

**TRACT 1 DESCRIPTION:**

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 SE 1/4) AND PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W 1/2 SW 1/4 SE 1/4), ALL IN SECTION 36, TOWNSHIP 04 SOUTH, RANGE 32 WEST, POLK COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/2" REBAR, ACCEPTED AS THE SOUTHEAST CORNER OF THE SE 1/4 SE 1/4 OF SECTION 36; THENCE N87°50'08"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,645.99 FEET TO A 5/8" ROD SET AT THE SOUTHEAST CORNER OF A TRACT DESCRIBED IN POLK COUNTY DEED BOOK 132, PAGE 657; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST AND NORTH LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES: N02°20'54"E, A DISTANCE OF 350.00 FEET TO A SET 5/8" ROD; THENCE N87°50'08"W, A DISTANCE OF 336.00 FEET TO A 5/8" ROD SET AT THE NORTHWEST CORNER OF SAID TRACT, BEING ON THE WEST LINE OF THE E 1/2 SW 1/4 SE 1/4 OF SECTION 36; THENCE N02°20'54"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 973.70 FEET TO A 5/8" ROD SET AT THE NORTHWEST CORNER OF THE E 1/2 SW 1/4 SE 1/4 OF SECTION 36; THENCE S87°43'49"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 986.00 FEET TO A SET 5/8" ROD; THENCE LEAVING SAID NORTH LINE, S02°34'22"W, A DISTANCE OF 1,001.15 FEET TO A SET 5/8" ROD; THENCE S87°43'49"E, A DISTANCE OF 1,001.15 FEET TO A 5/8" ROD SET ON THE EAST LINE OF THE SE 1/4 SE 1/4 OF SECTION 36; THENCE S02°34'22"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 318.93 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 1,503,461.7 SQUARE FEET, OR 34.515 ACRES, MORE OR LESS.

**TRACT 2 DESCRIPTION:**

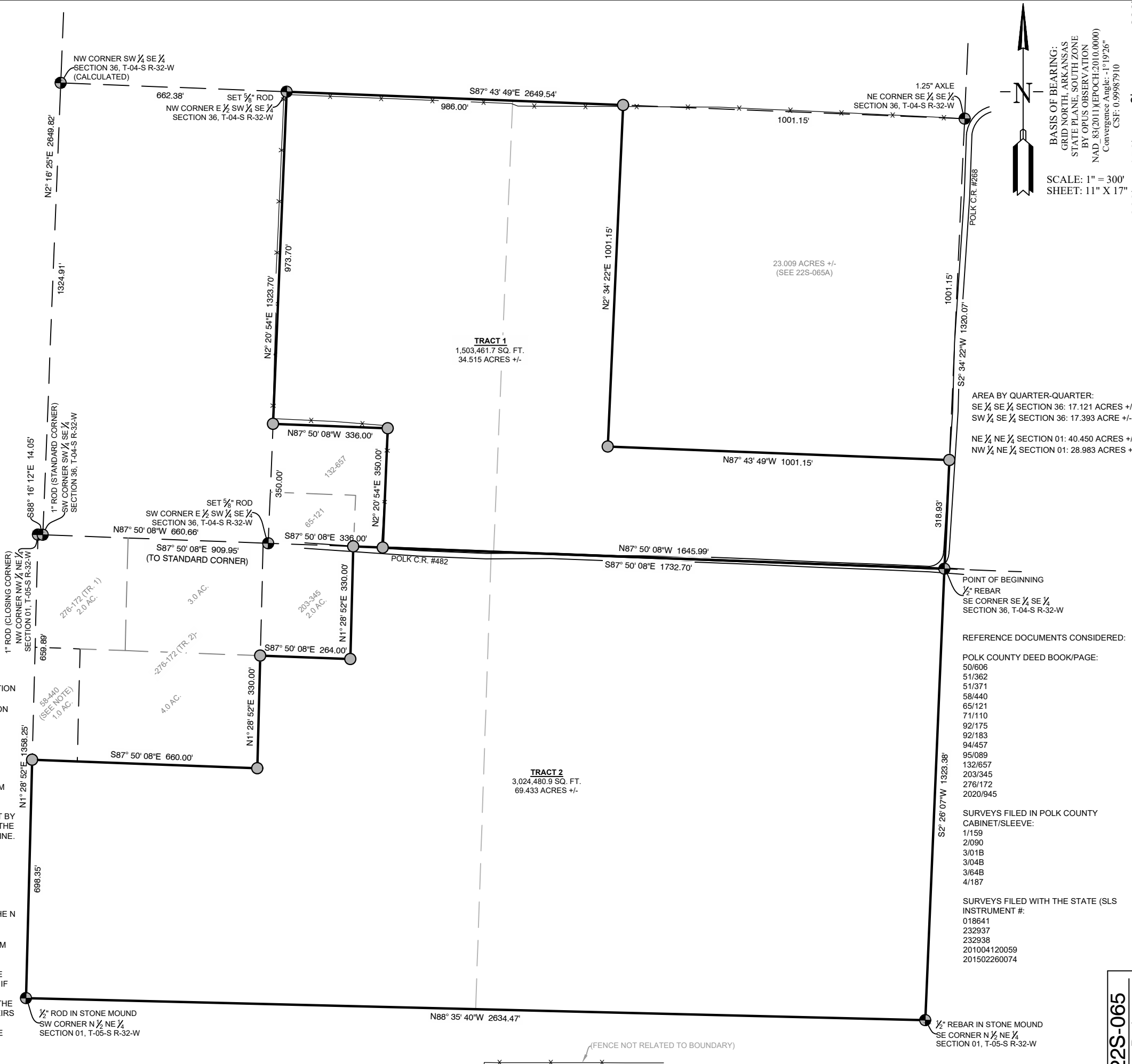
PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N 1/2 NE 1/4) OF SECTION 01, TOWNSHIP 05 SOUTH, RANGE 32 WEST, POLK COUNTY, ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A 1/2" REBAR, ACCEPTED AS THE NORTHEAST CORNER OF THE NE 1/4 NE 1/4 OF SECTION 01; THENCE S02°26'07"W, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,323.38 FEET TO A 1/2" REBAR IN STONE MOUND, ACCEPTED AS THE SOUTHEAST CORNER OF THE N 1/2 NE 1/4 OF SECTION 01; THENCE N88°35'40"W, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,634.47 FEET TO A 1/2" ROD IN STONE MOUND, ACCEPTED AS THE SOUTHWEST CORNER OF THE N 1/2 NE 1/4 OF SECTION 01; THENCE N01°28'52"E, ALONG THE WEST LINE THEREOF, A DISTANCE OF 398.35 FEET TO A 5/8" ROD SET AT THE SOUTHWEST CORNER OF A TRACT AS DESCRIBED IN POLK COUNTY DEED BOOK 58 AT PAGE 440; THENCE LEAVING SAID WEST LINE, S87°50'08"E, ALONG THE SOUTH LINE OF SAID TRACT (PART OF WHICH HAS SUBSEQUENTLY BEEN ALSO DESCRIBED IN POLK COUNTY DEED BOOK 276 AT PAGE 172), A DISTANCE OF 660.00 FEET TO A SET 5/8" ROD AT THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN DEED BOOK 276 AT PAGE 172; THENCE N01°28'52"E, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 330.00 FEET TO A 5/8" ROD SET AT THE SOUTHWEST CORNER OF A TRACT MOST RECENTLY DESCRIBED IN POLK COUNTY DEED BOOK 203 AT PAGE 345; THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT THE FOLLOWING TWO (2) COURSES: S87°50'08"E, A DISTANCE OF 264.00 FEET TO A SET 5/8" ROD; THENCE N01°28'52"E, A DISTANCE OF 330.00 FEET TO A 5/8" ROD SET AT THE NORTHEAST CORNER OF SAID TRACT, BEING ON THE NORTH LINE OF THE N 1/2 NE 1/4 OF SECTION 01; THENCE S87°50'08"E, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,732.70 FEET BACK TO THE POINT OF BEGINNING; CONTAINING 3,024,480.9 SQUARE FEET, OR 69.433 ACRES, MORE OR LESS.

**NOTES REGARDING SUBJECT TRACT:**

-RECORD DESCRIPTION: PART OF POLK COUNTY DEED BOOK 2020, PAGE 945 (YOUNGBLOOD TO HEIRS; MORE ACCURATELY DESCRIBED IN PREVIOUS DEED FILED IN DEED BOOK 152, PAGE 93 - MASSEE TO YOUNGBLOOD).  
 -TRACT 1 SPECIFIC NOTES:  
 DIMENSIONS OF DEED FILED IN BOOK 132, PAGE 657 (MASSEE TO HATTON BAPTIST CHURCH) USED TO POSITION AND SIZE PREVIOUS EXCEPTION AROUND THE CHURCH SITE IN THE SOUTHWEST CORNER.  
 -THIS TRACT/DESCRIPTION REPRESENTS 5/8 OF THAT PART THE RECORD DESCRIPTION IN SECTION 36, T-04-S R-32-W. SEE COMPANION SURVEY (22S-065A) FOR THE REMAINING PORTION OF THE RECORD DESCRIPTION IN THE SE 1/4 SE 1/4 OF SECTION 36.  
 -TRACT SUBJECT TO THE RIGHT-OF-WAY OF POLK COUNTY ROAD #268, RUNNING ALONG AND ADJACENT TO THE EAST LINE AND TO POLK COUNTY ROAD #482 RUNNING THE LENGTH OF THE SOUTH LINE OF THE SUBJECT TRACT.  
 -LONG-STANDING FENCE ALONG THE NORTH LINE OF THE SUBJECT TRACT ENCROACHES BY UP TO 15 FEET.  
 -LONG STANDING FENCE ALONG THE WEST LINE OF THE SUBJECT TRACT ENCROACHES UPON THE TRACTS TO THE WEST BY BETWEEN 8 AND 2 FEET FROM THE NORTH TO SOUTH RESPECTIVELY.  
 -LONG-STANDING FENCE ALONG THE NORTH LINE OF THE CHURCH TRACT IN THE SOUTHWEST CORNER OF THE SUBJECT ENCROACHES IN TO THE SUBJECT TRACT BY UP TO 15 FEET. FENCE ALONG THE EAST LINE OF THE CHURCH TRACT CROSSES THE MEASURED BOUNDARY LINE BY ABOUT THREE FEET EITHER DIRECTION OF THE LINE.

**TRACT 2 SPECIFIC NOTES:**

-RECORD DESCRIPTION (BOOK 2020, PAGE 945 (YOUNGBLOOD TO HEIRS) CALLS 8 ACRES OUT OF TRACT WITH NO SPECIFIC DETAIL WHILE PRIOR CONVEYANCE IN DEED BOOK 152, PAGE 93 (MASSEE TO YOUNGBLOOD) EXCEPTS A TOTAL OF 10 ACRES WITH NAMES OF ASSORTED CONVEYANCES PROVIDED. AN ADDITIONAL 2 ACRES (DESCRIBED IN DEED BOOK 203, PAGE 345, YOUNGBLOOD TO HATTON BAPTIST CHURCH) WAS ALSO CONVEYED IN ADDITION, TOTALING 12 ACRES OF THE N 1/2 NE 1/4 OF SECTION 01 NOT PART OF THE SUBJECT TRACT.  
 -IT IS NOT CLEAR THE STATUS OF THE WESTERN-MOST 1.0 ACRE OF THE TRACT DESCRIBED IN DEED BOOK 58, PAGE 440 - TOTALING 5.0 ACRES - CONVEYED FROM MABEL ROBERTS TO WARREN SEARL AS NO SUBSEQUENT CONVEYANCES WERE LOCATED AND THE EAST 4.0-ACRES OF THIS TRACT WERE SUBSEQUENTLY CONVEYED BY JOHN YOUNGBLOOD TO LEROY WILLIAMS IN DEED BOOK 276, PAGE 172. AS IT IS NOT CLEAR HOW YOUNGBLOOD ATTAINED RIGHTS TO THIS AREA OR IF HE ONLY RECEIVED RIGHTS TO 4.0 OF THE OVERALL 5.0 ACRES, FURTHER TITLE REVIEW IS RECOMMENDED. I A ELECTING TO LEAVE THE 1.0-ACRE AREA OUT OF THE SUBJECT TRACT ON THIS SURVEY/DESCRIPTION IN FAVOR OF WARREN SEARL/HEIRS IN LIEU OF ADDITIONAL CONVEYANCE INFORMATION BUT IF YOUNGBLOOD DID OBTAIN RIGHTS TO THE ENTIRE 5.0 ACRES THEN CONVEYED 4.0 TO WILLIAMS, THE REMAINING 1.0 ACRE WOULD CONVEY WITH THIS TRACT.  
 -TRACT SUBJECT TO THE RIGHT-OF-WAY OF POLK COUNTY ROAD #268, RUNNING ALONG THE NORTH LINE THEREOF.



**LEGEND**

- - Aliquot/Controlling Corner
- - Found Metal Rod (size/I.D. shown)
- - Found Metal Pipe (size/I.D. shown)
- ⊕ - Found Other Monument (as shown)
- - Set 5/8" Rod with Plastic Cap
- △ - Calculated Point
- ⊗ - Power Pole
- - Fence
- OHP — - Overhead Electric

Drawn By: **DKP** Checked: \_\_\_\_\_

**22S-065** Project

**22S-065** Project

By affixing my seal and signature, I Kyle Pennington, PLS No. 1807, hereby certify that this drawing correctly depicts a survey compiled by me.  
 This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.  
 This survey was based on legal descriptions and title work furnished by others. No investigation or independent search has been made for easements of record, encumbrances, restrictive covenants, ownership title information, or any other facts which an accurate and current title search may disclose.

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # **0504730007B**, dated: **July 01, 2009**.

REFERENCE DOCUMENTS CONSIDERED:

POLK COUNTY DEED BOOK/PAGE:

50/606
51/362
51/371
58/440
65/121
71/110
92/175
92/183
94/457
95/089
132/657
203/345
276/172
2020/945

SURVEYS FILED IN POLK COUNTY CABINET/SLEEVE:

1/159
2/090
3/01B
3/04B
3/64B
4/187

SURVEYS FILED WITH THE STATE (SLS INSTRUMENT #):

018641
232937
232938
201004120059
201502260074

**PENNINGTON LAND SURVEYING**

For the Exclusive Use and Benefit of:  
**Thomas Berry and Martin Title Company**  
 Address: Polk 482 / Polk 298 Cove, Arkansas 71937

Date: 07/13/2022

500	05S	32W	0	01	100	57	1807
500	04S	32W	0	36	200	57	1807

**PROFESSIONAL SURVEYOR**  
 STATE OF ARKANSAS  
 No. 1807

SIGNATURE

**KYLE PENNINGTON**