

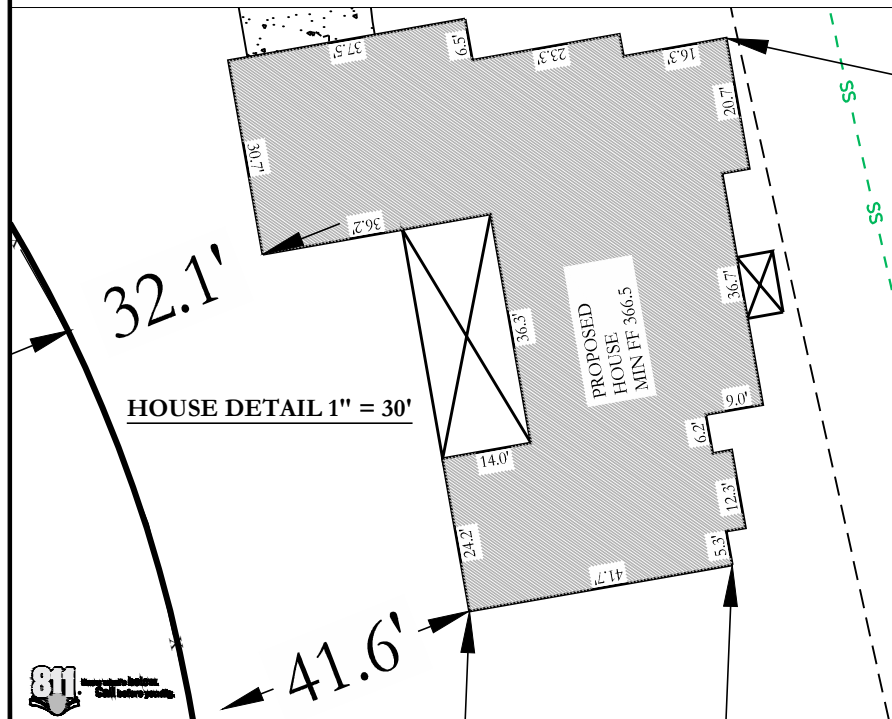
RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2018-0122277

RECORDED LEGAL

PART OF THE SW 1/4 SW 1/4, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW 1/4 SW 1/4; THENCE S87°54'21"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 243.85; THENCE; S01°39'17"W, 106.31 FEET TO THE POINT OF BEGINNING; THENCE S15° 09'59"E 125.00 FEET; THENCE S09° 40'28"E 56.70 FEET; THENCE S01°39'55"W 122.79 FEET; THENCE S88° 24'03"E, 457.98 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CURVE LENGTH OF 356.72 FEET; THENCE S01° 38' 23"W, 78.41 FEET; THENCE S87° 57' 27"E, 125.00 FEET; THENCE N75° 37'28"W; 52.03 FEET; THENCE S88° 20'05"E, 121.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILLDALE RD; THENCE N02° 12'16"E ALONG SAID WEST RIGHT-OF-WAY LINE, 178.18 FEET; THENCE N28° 22' 17"W, 294.97 FEET; THENCE S46° 12' 20"W, 125.03 FEET; THENCE ALONG A CURVE TO LEFT HAVING RADIUS OF 400.00 FEET AND A CURVE LENGTH OF 94.04 FEET; THENCE N34° 09' 10"E, 116.40 FEET THENCE N55° 16' 01"W, 89.79 FEET; THENCE N76° 38' 37"W 199.47 FEET; THENCE N88° 25' 00"W, 450.00 FEET; THENCE S82° 15' 46"W 91.89 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED

PART OF THE SW 1/4 SW 1/4, SECTION 11, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF SAID SW 1/4 SW 1/4; THENCE S87° 36' 22"E ALONG THE NORTH LINE THEREOF A DISTANCE OF 243.85; THENCE S01° 57' 16"W, 106.31 FEET TO THE POINT OF BEGINNING; THENCE S14° 34' 26"E 125.03 FEET; THENCE S39° 59' 10"E 56.95 FEET; THENCE S02° 38' 31"W 122.91 FEET; THENCE S87° 38' 25"E, 460.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 224.74 FEET AND A CURVE LENGTH OF 349.01 FEET; THENCE S01°20' 15"W, 80.21 FEET; THENCE S87° 43' 50"E, 120.22 FEET; THENCE N76° 10' 27"W, 52.07 FEET; THENCE S87° 59' 40"E, 121.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HILLDALE ROAD; THENCE N02° 30' 15"E ALONG SAID WEST RIGHT OF WAY LINE, 178.18 FEET; THENCE N28° 04' 18"W, 294.97 FEET; THENCE S48° 30' 19"W, 125.03 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET AND A CURVE LENGTH OF 93.74 FEET AND A CHORD BEARING AND DISTANCE OF N47° 21' 09"W, 93.53 FEET; THENCE N34° 27'09"E, 116.40 FEET; THENCE N54° 58'02"W, 89.79 FEET; THENCE N76° 20'38"W 199.47 FEET; THENCE N88° 07'01"W, 450.00 FEET; THENCE S82° 33'45"W, 91.69 FEET TO THE POINT OF BEGINNING SAID PROPERTY CONTAINS 7.542 ACRES, MORE OR LESS.



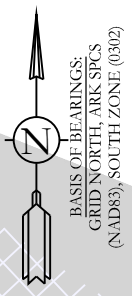
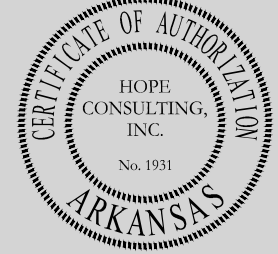
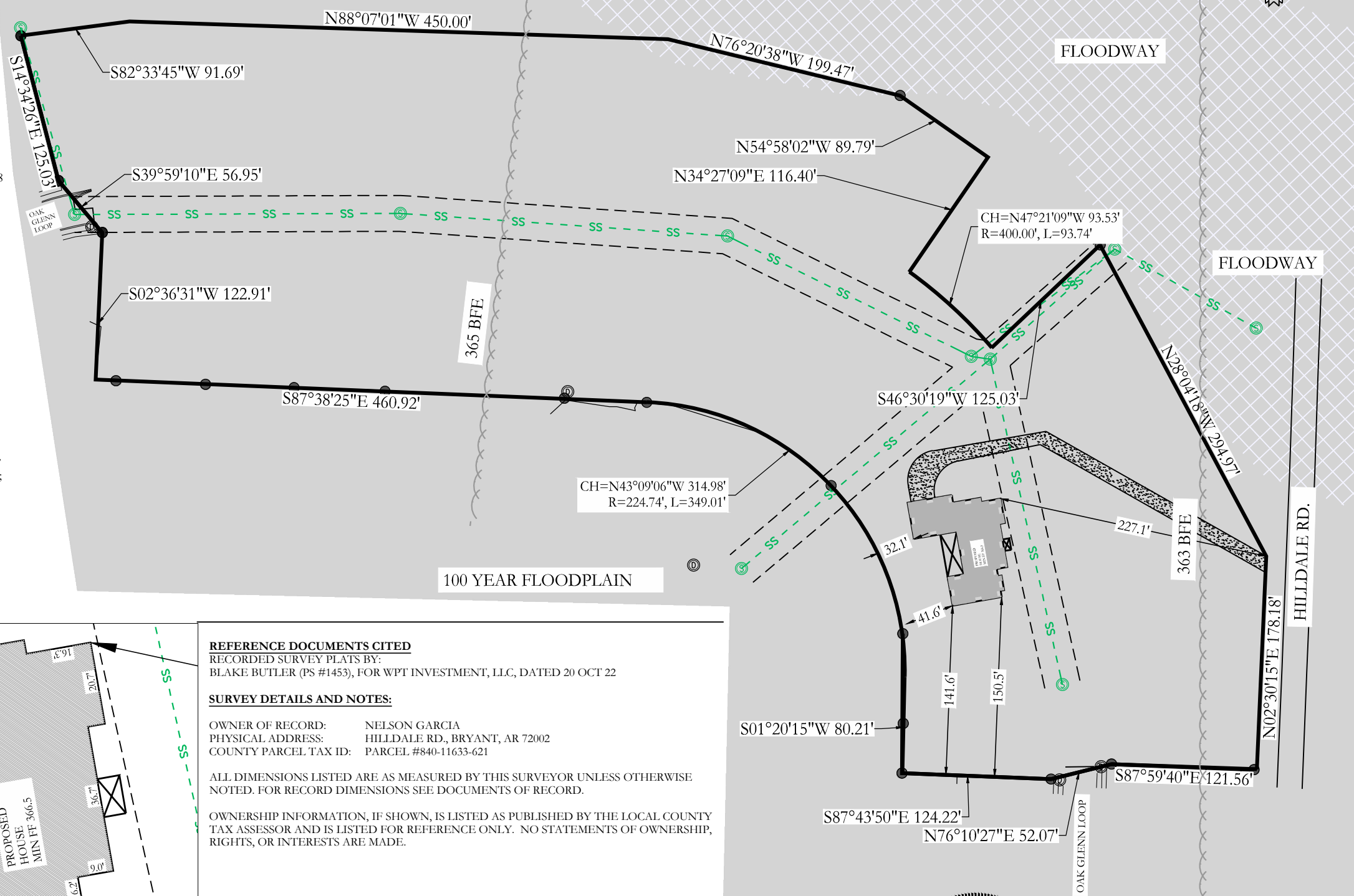
REFERENCE DOCUMENTS CITED
RECORDED SURVEY PLATS BY:
BLAKE BUTLER (PS #1453), FOR WPT INVESTMENT, LLC, DATED 20 OCT 22

SURVEY DETAILS AND NOTES:

OWNER OF RECORD: NELSON GARCIA
PHYSICAL ADDRESS: HILLDALE RD., BRYANT, AR 72002
COUNTY PARCEL TAX ID: PARCEL #840-11633-621

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.



LEGEND	Computed Point Location
Found Monument	Set 1/2" Rebar #1664
Measured by Surveyor	(M)
Record/Deed/Plat Measurements	(R/D/P)
Building Setback Line Restriction	B.S.L.
Utility/Drainage Easement	U.E./D.E.
Fence Lines	x
Centerlines	---
Parcel Lines/Misc Lines	---

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This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey; however other records, if any, could further affect this survey. No statement or guarantee of ownership, rights, or other interests are made by this survey plat.
FLOODPLAIN
All of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map, panel # 05125C0240J, dated: 06/05/2020

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ENGINEERS - SURVEYORS
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Date: 10/27/23
500 0 1664

