



SCALE: 1" = 300'

BASIS OF BEARINGS: Arkansas State Plane Coordinate System, Zone North NAD 83.

COORDINATES DERIVED FROM OPUS SOLUTION
CONVERGENCE ANGLE AT BASE POINT : 00°19'40.3770"
SCALE FACTOR: 1.000066937
N: 116819.970
E: 1481813.073

NOTES:

- Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate: Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
- No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Arkansas State Law, The Underground Facilities Damage Act, requires two working days advance notification through the Arkansas One-Call System Center before excavating using mechanized equipment or explosives (except in the case of an emergency), The One-Call System Telephone Number is 1-800-482-8998. The contractor is advised that there is a severe penalty for not making this call. Not all utility companies are members of the Arkansas One-Call Systems. Therefore the contractor is advised to contact all non-members as well as the One-Call System.
- Equipment Used: Trimble R10 GPS Unit
Trimble S5 Robotic Total Station
Trimble data collector with Survey Pro. software
- Software Used: CARLSON 2018

SURVEY DESCRIPTION TRACT #1:

THE W1/2 OF SECTION 33, T1N, R4W, MONROE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP FOR THE SW CORNER OF SAID SECTION 33; THENCE ALONG THE WEST LINE OF SAID SECTION 33, N 01°21'15" E A DISTANCE OF 5297.50 FEET TO A MAG NAIL FOR THE NW CORNER OF SAID SECTION 33; THENCE ALONG THE NORTH LINE OF SAID SECTION 33, S 88°57'42" E A DISTANCE OF 2716.88 FEET TO A 5/8" ROD BEING THE NE CORNER OF THE W1/2 OF SAID SECTION 33; THENCE ALONG THE EAST LINE OF THE W1/2 OF SAID SECTION 33, S 00°55'39" W A DISTANCE OF 5300.45 FEET TO A MAG NAIL BEING THE SE CORNER OF THE W1/2 OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, N 88°53'57" W A DISTANCE OF 2756.35 FEET TO THE POINT OF BEGINNING, CONTAINING 332.90 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

SURVEY DESCRIPTION TRACT #2:

BEING A PART OF THE SW1/4 SE1/4 OF SECTION 33, T1N, R4W, MONROE COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH CAP FOR THE NW CORNER OF SAID SW1/4 SE1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 SE1/4, S 88°54'53" E A DISTANCE OF 1347.13 FEET TO A 5/8" REBAR WITH CAP FOR THE NE CORNER OF SAID SW1/4 SE1/4; THENCE ALONG THE EAST LINE OF SAID SW1/4 SE1/4, S 01°06'21" W A DISTANCE OF 1325.48 FEET TO A MAG NAIL BEING THE SE CORNER OF SAID SW1/4 SE1/4; THENCE ALONG THE SOUTH LINE OF SAID SECTION 33, N 88°53'57" W A DISTANCE OF 785.15 FEET; THENCE LEAVING SAID SOUTH LINE, N 00°55'39" E A DISTANCE OF 280.45 FEET TO A 5/8" REBAR WITH CAP; THENCE N 72°45'34" W A DISTANCE OF 256.17 FEET TO A 5/8" REBAR WITH CAP; THENCE N 88°53'57" W A DISTANCE OF 312.00 FEET TO A COTTON PICKER SPINDLE ON THE WEST LINE OF SAID SW1/4 SE1/4; THENCE ALONG SAID WEST LINE, N 00°55'39" E A DISTANCE OF 973.46 FEET TO THE POINT OF BEGINNING, CONTAINING 36.92 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

SURVEY DESCRIPTION TRACT #3:

COMMENCING AT A MAG NAIL FOR THE SW CORNER OF SAID SW1/4 SE1/4; THENCE ALONG THE SOUTH LINE OF SAID SW1/4 SE1/4, S 88°53'57" E A DISTANCE OF 312.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N 00°55'39" E A DISTANCE OF 351.66 FEET TO A 5/8 REBAR WITH CAP; THENCE S 72°45'34" E A DISTANCE OF 256.17 FEET; THENCE S 00°55'39" W A DISTANCE OF 280.45 FEET TO THE SOUTH LINE OF SAID SW1/4 SE1/4; THENCE ALONG SAID SOUTH LINE, N 88°53'57" W A DISTANCE OF 245.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.78 ACRES MORE OR LESS, BEING SUBJECT TO ANY EASEMENTS THAT ARE OF RECORD OR PHYSICALLY IN PLACE.

LEGEND:

- SET MAG NAIL
- FOUND IRON PIN (AS NOTED)
- 5/8" REBAR W/CAP SET
- FOUND STONE
- FOUND PIN W/ALUM. CAP
- CALCULATED POSITION
- WIRE FENCE
- OVERHEAD POWER LINE



CERTIFICATION
I, LESLIE DAVIS, ARKANSAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1523, HEREBY CERTIFY THAT THE SURVEY WAS FAITHFULLY EXECUTED IN THE FIELD, AND THAT THE MONUMENTS WERE SET OR FOUND AS SHOWN, AND IS IN ACCORDANCE TO ARKANSAS MINIMUM STANDARDS SET FORTH BY THE ARKANSAS COMMISSIONER OF STATE LANDS, LAND SURVEY DIVISION.

RECORD INFORMATION

REFERENCES:

- SURVEY BY PLS 993, DATED 10-30-18
- DEEDS OF RECORD
- GLO NOTES AND PLATS

STATE CODE: 500-01N-04W-0-33-234-48-1523

BOUNDARY SURVEY

PART OF SECTIONS 33, T-1-N, RANGE 4 WEST
MONROE COUNTY, ARKANSAS
PREPARED FOR:
BIG R LANDS, LLC

ARKANSAS

MONROE COUNTY

139 Autt Rd
Adona, Arkansas 72001

Valley Surveying, LLC

501.352-9484
valleysurveying@yahoo.com

CERTIFICATE OF AUTHORIZATION:

2020 VALLEY SURVEYING, LLC

PROJECT NO: AR205V032
ISSUE DATE: 04/14/2020
CONTACT: valleysurveying@yahoo.com
CHECKED BY:
SHEET NO.: