

SCALE: 1" = 400'

BASIS OF BEARING  
SURVEY BY  
MECO ENGINEERING COMPANY  
DATED 5-23-2023  
PROVIDED BY CLIENT

REFERENCE DEED  
BOOK 2023 PAGE 3072  
D.R.F.C.A.

**SURVEY DESCRIPTION OVERALL TRACT**

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 11, TOWNSHIP 21 NORTH, RANGE 5 WEST, FULTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 87°58'42" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1404.54 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 87°58'42" WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1404.53 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 87°58'42" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 899.43 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 02°45'12" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1341.50 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 87°49'06" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 886.65 FEET TO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°45'12" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1399.93 FEET TO THE CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 87°48'57" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1399.93 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 87°48'57" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1408.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02°10'22" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1330.96 FEET TO THE POINT OF BEGINNING, CONTAINING 113.56 ACRES.

**POINT OF BEGGING**

**TRACT 13 AND TRACT 15**  
FOUND 1/2" REBAR WITH PLASTIC CAP #1415 CENTER NORTH 1/16 SECTION 11 T-21-N R-5-W  
10" WHITE OAK S68°W 23.5'  
10" HICKORY N17°E 2.4'

**POINT OF BEGGING**

**TRACT 7**  
FOUND 1/2" REBAR WITH PLASTIC CAP #1415 NORTHEAST 1/16 SECTION 11 T-21-N R-5-W  
16" BLACK OAK S55°E 7.1'  
6" HICKORY N87°W 27.3'

**POINT OF BEGGING**

**TRACT 5**  
FOUND 1/2" REBAR WITH PLASTIC CAP #1415 NORTHEAST 1/16 SECTION 11 T-21-N R-5-W  
16" BLACK OAK S55°E 7.1'  
6" HICKORY N87°W 27.3'

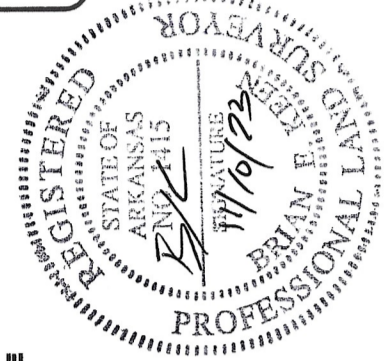
**POINT OF BEGGING**

**TRACT 3**  
FOUND MOUND OF STONES NORTH 1/16 SECTION 11 & 12 T-21-N R-5-W  
FOUND 1/2" REBAR N 01°56'44" E 31.6'

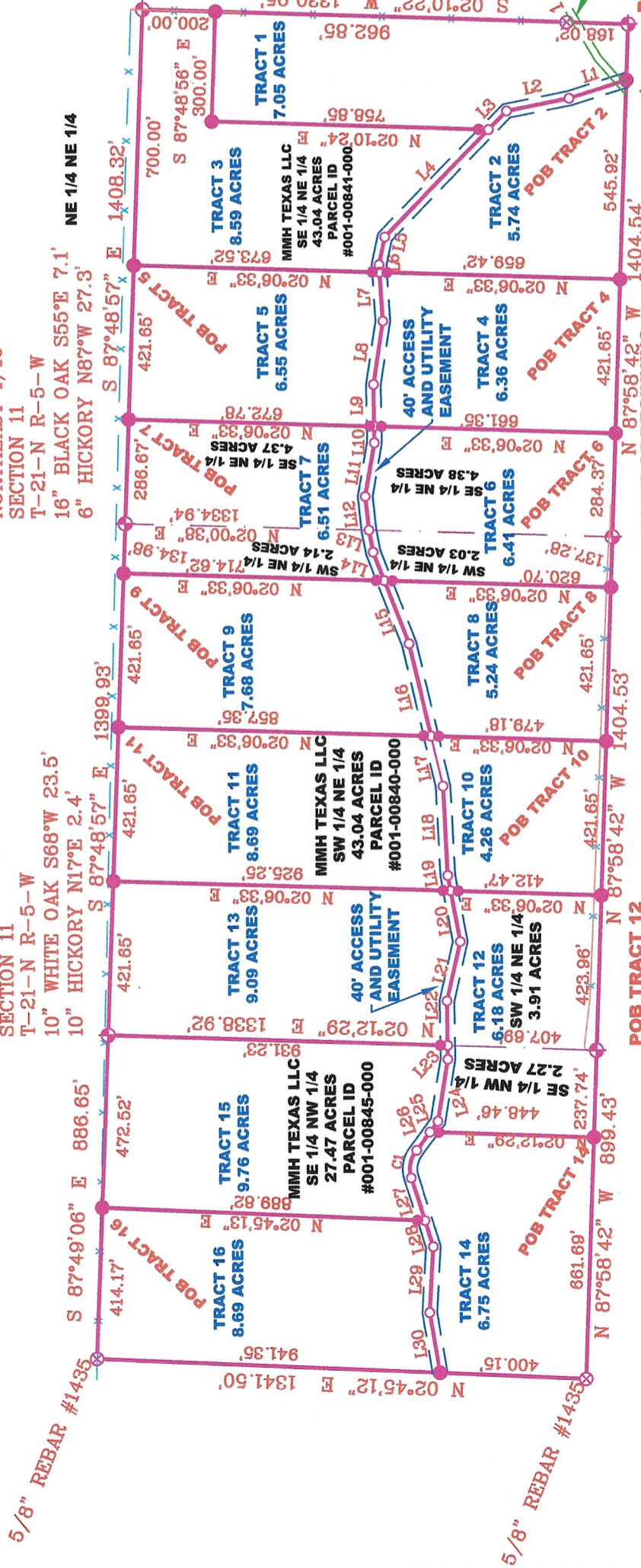
**LEGEND**

- SET OR FOUND 1/2" REBAR WITH PLASTIC ID CAP FOUND AS NOTED
- COMPUTED CORNER
- TRACT BOUNDARY LINE
- TIE LINE
- FENCE LINE
- D.R.F.C.A.
- DEED RECORDS FULTON COUNTY ARKANSAS
- S.R.F.C.A.
- SURVEY RECORDS FULTON COUNTY ARKANSAS
- POB POINT OF BEGINNING

- NOTES:**
1. LOT LINE DISTANCES ARE TO THE CENTERLINE OF THE EASEMENT
  2. CORNERS SET ON THE INTERSECTION OF LOT LINES AND EASEMENT LINE



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	80.00'	80.40'	N 78°50'57" W	77.06'



- GENERAL NOTES**
1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
  2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

LINE	BEARING	DISTANCE
L1	N 17°19'15" W	164.05'
L2	N 11°07'56" W	174.80'
L3	N 45°35'42" W	71.13'
L4	N 45°35'42" W	407.59'
L5	N 77°52'51" W	78.08'
L6	S 86°28'26" W	20.43'
L7	S 86°28'26" W	194.61'
L8	N 81°21'39" W	175.19'
L9	S 89°22'58" W	113.77'
L10	S 89°22'58" W	45.44'
L11	N 80°06'39" W	149.30'
L12	S 83°59'36" W	93.14'
L13	S 79°32'15" W	61.20'
L14	S 68°49'49" W	83.16'
L15	S 68°49'49" W	186.00'
L16	S 76°47'53" W	260.02'
L17	S 76°47'53" W	140.39'
L18	S 87°11'37" W	245.76'
L19	S 79°33'24" W	42.41'
L20	N 77°05'10" W	141.03'
L21	S 79°33'24" W	166.30'
L22	S 89°19'17" W	122.38'
L23	S 89°19'17" W	37.71'
L24	N 80°41'57" W	171.12'
L25	N 53°19'32" W	36.70'
L26	N 53°19'32" W	62.32'
L27	S 72°21'34" W	123.05'
L28	S 72°21'34" W	74.41'
L29	N 86°44'09" W	179.96'
L30	S 80°32'51" W	168.19'

MAP PREPARED FOR:  
CLASSIC COUNTRY LAND  
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500-19N-06W-0-5-401-25-1415