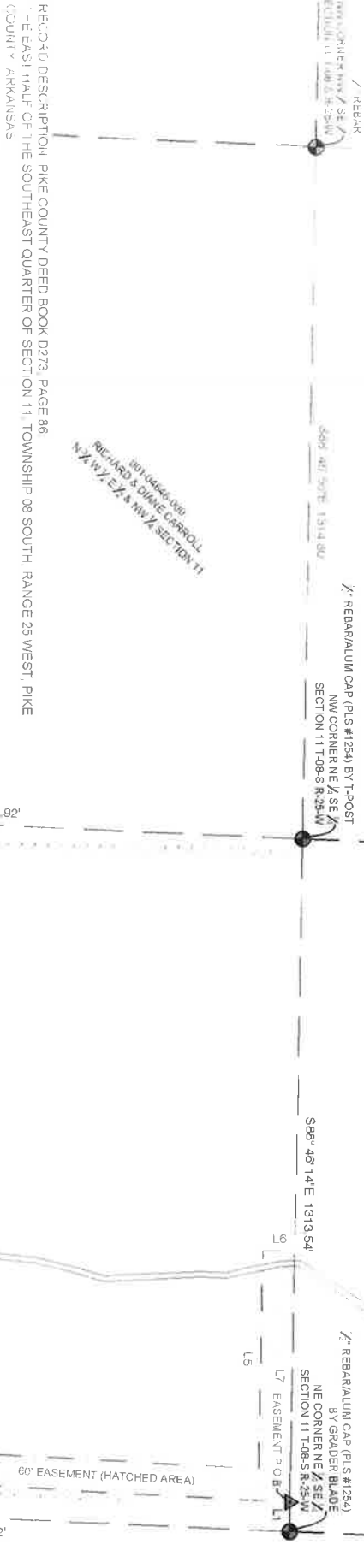


Easement Line Table		
Line #	Direction	Length
L1	N88°46'14"W	55.41'
L2	S3°24'13"W	1315.16'
L3	N88°46'46"W	60.04'
L4	N3°24'13"E	1255.13'
L5	N88°46'14"W	413.04'
L6	N1°13'46"E	60.00'
L7	S88°46'14"E	475.36'

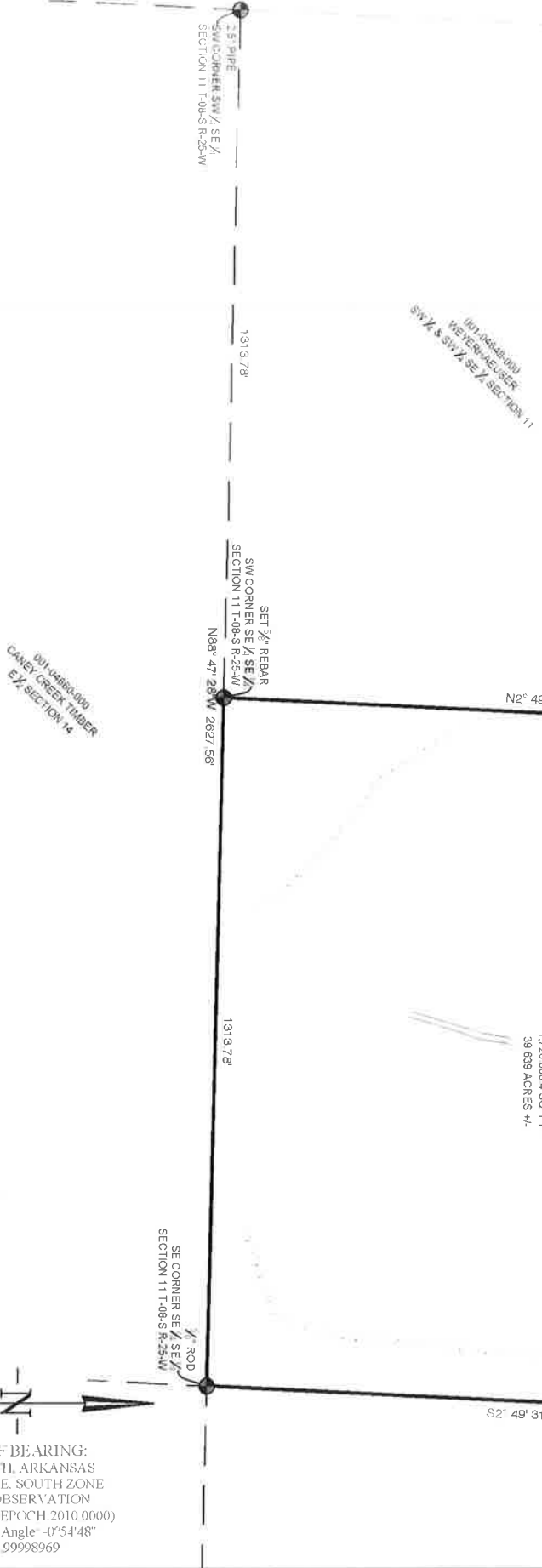


RECORD DESCRIPTION PIKE COUNTY DEED BOOK D273, PAGE 86
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 08 SOUTH, RANGE 26 WEST, PIKE
COUNTY, ARKANSAS

TRACT 2 DESCRIPTION

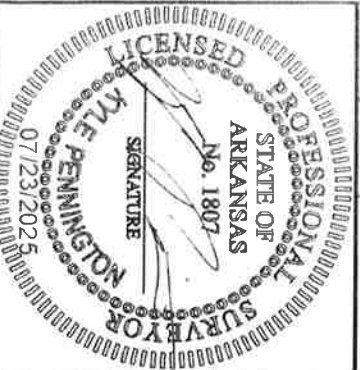
TRACT TO BE TOGETHER WITH AN EASEMENT FOR INGRESS/EGRESS PURPOSES, BEING 60.0 FEET IN WIDTH
ADJACENT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (PT. NE 1/4 SE 1/4) OF
SECTION 11, TOWNSHIP 08 SOUTH, RANGE 26 WEST, PIKE COUNTY, ARKANSAS, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2" REBAR WITH ALUM CAP ACCEPTED AS THE NORTHEAST CORNER OF THE NE 1/4 SE 1/4
OF SECTION 11, THENCE
NORTH 63°41'14" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 55.41 FEET TO THE POINT OF
BEGINNING OF HEREIN DESCRIBED EASEMENT, THENCE, LEAVING SAID NORTH LINE,
SOUTH 11°24'13" WEST ALONG AN EXISTING TREE LINE, A DISTANCE OF 1315.16 FEET TO A POINT ON THE
SOUTH LINE OF THE NE 1/4 SE 1/4 OF SECTION 11, BEING 66.69 FEET WEST OF A 3/8" REBAR SET AT THE
SOUTHEAST CORNER OF THE NE 1/4 SE 1/4 OF SECTION 11, THENCE
NORTH 68°46'46" WEST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 60.04 FEET TO A POINT, THENCE
LEAVING SAID SOUTH LINE,
NORTH 63°41'14" EAST, A DISTANCE OF 1255.13 FEET TO A POINT, THENCE
NORTH 68°46'14" WEST, A DISTANCE OF 413.04 FEET TO A POINT, THENCE
SECTION 11, THENCE
SOUTH 68°46'14" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 SE 1/4 OF
SECTION 11, THENCE
OF BEGINNING, CONTAINING 103.761 ± SQUARE FEET, OR 2.382 ACRES, MORE OR LESS.

NOTE REGARDING SUBJECT TRACT:
ACCESS TO TRACT HAS LONG BEEN ALONG A GRAVEL/ROAD CROSSING THROUGH THE TRACT AND
LOCATING NORTH ABOUT 3,000 FEET TO STATE HIGHWAY #26. TRAVELLING ACROSS MULTIPLE TRACTS
AND OWNERS ALONG THE WAY. AT THE TIME OF SURVEY, ACCESS TO THIS ROAD WAS NOTED AS LIMITED
BY A LOCKED GATE. A SHORT OFF THE HIGHWAY, NO EASEMENT INFORMATION OF RECORD WAS FOUND,
HOWEVER AS LONG ACCESS HAS BEEN MADE BY THIS CORRIDOR AND WITH A NOTABLE LACK OF OTHER
PUBLIC ROAD FRONTAGE OR ACCESS, IT IS MY OPINION THAT THIS ROAD HAS MATURED INTO AN
UNWRITTEN EASEMENT THROUGH ITS PRESCRIPTIVE USE AND ACCEPTANCE.
INGRESS/EGRESS EASEMENT DESCRIBED HEREON IS TO ALLOW ACCESS FROM THE GRAVEL DRIVE
ACCESSING STATE HIGHWAY #26 TO THE NORTH TO THE SE 1/4 SE 1/4 OF SECTION 11 WHICH IS CURRENTLY
PART OF THE OVERALL TRACT BUT IS TO BE DIVIDED FROM THE NE 1/4 SE 1/4 OF SECTION 11 PER THIS
SURVEY. IT WAS AGREED BY INVOLVED PARTIES TO CREATE THIS NEW CORRIDOR AS OPPOSED TO USE
THE EXISTING ROAD/RAIL THROUGH THE CENTER OF THE NE 1/4 SE 1/4.



25S-073

Project



PENNINGTON
LAND SURVEYING

1851 Highway 24 East,
Prescott, AR 71857
870-602-1998
penningtonlandsurveying@gmail.com
penningtonlandsurveying.com

For the Exclusive Use and Benefit of:
Caddo River Properties, LLC

Poland Title

Address

500 08S 25W 0 11 200 55 1807

By affixing my seal and signature, I, Kyle Pennington, PLUS
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 is based on documents filed of record which
were discovered through a personal search by chain of title
ownership and/or title work furnished by others. It should be
noted that additional documents of record (or not filed) not
readily discoverable could affect these results or further
encumber upon the tract based on a comprehensive title search
or abstract performed upon the property and area.

SCALE: 1" = 300'
SHEET: 11" X 17"

BASIS OF BEARING:
GRID NORTH, ARKANSAS
STATE PLANE, SOUTH ZONE
BY OPUS OBSERVATION
NAD 83(2011) EPOCH: 2010.0000
Convergence Angle: -0°54'48"
CSF: 0.99998969

LEGEND

- Aliquot/Controlling Corner
- Found Metal Rod (size/I.D. shown)
- Found Metal Pipe (size/I.D. shown)
- Found Other Monument (as shown)
- Set 3/8" Rod with Plastic Cap
- ▲ Calculated Point
- Power Pole
- ✕ Fence
- ✕ Tree Line

Drawn By: DKP Checked: DKP