

# 5459 MINOR PLAT

A Minor Plat of the following described lands in Craighead County, Arkansas, to-wit:

**LOT 1:**

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence S1°08'W 238.6 feet; run thence N89°23'E 668.7 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 334.2 feet; run thence S89°23'W 427.3 feet to the true point of beginning, containing 3.00 acres, more or less, SUBJECT TO a 20-foot utility easement across the East side thereof as described in JB2015R-009412, a 15-foot easement as platted for a irrigation well and irrigation pipe and any other easements or rights of way of record; ALONG WITH the following described Ingress/Egress/Utility easement: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence N89°23'E 427.3 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 37.7 feet to a found pipe; run thence S89°07'W 400.1 feet to the true point of beginning.

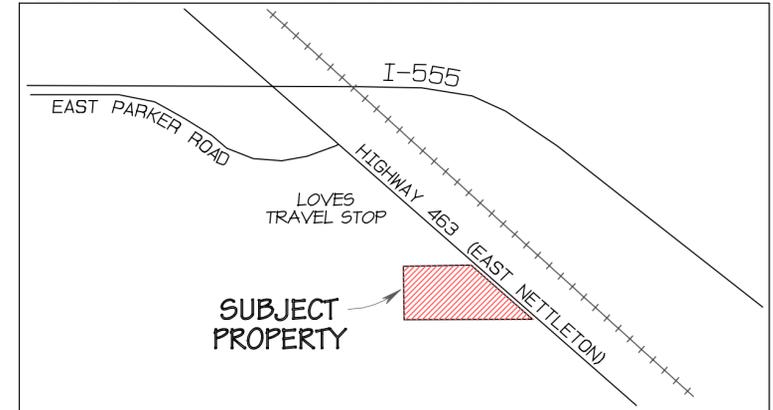
**Notes:**

- 1.) Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.

Dated: April 26, 2022

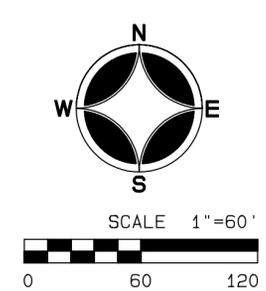
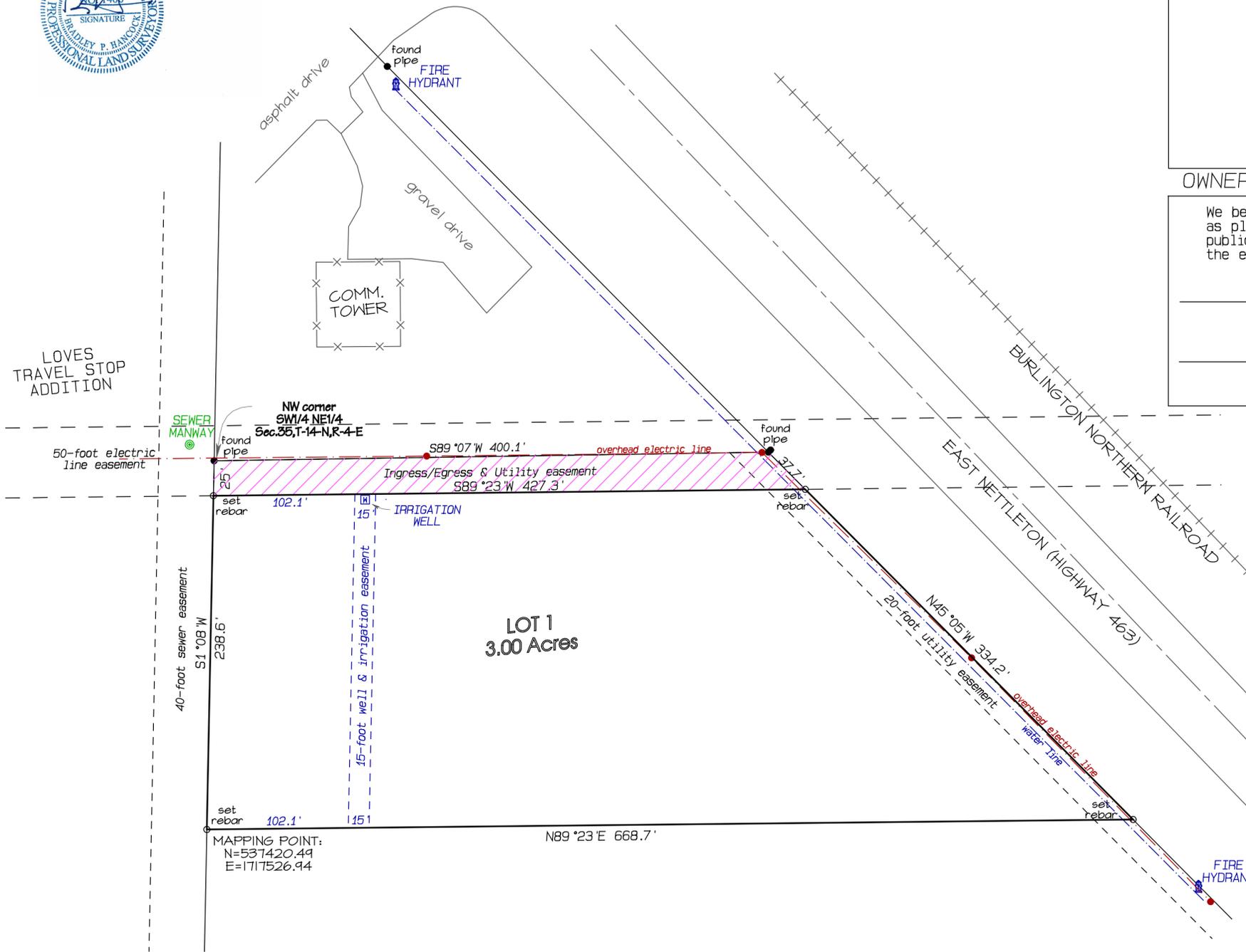


VICINITY MAP: not to scale



**OWNERS CERTIFICATION:**

We being the agents do hereby accept the plan of replat as platted and shown hereon, further dedicating any public or private easements and/or rights of way for the express purpose indicated.

MAPPING POINT:  
N=537420.49  
E=1717526.44

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