



23-4549 Survey Descriptions

RECORD DESCRIPTION

WARRANTY DEED 2022-00005119:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOURTEEN (14), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY-ONE (31) WEST, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, AND RUNNING THENCE EAST 200 FEET, THENCE SOUTH 600 FEET, THENCE WEST 200 FEET, THENCE NORTH 600 FEET TO THE POINT OF BEGINNING. CONTAINING 3 ACRES, MORE OR LESS.

SURVEY DESCRIPTION

TRACT 1:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A SET RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE NORTH LINE OF SAID FORTY ACRE TRACT, SOUTH 87°23'38" EAST 199.28 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 02°56'54" WEST 300.00 FEET TO A FOUND 1/2" REBAR CAPPED "PS 1348"; THENCE, NORTH 87°23'36" WEST 199.51 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE, NORTH 02°59'31" EAST 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.373 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

TRACT 2:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A SET RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT; THENCE, ALONG THE WEST LINE OF SAID FORTY ACRE TRACT SOUTH 02°59'31" WEST 300.00 FEET TO A SET 5/8" REBAR CAPPED "AR 1659" BEING THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID WEST LINE SOUTH 87°23'36" EAST 199.51 FEET TO A FOUND 1/2" REBAR CAPPED "PS 1348"; THENCE, SOUTH 02°56'54" WEST 300.00 FEET TO A FOUND 1/2" REBAR; THENCE, NORTH 87°23'35" WEST 199.74 FEET TO THE WEST LINE OF SAID FORTY ACRE TRACT; THENCE, ALONG SAID WEST LINE NORTH 02°59'31" EAST 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.375 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

