT OF SURVEY FOR ED SOUTH BY TERRY G. BARE, RECORDED IN PLAT BOOK "H", PAGE 12 AT JONESBORO, ARKANSAS.
   - E: PLAT OF TREVATHAN CULBERHOUSE ROAD ADDITON BY TERRY G. BARE, RECORDED IN PLAT BOOK "B", PAGE 111 AT JONESBORO, ARKANSAS.

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 06/29/2016

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

# BOUNDARY SURVEY

CRAIG McDANIEL REAL ESTATE

W 1/2 OF THE SE 1/4 AND
PART OF THE NE 1/4, SW 1/4
JONESBORO, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS

BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED
STATE OF ARKANSAS
NO. 1637
SIGNATURE
KEVIN L. SCRAPE
PROFESSIONAL SURVEYOR

KEVIN L. SCRAPE
ARKANSAS PS#1637

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 07/17/16 | KS | CORRECT DESCRIPTION |
| | | |
| | | |
| | | |

500-15N-03E-0-36-203-16-1637

| | |
|---|---|
| CADD FILE: 16162-001-R1 | SCALE: 1"=200' |
| DATE: 06/29/16 | SHEET |
| DWG#: 0315362.0001 | 1 OF 1 |