

**TYLER AND HARRIS  
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**SURVEYOR'S CERTIFICATION**

I, ANTHONY W. TYLER, CERTIFY THE ABOVE PLATTED AND DESCRIBED PROPERTY WAS SURVEYED UNDER MY SUPERVISION, AND THE CORNERS WERE MONUMENTED AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

**PLAT OF SURVEY**

NE/4 SE/4 & SE/4 SE/4 OF SECTION 22; PT. NW/4 NE/4, SW/4 SE/4, SE/4 SW/4, SW/4 SW/4, NW/4 SW/4, SE/4 NW/4 & S/2 NE/4 NW/4 OF SECTION 23, TOWNSHIP 17N, RANGE 20W OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS

STATE SURVEYOR'S FILE CODE NUMBER:  
500-17N-20W-0-22-200-51-1769  
500-17N-20W-0-23-000-51-1769

**SURVEY FOR: BYRON MCKIMMEY**

ELECTRONIC FILE NUMBER:  
T17N/R20W/SECS22&23/24-160

DATE: 04-29-2024

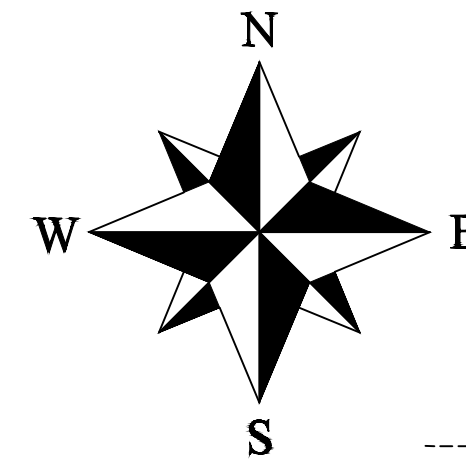
SCALE: 1"=500'

DRAWN BY: A. TYLER

JOB NO: 24-160

SHEET 1 OF 1

SURVEY SUBJECT TO ANY FINDINGS OF A CURRENT TITLE SEARCH.  
SURVEY BASED ON INSTRUCTIONS PER CLIENT.



- LEGEND**
- EXISTING MONUMENT AS NOTED
  - SET 1/2" REBAR W/ ID CAP #1769 OR RR SPIKE
  - - - CENTERLINE EXISTING ROAD
  - - - FENCING
  - - - PREVIOUSLY DESCRIBED EASEMENTS

LINE	BEARING	DISTANCE
L1	S 20°27'08" W	308.11'
L2	S 22°32'22" E	127.76'
L3	N 84°53'16" E	182.30'
L4	N 70°39'00" E	93.65'
L5	N 70°01'13" E	197.32'
L6	N 73°20'27" E	85.64'
L7	S 88°13'00" E	58.26'
L8	N 78°24'31" E	57.99'
L9	N 66°21'08" E	106.48'

**LAND DESCRIPTIONS**

**TRACT A**

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (S/2 NE/4 NW/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE MARKING THE SOUTHWEST CORNER OF THE SE/4 NW/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE NORTH 00° 33' 25" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 1344.88 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING THREE-EIGHTHS INCH REBAR MARKING THE SOUTHWEST CORNER OF THE S/2 NE/4 NW/4 OF SAID SECTION 23, THENCE NORTH 01° 29' 35" WEST 672.26 FEET TO AN EXISTING FENCE CORNER MARKING THE NORTHWEST CORNER OF SAID S/2 NE/4 NW/4, THENCE SOUTH 79° 43' 21" EAST 1267.30 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF SAID S/2 NE/4 NW/4, THENCE NORTH 00° 45' 00" EAST 671.07 FEET TO A SET RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NW/4 NE/4 OF SAID SECTION 23, THENCE ALONG THE NORTH LINE OF SAID NW/4 NE/4 SOUTH 79° 42' 18" EAST 567.16 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE LEAVING SAID NORTH LINE SOUTH 20° 27' 08" WEST 308.11 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE SOUTH 22° 32' 22" EAST 127.76 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769, THENCE NORTH 84° 53' 16" EAST 182.30 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING ROAD, THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 70° 39' 00" EAST 93.65 FEET, NORTH 70° 01' 13" EAST 197.32 FEET, NORTH 73° 20' 27" EAST 85.64 FEET, SOUTH 88° 13' 00" EAST 58.26 FEET, NORTH 78° 24' 31" EAST 57.99 FEET, NORTH 66° 21' 08" EAST (CROSSING THE CENTERLINE OF THE INTERSECTION WITH THE CENTERLINE OF NC 3328 AT 104.30 FEET THEN LEAVING SAID CENTERLINE) 106.48 FEET TO A POINT ON THE EAST LINE OF SAID NW/4 NE/4, THENCE ALONG SAID EAST LINE SOUTH 02° 07' 00" WEST 347.15 FEET TO A POINT, THENCE LEAVING SAID EAST LINE NORTH 81° 00' 32" WEST 628.82 FEET TO A SET ONE-HALF INCH REBAR WITH ID CAP #1769 ON THE EAST LINE OF THE W/2 OF SAID NW/4 NE/4, THENCE SOUTH 01° 27' 30" WEST 889.97 FEET TO AN EXISTING ONE-HALF INCH PIPE WITH ID CAP #930 MARKING THE SOUTHEAST CORNER OF SAID W/2 NW/4 NE/4, THENCE NORTH 79° 33' 07" WEST 620.62 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID S/2 NE/4 NW/4, THENCE SOUTH 00° 52' 42" WEST 1319.59 FEET TO THE COMPUTED SOUTHEAST CORNER OF SAID SE/4 NW/4, THENCE NORTH 80° 26' 43" WEST 1214.04 FEET TO THE POINT OF BEGINNING, CONTAINING 76.86 ACRES AGGREGATE, MORE OR LESS. SUBJECT TO THE RIGHT OF WAYS OF NEWTON LINE ROAD AND NC 3328.

**TRACT B**

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION TWENTY-TWO (22); THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4), THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-THREE (23), ALL IN TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY (20) WEST OF THE FIFTH PRINCIPAL MERIDIAN, NEWTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING SET STONE MARKING THE NORTHEAST CORNER OF THE NW/4 SW/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING OF TRACT BEING DESCRIBED, THENCE SOUTH 03° 53' 35" WEST (BEARINGS BASED ON GRID NORTH NAD 83) 1376.17 FEET (DISTANCES ARE GROUND DISTANCE) TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHEAST CORNER OF SAID NW/4 SW/4, THENCE SOUTH 81° 48' 55" EAST 1232.05 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF THE SE/4 SW/4 OF SAID SECTION 23, THENCE SOUTH 82° 04' 36" EAST 1231.52 FEET TO AN EXISTING THREE-EIGHTHS INCH SLICK ROD MARKING THE NORTHEAST CORNER OF THE SW/4 SE/4 OF SAID SECTION 23, THENCE SOUTH 02° 06' 56" WEST 1324.14 FEET TO AN EXISTING THREE-EIGHTHS INCH SLICK ROD MARKING THE SOUTHEAST CORNER OF SAID SW/4 SE/4, THENCE NORTH 83° 17' 24" WEST 1250.58 FEET TO THE COMPUTED SOUTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 23, THENCE NORTH 83° 17' 24" WEST 1250.58 FEET TO AN EXISTING SET STONE MARKING THE SOUTHWEST CORNER OF THE SW/4 SW/4 OF SAID SECTION 23, THENCE NORTH 86° 54' 25" WEST 1314.57 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE SOUTHWEST CORNER OF THE SE/4 SE/4 OF SAID SECTION 22, THENCE NORTH 02° 35' 36" EAST 1455.33 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHWEST CORNER OF SAID SE/4 SE/4, THENCE NORTH 00° 22' 10" EAST 1348.99 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHWEST CORNER OF THE NE/4 SE/4 OF SAID SECTION 22, THENCE SOUTH 88° 06' 04" EAST 1343.67 FEET TO AN EXISTING ONE-HALF INCH REBAR WITH ID CAP #1769 MARKING THE NORTHEAST CORNER OF SAID NE/4 SE/4, THENCE SOUTH 80° 18' 27" EAST 1343.45 FEET TO THE POINT OF BEGINNING, CONTAINING 244.54 ACRES AGGREGATE, MORE OR LESS.

**BASIS OF BEARING**  
GRID NORTH  
NAD83 NORTH ZONE  
PER GPS OBSERVATION  
SCALE FACTOR GRID TO GROUND: 1.00008363  
CONVERGENCE ANGLE: -00° 38' 34"  
DISTANCES SHOWN ARE GROUND DISTANCES

SURVEY IS SUBJECT TO ANY WRITTEN AND/OR UNWRITTEN EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS



**TOTAL ACREAGE  
+/- 321.40 ACRES**

